

**GRAND JUNCTION CITY COUNCIL
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET
AGENDA**

WEDNESDAY, JUNE 7, 2000, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance

Invocation - Jim Hale, Spirit of Life Christian Fellowship

PROCLAMATIONS / RECOGNITIONS

PROCLAMATION DECLARING JUNE 14, 2000 AS "FLAG DAY" IN THE CITY OF GRAND JUNCTION

APPOINTMENTS

APPOINTMENTS TO THE COMMISSION ON ARTS & CULTURE

CITIZEN COMMENTS

***** CONSENT CALENDAR *****

1. **Minutes of Previous Meeting** [Attach 1](#)
Action: Approve the Minutes of the Regular Meeting May 17, 2000

2. **Street Pavement Overlays** [Attach 2](#)

The following bids were received on May 16, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Elam Construction, Inc.	Grand Junction	\$569,770
United Companies	Grand Junction	\$575,970
Engineer's Estimate		\$582,625

Action: Award Contract for Street Pavement Overlays to Elam Construction, Inc. in the Amount of \$569,770

Staff presentation: Tim Moore, Public Works Manager

3. **Persigo Final Clarifier Addition** [Attach 3](#)

The following bids were received for this project on May 23, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Moltz Construction	Salida	\$1,555,000
Helm Group	Carbondale	\$1,595,499
Grimm Construction	Louviers, CO	\$1,616,614
Engineer's Estimate		\$1,500,000

Action: Award Contract for Persigo Final Clarifier Addition to Moltz Construction in the Amount of \$1,555,000

Staff presentation: Greg Trainor, Utilities Manager

4. **Glen Caro/North Field Estates Sewer Design Services** [Attach 4](#)

The following bids were received on May 25, 2000:

<u>Contractor</u>	<u>From</u>	<u>Lump Sum Fee</u>
Williams Engineering	Fruita	\$30,900
Balaz and Associates	Palisade	\$34,600
Atkins and Associates	Grand Junction	\$57,275
Rolland Engineering	Grand Junction	\$67,160

Action: Award Contract for Glen Caro/North Field Estates Sewer Design Services to Williams Engineering in the Amount of \$30,900

Staff presentation: Greg Trainor, Utilities Manager

5. **Vacation of a Sewer Line Easement for the Proposed Mesa Village Marketplace Project** [File #VE-2000-061] [Attach 5](#)

The project petitioner is requesting the vacation of an existing sewer line easement that crosses through the middle of a proposed building pad. A new easement will be established within a proposed parking area.

Resolution No. 48-00 – A Resolution Vacating a Utility Easement on the Mesa Village Marketplace, Located at the Northeast Corner of Patterson Road and 24 Road

**Action: Adopt Resolution No. 48-00*

Staff presentation: Pat Cecil, Development Services Supervisor

6. **Extension Request for Arrowhead Acres II, Filing 2 Vacation of Temporary Access Easement and Vacation of Cul-de-sac on B.4 Road** [File #FP-2000-008] [Attach 6](#)

Request for approval of an extension to recording ordinances for (1) vacation of a temporary access easement for the cul-de-sac turnaround at the end of B.4 Road; and (2) vacation of the remainder of the cul-de-sac right-of-way at the end of B.4 Road

Action: Approve the Extension Request to Record the Final Plat for Arrowhead Acres II, Filing 2, to February 8, 2001

Staff presentation: Kristen Ashbeck, Senior Planner

7. **Setting a Hearing on Zoning The Commons Assisted Living Facility PD, Located at 616 27 ½ Road** [File #RZP-2000-064] [Attach 7](#)

Proposal to rezone approximately 18.8 acres from Residential Multifamily 8 units per acre (RMF-8) to Planned Development (PD) in order to develop an assisted living complex with a 306-bed building, 14 duplex cottages and an 82,126-square foot Senior Enrichment Center.

Proposed Ordinance Zoning Three Parcels of Land Located North of Patterson Road between North 15th Street and 27 ½ Road (The Commons Assisted Living Facility) to PD

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for June 21, 2000

Staff presentation: Kristen Ashbeck, Senior Planner

8. **Animal Control Regulations** [Attach 8](#)

a. Repeal of Fee Resolution

On May 17, 2000, the City Council passed Resolution No. 47-00 regarding Animal Control Fees. However, the language of this Resolution was such that it sought to amend the City of Grand Junction Code of Ordinances. The Code of Ordinances can be amended only by ordinance after public hearing. Resolution 47-00, as it was not adopted by the correct procedure, has no effect. This new resolution repeals Resolution 47-00 to ensure that there is no confusion as to the effect of Resolution 47-00. The Fees are currently in effect, so no additional resolution will need to be adopted.

Resolution No. 52-00 – A Resolution Repealing Resolution No. 47-00

**Action: Adopt Resolution No. 52-00*

b. Setting a Hearing on Proposed Ordinance Amending Chapter 6, Animals, of the City Code of Ordinances

In Ordinance 3248, Animal Control, adopted by Council on May 17, 2000 Section 6-63 arguably repealed four subsections instead of one. This ordinance seeks to correct those changes. No substantive changes have been made.

Proposed Ordinance Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

Action: Adopt Proposed Ordinance and Set a Hearing for June 21, 2000

Staff presentation: Stephanie Rubenstein, City Staff Attorney

9.*** **Appointment of David A. Varley as Interim City Manager** [Attach 16](#)

City Manager Mark Achen is resigning his position effective July 7, 2000. Mr. Varley will serve as interim City Manager until such time a permanent replacement for Mr. Achen is named.

Resolution No. 56-00 Appointing David A. Varley as Interim City Manager

**Action: Adopt Resolution No. 56-00*

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

10. **Public Hearing - Alley Improvement District No. ST-00, Phase B** [Attach 9](#)

A petition has been submitted requesting a Local Improvement District be created to reconstruct the east-west alley from 10th to 11th between Colorado to Ute Avenues. This petition has been signed by 59% of the owners of the properties that would be assessed. The City Council passed a resolution on May 3, 2000, stating its intent to create the proposed improvement district. Notice of a public hearing was published in the Daily Sentinel and copies of the publication were delivered by certified mail to all owners of the property within the limits of the proposed district.

Resolution No. 53-00 – A Resolution Creating and Establishing Alley Improvement District No. ST-00, Phase B, within the Corporate Limits of the City of Grand Junction, Colorado, Authorizing the Reconstruction of Certain Alleys, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof

**Action: Adopt Resolution No. 53–00*

Staff presentation: Rick Marcus, Real Estate Technician

11. **Public Hearing – City’s Annual Update to the Consolidated Plan and 2000 Action Plan** [Attach 10](#)

This public hearing is to receive public input regarding the City’s Annual Update to its Five-Year Consolidated Plan which must be submitted to HUD prior to the start of the City’s 2000 CDBG Program Year.

**Action: Approve the City’s Annual Update to the Consolidated Plan and 2000 Action Plan*

Staff presentation: David Varley, Acting Community Development Director

12. **Public Hearing - Headstart Annexation Located at 3093 E 1/4 Road** [Attach 11](#)
[File #ANX-2000-062]

The 0.88-acre Headstart Annexation area consists of one parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. The owners of the property have signed a petition for annexation.

a. Resolution Accepting Petition

Resolution No. 54–00 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Headstart Annexation is Eligible for Annexation, Located at 3093 E ¼ Road

**Action: Adopt Resolution No. 54-00*

b. Annexation Ordinance

Ordinance No. 3249 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Headstart Annexation, Approximately 0.88 Acres Located at 3093 E ¼ Road

**Action: Adopt Ordinance No. 3249 on Second Reading*

Staff presentation: Joe Carter, Associate Planner

13. **Public Hearing - Zoning Headstart Annexation to C-1, Located at 3093 E 1/4 Road** [File #ANX-2000-062] [Attach 12](#)

Request for a Zone of Annexation from County ILCB (Limited Industrial) to C-1 (Light Commercial). The 0.88-acre Headstart Annexation area consists of one

parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Ordinance No. 3250 – An Ordinance Zoning the Headstart Annexation to C-1 (Light Commercial)

**Action: Adopt Ordinance No. 3250 on Second Reading*

Staff presentation: Joe Carter, Associate Planner

14. **Public Hearing - Godby Annexations No. 1 and No. 2, Located at the Northwest Corner of F 1/2 and 30 1/2 Roads (3048 F 1/2 Road)**

[File #ANX-2000-063]

[Attach 13](#)

The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction. The annexation consists of one parcel of land and portions of F 1/2 Road. The application has been filed in conjunction with a minor subdivision request for two lots.

a. Resolution Accepting Petition

Resolution No. 55-00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Godby Annexation, a Serial Annexation Comprising Godby Annexation No. 1 and Godby Annexation No. 2, is Eligible for Annexation, Located at the Northwest Corner of F 1/2 and 30 1/2 Road (3048 F 1/2 Road) and Including Portions of the F 1/2 Road Right-of-Way

**Action: Adopt Resolution No. 55–00*

b. Annexation Ordinances

- (1) Ordinance No. 3259 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Godby Annexation No. 1, Approximately 0.50 Acres Located Exclusively in the F 1/2 Road Right-of-way East of 30 Road
- (2) Ordinance No. 3260 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Godby Annexation No. 2, Approximately 10.11 Acres Located at the Northwest Corner of F 1/2 Road and 30 1/2 Road, Including Portions of the F 1/2 Road and Unplatted 30 1/2 Road Rights-of-Way

**Action: Adopt Ordinance No. 3259 and Ordinance No. 3260 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

15. **Public Hearing - Zoning Godby Annexation to RSF-R and RSF-E, Located at the Northwest Corner of F 1/2 and 30 1/2 Roads (3048 F 1/2 Road)**
[File #ANX-2000-063] [Attach 14](#)

The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction to allow for a 2-lot minor subdivision. Requested zoning of RSF-R and RSF-E is in conformance with zoning in Airport Critical Zone, which transverses this property. The Planning Commission recommends approval of this request.

Ordinance No. 3261 – An Ordinance Zoning the Godby Annexation to RSF-R and RSF-E, Located at the Northwest Corner of F $\frac{1}{2}$ Road and 30 $\frac{1}{2}$ Road (3048 F $\frac{1}{2}$ Road)

**Action: Adopt Ordinance No. 3261 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

16. **Sewer and Fire Hydrant Waiver for Godby Annexation** [File #ANX-2000-063] [Attach 15](#)

The applicant requests to waive the requirement to provide sewer and a fire hydrant for the Godby Minor Subdivision. At its May 9, 2000 hearing, the Planning Commission recommended approval of this request.

Action: Decision on Request for Sewer and Fire Hydrant Waiver for Godby Annexation

Staff presentation: Bill Nebeker, Senior Planner

17. **NON-SCHEDULED CITIZENS & VISITORS**
18. **OTHER BUSINESS**
19. **EXECUTIVE SESSION** to discuss property negotiations.
20. **ADJOURNMENT**

Attach 1

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

May 17, 2000

The City Council of the City of Grand Junction, Colorado, convened into regular session the 17th day of May, 2000, at 7:36 p.m. at Two Rivers Convention Center. Those present were Cindy Enos-Martinez, Earl Payne, Jack Scott, Jim Spehar, Janet Terry, Reford Theobald, and President of the Council Gene Kinsey. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and Deputy City Clerk Teddy Martinez.

Council President Kinsey called the meeting to order and Councilmember Theobald led in the Pledge of Allegiance. The audience remained standing during the invocation by retired minister Eldon Coffey.

VIRGINIA GOETZ, REPRESENTING THE MOUNT GARFIELD CHAPTER OF THE DAUGHTERS OF THE AMERICAN REVOLUTION, AND DR. EARL HEUSSER, REPRESENTING THE COALITION FOR HISTORIAL MARKERS, WILL PRESENT THE PIONEER WOMEN STATUE TO THE CITY COUNCIL FOR PLACEMENT IN EAGLE RIM PARK

PROCLAMATION DECLARING MAY 18-20, 2000 AS "SPECIAL OLYMPICS TRAINING FOR LIFE DAYS" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MAY 20, 2000 AS "KIDS DAY AMERICA/ INTERNATIONAL" IN THE CITY OF GRAND JUNCTION

PROCLAMATION COMMENDING AND RECOGNIZING MICHAEL HARVEY ON HIS SELECTION AS A STAR OF LIFE

1999 SPECIAL PRESIDENT'S RECYCLER OF THE YEAR AWARD – PRESENTED BY DARREN STARR

ACTING POLICE CHIEF MARTYN CURRIE TO PRESENT NEWLY PROMOTED POLICE DEPARTMENT EMPLOYEES SERGEANT JIM CREASY AND COMMUNICATION SHIFT SUPERVISOR TOM HOLMAN – OATHS OF OFFICE ADMINISTERED BY MAYOR

RECOGNITION OF GRAND VALLEY HIGH SCHOOLS FOR PROGRAMS TO IMPROVE SEAT BELT USAGE – PRESENTATION OF PLAQUES BY PAUL FREY, REPRESENTING THE GRAND JUNCTION POLICE DEPARTMENT AND GRAND JUNCTION TRAFFIC SAFETY COUNCIL

CITIZEN COMMENTS

Citizen Presentations

Lena Elliott read and distributed copies of a letter to City Council suggesting adoption of a Code of Conduct for all involved in public meetings, those on both sides of the podium. (Attached)

CONSENT ITEMS

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Terry and carried by roll call vote, the following Consent Items 1-15 were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Special Meeting April 28, 2000, and the Regular Meeting May 3, 2000

2. **Emerson Park Play Equipment and Safety Surfacing for Installation of a Playground**

The renovation of the playground is needed because of the age and deteriorating condition of the existing equipment. Eight bids were received and opened on April 5, 2000.

Action: Award Contract for Emerson Park Play Equipment and Safety Surfacing for Installation of a Playground to Miracle Recreation Equipment Company, Boulder, CO, in the Amount of \$55,000

3. **Westlake Park Play Equipment and Safety Surfacing for Installation of a Playground**

The installation of the playground is much needed for the recreational activities of the youth in the Westlake neighborhood. A grant in the amount of \$75,000 has been received from Great Outdoors Colorado for the installation and construction of the facility. Eight bids were received on April 5, 2000.

Action: Award Contract for Westlake Park Play Equipment and Safety Surfacing for Installation of a Playground to Miracle Recreation Equipment Company, Boulder, CO, in the Amount of \$45,000

4. **Purchase of One Dump Truck for the Public Works Department, Street Cleaning Division**

The following bids were received on April 27, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Transwest Freightliner, Model 1	Grand Junction	\$66,224
Transwest Freightliner, Model 2	Grand Junction	\$68,419
Hanson Equipment, Inc.	Grand Junction	\$61,101

Action: Authorize the Purchase of One Five Yard Dump Truck for Public Works from Hanson Equipment, Inc. in the Amount of \$61,101

5. **South Second Street Storm Drain**

The following bids were received on May 9, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Sorter Construction, Inc.	Grand Jct.	\$71,366.00
M.A. Concrete Construction, Inc.	Grand Jct.	\$71,482.60
Skyline Contracting, Inc.	Grand Jct.	\$78,184.80
Continental Pipeline Construction	Mesa	\$94,203.85
Engineer's Estimate		\$ 68,535.00

Action: Award Contract for South Second Street Storm Drain to Sorter Construction, Inc. in the Amount of \$71,366.00

6. **Transportation Improvement Plan (TIP) Amendment for Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006**

The Transportation Improvement Plan is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. It is based on the adopted 2020 Regional Transportation Plan. The TIP's purpose is to carry out continuing, comprehensive and cooperative transportation planning.

Resolution No. 40-00 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Fiscal Years 2001-2006 Transportation Improvement Program

Action: Adopt Resolution No. 40-00

7. **Historic Designation of First United Methodist Church (522 White Avenue)**

The property owner of 522 White Avenue, the First United Methodist Church, is requesting that the building be designated historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 41-00 – A Resolution Designating the First United Methodist Church in the City Register of Historic Sites, Structures and Districts

Action: Adopt Resolution No. 41-00

8. **Setting a Hearing on Zoning Headstart Annexation to C-1, Located at 3093 E 1/4 Road** [File #ANX-2000-062]

Request for a Zone of Annexation from County ILCB (Limited Industrial) to C-1 (Light Commercial). The 0.88-acre Headstart Annexation area consists of one parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Proposed Ordinance Zoning the Headstart Annexation to C-1 (Light Commercial)

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for June 7, 2000

9. **Setting a Hearing on Zoning Godby Annexation to RSF-R and RSF-E, Located at the Northwest Corner of F 1/2 and 30 1/2 Roads (3048 F 1/2 Road)** [File #ANX-2000-063]

The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction to allow for a 2-lot minor subdivision. Requested zoning of RSF-R and RSF-E is in conformance with zoning in Airport Critical Zone, which transverses this property. The Planning Commission recommends approval of this request.

Proposed Ordinance Zoning the Godby Annexation to RSF-R and RSF-E

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for June 7, 2000

10. **G Road South Enclave Annexation, Located between 25 1/2 Road and 26 1/2 Road and North of Patterson (F) Road and South of G Road** [File #ANX-2000-087]

The 383.71-acre G Road South Enclave Annexation area consists of 221 parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 42-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as G Road South Enclave, Located Generally between 25 ½ Road and 26 ½ Road and North of Patterson (F) Road and South of

G Road and Including a Portion of Land Extending East of 26 ½ Road Near Round Hill Drive and Horizon Drive, and Including but not Limited to All or a Portion of the Following Rights-of-Ways: Fruitridge Drive, Meander Drive, Music Lane, Music Court, Braemar Circle, Fletcher Lane, F ½ Road, Young Street, Young Court, Galley Lane, F ¾ Road, 26 Road, Knoll Ridge Lane, Glen Caro Drive, Cloverdale Drive, Stepside Drive, Myrtle Lane, Dahlia Drive, Larkspur Drive, Crest Ridge Drive, G Road, 26 ½ Road and Horizon Drive, Consisting of Approximately 383.71 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 42-00

11. **Clark/Wilson Enclave Annexation, Located at 2522 and 2524 F 1/2 Road**
[File #ANX-2000-088]

The 4.85-acre Clark/Wilson Enclave Annexation area consists of two parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 43-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as Clark/Wilson Enclave, Located at 2522 and 2524 F 1/2 Road and Including a Portion of the F 1/2 Road Right-of-Way, Consisting of Approximately 4.85 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 43-00

12. **Sutton/Rickerd Enclave Annexation, Located at 2543 G Road and 689 25 1/2 Road**
[File #ANX-2000-089]

The 5.73-acre Sutton/Rickerd Enclave Annexation area consists of two parcels of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 44-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as Sutton/Rickerd Enclave, Located at 2543 G Road and 689 25 ½ Road and Including a Portion of the G Road and 25 ½ Road Rights-of-Way, Consisting of Approximately 5.73 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 44-00

13. **P.S. Substation Enclave Annexation, Located at the Southwest Corner of 25 1/2 Road and F 1/2 Road** [File #ANX-2000-090]

The 2.13-acre P.S. Substation Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 45-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as P.S. Substation Enclave, Located at the Southwest Corner of 25 ½ Road and F ½ Road, Consisting of Approximately 2.13 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 45–00

13. **Puckett Enclave Annexation, Located at 2563 F 1/2 Road** [File #ANX-2000-091]

The 1.00-acre Puckett Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law allows a municipality to annex enclave areas after they have been enclaved for a period of three years. The 1998 Persigo Agreement with Mesa County requires the City to annex enclave areas within 5 years.

Resolution No. 46-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as Puckett Enclave, Located at 2563 F ½ Road and Including a Portion of the F ½ Road Right-of-Way, Consisting of Approximately 1.00 Acre, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Action: Adopt Resolution No. 46–00

15. **Setting Fees for Animal Control**

The resolution setting fees is occurring concurrently with the amendment of the Animal Control regulations to reflect current changes in legislation as well as administrative changes. Fees charged for impounding, boarding, adoption, licensure, euthanasia, and deposits are specifically listed by resolution. They are no different from the current fees, but with the amendments to the Animal Control regulations, listing the fees provides notice to the public as to these costs.

Resolution No. 47–00 – A Resolution Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

Action: Adopt Resolution No. 47-00

*** * * END OF CONSENT CALENDAR * * ***

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

ECONOMIC DEVELOPMENT INCENTIVE TO THE CHAMBER OF COMMERCE FOR WEST STAR AVIATION

West Star Aviation has met the same criteria used by MCEDC to qualify for an Economic Development Incentive and the Chamber recommends the Council approve \$60,000 from its Economic Development Fund.

Administrative Services Director Ron Lappi said this incentive is to a local business. Most Economic Development incentives approved in the past have gone to new businesses moving to Grand Junction, investing in the local capital improvements, and creating well-paying jobs. This incentive has been recommended by the Chamber of Commerce Incentive Committee. The expansion of West Star Aviation includes an investment of \$3.5 million in additional capital and infrastructure. It includes the creation of 60 new jobs at their facility. Council requested \$1,000 per job be taken from the City Economic Development Fund, a total of \$60,000. The County has also been approached for approximately \$58,000. The total incentive is closer to \$118,000 to support the expansion of this job-creating facility in Grand Junction.

Councilmember Terry said it is important that everyone be aware that this type of money is available. If there are questions, she hoped the citizens would come to the City or the Chamber of Commerce and ask.

Upon motion by Councilmember Theobald, seconded by Councilmember Payne and carried unanimously, the Incentive for \$60,000 to the Chamber of Commerce for the Business Expansion of West Star Aviation was approved.

INTERGOVERNMENTAL AGREEMENT CREATING A COMMITTEE TO PURCHASE DEVELOPMENT RIGHTS IN THE BUFFER AREAS BETWEEN GRAND JUNCTION AND FRUITA, AND GRAND JUNCTION AND PALISADE

The agreement creates a Purchase of Development Rights Review Committee. The purpose of the committee is to provide generalized land selection guidance to the purchase of development rights program.

Acting Community Development Director David Varley said this agreement has come about as a result of the Growth Summit meetings of the governmental entities in the Valley. The idea is to preserve the buffer zones between Grand Junction and Palisade, and Grand Junction and Fruita. An agreement has been drawn up by the County to implement the purchase of development rights. They have also applied for a grant from

Great Outdoors Colorado (GOCO). The governmental entities are putting up matching funds for this grant and will select prime areas in these buffer zones and purchase the development rights to keep these lands scenic and undeveloped. The IGA creates a committee that will review the lands under consideration. One representative will be selected from each governmental entity. The other governmental entities involved have not approved the agreement yet, so some refining may be needed before it is finalized. Mesa County approved the agreement on May 15, 2000. The Palisade Board of Trustees is scheduled to consider the agreement on May 23, 2000 and Fruita City Council consideration is scheduled for June 26, 2000.

Mr. Varley said the four governments are putting up \$227,000 in cash. The GOCO grant request is \$750,000.

Councilmember Terry said this agreement establishes the buffer areas and helps implement the buffer areas. The buffer areas have already been established. The agreement makes a way to verify and ascertain the open space that might be available. It is designed to be in a working relationship with willing property owners. There is no intent on the part of any of the governmental entities involved to go after it pro-actively. They would certainly work with the property owners. The Mesa County Land Conservancy is involved in terms of exercising conservation easements. She emphasized that willingness is one of the key factors.

Councilmember Theobald asked for the amount of contribution from each entity. Mr. Varley said \$50,000 from City, \$2,500 from Palisade, \$5,000 from Fruita, the remainder, approximately \$175,000, from Mesa County. City Manager Mark Achen said part of the County contribution is in services because Mesa County is actually administering the program. He estimated the County's cash contribution to be \$100,000.

Councilmember Payne explained approximately two years ago, meetings were held with the areas affected by this buffering and details were worked out with Palisade and Fruita for the area to the west and east of Grand Junction between Fruita and Palisade. These areas favored the buffering. This IGA is a result of those meetings.

Upon motion by Councilmember Spehar, seconded by Councilmember Scott and carried unanimously, the Intergovernmental Agreement creating a committee to review purchase of development rights in the buffer areas between Grand Junction and Fruita, and Grand Junction and Palisade was approved.

PUBLIC HEARING - AMENDMENT TO ANIMAL CONTROL ORDINANCE

On November 22, 1999, Mesa County amended its Animal Control regulations, partly in response to Senate Bill 99-112 and partly to make administrative changes, as the regulations have not been updated since 1992. This ordinance is a response to these changes.

A hearing was held after proper notice.

Stephanie Rubinstein, City Staff Attorney, reviewed this item. The amendment concerns animal vaccinations. Mesa County made changes in November of 1999. These changes reflect those changes as well. The fees remain the same.

There were no public comments. The hearing was closed.

Ordinance No. 3248 – An Ordinance Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried by roll call vote, Ordinance No. 3248 was adopted on second reading and ordered published.

PUBLIC HEARING – FUNDING PROJECTS FOR THE CITY’S 2000 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR

This is a public hearing to receive input regarding use of the City’s 2000 CDBG Program Year funds and to discuss the funding recommendations.

A hearing was held after proper notice.

David Varley, Acting Community Development Director, reviewed this item. Grand Junction is an entitlement community and each year receives an allotment of federal funds for disbursement to programs that meet the federally mandated guidelines and which fit in with the four goals the City has identified in its Consolidated Plan. Funds in the amount of \$489,000 are expected for the 2000 Program Year. An earlier public hearing was held inviting groups to learn about the funds and receive applications to apply for these funds. Ten applications were received totaling approximately \$1.3 million in requests. On May 8, 2000 a sub-committee of the City Council met with Staff and reviewed the applications and made the following recommendations:

1. Grand Valley Catholic Outreach - \$130,000 – to purchase the building where the Homeless Day Center is currently operated. It has been funded since the first year the City became a CDBG entitlement city in 1996. It is the only facility of its kind in Grand Junction offering services to the homeless. Currently the City gives them an allotment annually which pays for the lease and utilities. They have an option in the lease to purchase the building so they can remain there long term. The \$130,000 would allow them to purchase. Services such as laundry are provided, as well as in-kind service by local merchants and numerous volunteers who donate time to the facility. The City puts in funds, but it is matched by a lot of community support from other groups and individuals.
2. Energy Office - \$55,000 – to rehabilitate a duplex building on Orchard Mesa. The units are for affordable housing and will remain permanent affordable housing. This will be used to leverage some funds from the Colorado Division of

Housing. They plan to apply for a \$191,000 from the State based on the City's match of \$55,000.

3. City Project for Half Drainage Improvements in the Riverside neighborhood - \$200,000 – this is a \$400,000 project. Last year \$200,000 was awarded for the project. This will improve the drainage in that area to prevent flooding that currently takes place during heavy rains.
4. Headstart Building Addition and Rehabilitation in the Riverside area - \$104,000 – an addition of 400 square feet which would provide a larger classroom facility. The building is owned by the City and leased to the Headstart Program. The funds will upgrade the interior and exterior of the building to serve the needs of the children.

Councilmember Terry said she understood City projects that met the criteria would be considered for the CDBG funds on an every other year basis. Councilmember Theobald said that was a goal, but, for various reasons, it has become an assortment of projects ever since.

David Varley said last year's drainage project for the Riverside area was \$400,000. That amount would have used up the entire grant. Instead, Council decided to use half last year and find other community projects for the other half, and pick up the second half the following year. That is the reason for two City projects in consecutive years.

Councilmember Terry encouraged Council to attempt an every other year cycle for City projects in the future, as long as there are other qualified community projects.

Sister Karen Bland, Director of the Grand Valley Catholic Outreach, recently attended a conference for the Coalition of the Homeless and said other cities in Colorado complained that they could not get their City Councils interested in the prevalent needs of the homeless in their communities. She gave information at the conference about the Grand Junction City Council being responsive since 1996 when the day center first started. She said the Grand Junction City Council received quite a hand for the needs of the people here who are receiving the benefit of Council's sensitivity. Sister Bland felt she was blessed to be a part of this community.

Councilmember Theobald noted that 1996 was the first year these funds were available to the City.

Mayor Kinsey thanked Sister Bland for her comments.

There were no other public comments. The hearing was closed.

Upon motion by Councilmember Theobald, seconded by Councilmember Scott and carried unanimously, funding of the projects for the City's 2000 Community Development

Block Grant Program Year and the transfer of \$6,014 from the CDBG 1998 Elm Avenue Project to the CDBG 1998 Administration and Planning Project were approved.

PUBLIC HEARING – HART ANNEXATION LOCATED AT 3015 E 1/2 ROAD

[File #ANX-2000-010]

The Hart Annexation area consists of 5.75 acres and is proposed for development as a 15-lot single family subdivision known as Challinor Estates.

A hearing was held after proper notice.

Lisa Gerstenberger, Senior Planner, Community Development Department, reviewed this item. The request is unusual in that there was a proposed development for this site which was reviewed by the Planning Commission and the preliminary plans were denied. The development of the property at this point is not going to proceed. There was an appeal submitted by the developer and he has since withdrawn the appeal of the Planning Commission decision. The issues before Council are now annexation and zoning of the property. She asked for guidance in how to proceed with this item.

Mayor Kinsey said Council only needed indication that all of the documentation is in order and meet the legal requirements. Ms. Gerstenberger said they are in order. Technically, the property is eligible for annexation because they are in order.

Petitioner Glenn Hart said he and his wife, Eileen, own the property. They put this property under contract for sale about one year ago. They have not been involved much in the development until recently. The developer submitted plans and an issue came up about his driveway. He had put the driveway in according to Mesa County requirements (a circle drive). He was then told he had to abandon the driveway. That is the point at which he got involved in the planning. He was told by the Community Development Staff he could keep the driveway until E ½ Road was developed. Mr. Hart was willing to go along with that, but it was turned down at last month's Planning Commission meeting. That was his first exposure to the overall plan. The developer now wants to bring a new offer to Council with Mr. Hart closing off his driveway and access would be into the side of his house. He did not want such an access, so he and his wife decided to end negotiations at that point. The developer no longer has plans to build since the Harts won't agree to remove their driveway. He read a May 16, 2000 letter from the Community Development Department Staff saying "Staff supports your request not to be annexed because of the fact that the development proposal was not yours, because of the unique circumstances surrounding the review, review comments and traffic circulation issues." Mr. Hart requested the annexation petition be withdrawn. He quoted from the Persigo Agreement: "The overriding goal of the County is to make available connection to the system to all properties within the 201 service area and to participate jointly with the City to provide policy direction for operation and maintenance of the system." That is moot in this case since he is already hooked up to the system. The other goal is "The overriding goal of the City is that all new development shall occur within and be annexed to the City and under the City's Land use and jurisdiction." The definition of "development" in the

Persigo Agreement is “residential, annexable development.” “In general, residential, annexable development includes a proposed development (which this was) that would require a public hearing...” Mr. Hart said currently there is no development or proposed development for the site. He could see no legal grounds for being annexed.

Councilmember Theobold asked Mr. Hart if his argument is that Council cannot legally annex his property or is there some other reason for not wanting the annexation to proceed. Mr. Hart said it’s not right that government can take dominion over land in this manner. It was not written into the Persigo Agreement that a development could get denied and annexation would go ahead.

Councilmember Theobold said the idea that development would be turned down was not contemplated at all. It was never discussed.

Councilmember Terry asked Mr. Hart if his request is to withdraw the annexation. Mr. Hart said yes, that’s all they want. If the entire area was being annexed into the City, he would not oppose. He was against the method by which he is being annexed.

Councilmember Theobold said Mr. Hart asked the City to annex his property. Mr. Hart said they had to be annexed; they were forced to be annexed. Councilmember Theobold said no, Mr. Hart decided to develop, and that development triggered annexation. No one forced Mr. Hart to sell his property to a developer.

Mr. Hart said if this could have been developed without annexation he would not have petitioned for annexation.

Councilmember Spehar said Council understood the circumstances required annexation, and the circumstances have changed. They are prepared to discuss that.

Mr. Hart said, if for no other reason, it’s not right to annex in this manner.

Mike and Ginger Moser, 539 Teco Street, Grand Junction, surrounding property owners, submitted a petition signed by area residents objecting to the annexation. The petition opposes both the development and the annexation.

Councilmember Theobold asked if the petition opposes this development in particular, or any development. Ms. Moser stated this particular development, and the reasons are stated in the petition.

There were no other public comments. The hearing was closed.

Councilmember Terry said the issue is in principle. She felt one of the basic principles of the Persigo Agreement says annexation will occur when development occurs within the 201 area. She thought this is clear-cut, although this is an unusual situation. There is no development and she could not see where Council could support an annexation. When

another development might occur in this area, it would be a different situation. She could not support this annexation.

Councilmember Theobold disagreed. He acknowledged the unique circumstances of this situation. He felt that if a policy is made that annexation will only be triggered by granting a development request, it will give the impression to many that Council will be eager to grant every development request simply because it wants it annexed. He did not want to link the two. The process may need to be changed to prevent that linkage. There have been situations in the past where a development request was turned down, but annexation continued. There was one situation in the past where the petitioner changed his mind and wanted to withdraw the annexation petition, and it was denied. He felt this property has already had its hearing. It has already gone through a development process. That is what gives the City jurisdiction; that's what triggered annexation. Under normal circumstances there is ample justification to complete the annexation and establish the zoning. He felt property that has gone through the development process and been defeated, and a property that has been withdrawn from development are two different situations. Seeing now the significant conflict between the owner of the property and a condition of development that made the owner of the property unwilling to agree to development, caused him to lean toward "withdrawn" rather than simply "defeated."

Councilmember Theobold felt some of the promises made by Staff may have been overly optimistic. He was sure Staff was not intending to mislead, but reacted to the situation. It is always difficult to predict Council. He felt a specific policy needs to be established on how to handle such situations. He was willing to change his previous perspective and allow the withdrawal of the annexation petition. But he thought this is not the textbook example Council wants its policy to be. He did not think annexation and approval should be linked.

Councilmember Spehar agreed with Councilmember Theobold. The appeal was still on the table at Monday's workshop and the linkage was still there. He would have denied the appeal and gone ahead with the annexation. The appeal has since been withdrawn and it is now a different issue. He was willing to allow the withdrawal and not consider the annexation.

Councilmember Payne also agreed. The Persigo Agreement can be modified saying once the annexation petition is submitted, the process does not stop. The message needs to come from the annexation department at the time a petition is submitted. A thorough explanation is the best way to handle such situations. He did not want to see this property annexed at this time.

Mayor Kinsey said adequate notice is important. He felt the City is the victim of its own good nature in trying to expedite the process. If the petition had been handled in an orderly fashion, the annexation would have gone first before there was a hearing before the Planning Commission and this issue would never have arisen.

Councilmember Terry didn't feel Council is giving Staff any direction because there is no consensus tonight. She believed policy has been set and it is clear annexation occurs when development happens. The option is there to proceed at the same time. That is the issue that created this dilemma. It is not the approval of development, or application, but the actual development that triggers annexation. By accepting Mr. Hart's request to deny the annexation, Council is meeting the policy and intent of the Persigo Agreement. She agreed clarification is needed and further discussion with the County Commissioners is appropriate.

Mayor Kinsey said this can be discussed at a later date.

a. Resolution Accepting Petition

Resolution No. 48-00 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Hart Annexation is Eligible for Annexation, Located at 3015 E ½ Road and Including a Portion of 30 Road Right-of-Way

b. Annexation Ordinance

Ordinance No. 3249 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hart Annexation, Approximately 5.75 Acres, Located at 3015 E ½ Road and a Portion of 30 Road Right-of-Way

It was moved by Councilmember Theobold and seconded by Councilmember Scott that Resolution No. 48-00 and Ordinance No. 3249 be adopted with the understanding that if defeated, everything becomes moot from that point on.

Roll was called on the motion with the following result:

AYE: NONE

NO: PAYNE, SCOTT, SPEHAR, TERRY, THEOBOLD, ENOS-MARTINEZ, KINSEY.

The motion failed and the next zoning item also becomes moot.

PUBLIC HEARING - ZONING HART ANNEXATION RSF-4, LOCATED AT 3015 E 1/2 ROAD [FILE #ANX-2000-010] – NO ACTION TAKEN AS A RESULT OF THE MOTION ON THE PREVIOUS ITEM.

PUBLIC HEARING - H.B.C.R.S. ANNEXATION LOCATED AT 2620 G ROAD [FILE #ANX-2000-028]

The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The proposed zoning for the property is RMF-5.

A hearing was held after proper notice.

Kathy Portner, Planning Manager, Community Development Department, reviewed this item. The petition meets the statutory requirements and is eligible for annexation. Staff recommends approval.

Petitioner Ted Ciavonne was present and agreed with the information provided by Ms. Portner.

There were no public comments. The hearing was closed.

a. Resolution Accepting Petition

Resolution No. 49-00 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, Determining that the Property Known as H.B.C.R.S. Annexation is Eligible for Annexation, Located at 2620 G Road

b. Annexation Ordinance

Ordinance No. 3251 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, H.B.C.R.S. Annexation, Approximately 10.6 Acres, Located at 2620 G Road

Upon motion by Councilmember Terry, seconded by Councilmember Payne and carried by roll call vote, Resolution No. 49-00 was adopted and Ordinance No. 3251 was adopted on second reading and ordered published.

PUBLIC HEARING - ZONING H.B.C.R.S. ANNEXATION RMF-5, LOCATED AT 2620 G ROAD [FILE #ANX-2000-028]

The 10.6-acre H.B.C.R.S. Annexation area consists of two parcels of land. The owners of the properties have signed a petition for annexation. The proposed zoning for the property is RMF-5.

A hearing was held after proper notice.

Petitioner Ted Ciavonne said the pre-application was for RSF-5 under the old Code. He understood in order to get through the transition period, the zone must be RMF-5 and he accepted that. But the plan already submitted is for single-family development.

Mr. Ciavonne was asked what the initials H.B.C.R.S. stood for. He responded he was not at liberty to share that information.

Planning Manager Kathy Portner, Community Development Department, said the proposed zoning is RMF-5. That designation has changed since the time the petitioner applied. Their pre-application conference was conducted prior to the effective date of the Zoning Map and Zoning Code, and will be proceeding under the old Code. Actually, there are very few changes between the RSF and RMF designations. The setbacks are

identical except for one on accessory structures. Staff finds the RMF-5 zoning complies with Sections 4-11 and 4-4-4 of the previous Zoning & Development Code. It is in compliance with the Land Use Plan showing this area designated at 4 to 7.9 units/acre. Staff recommends approval.

There were no other comments. The hearing was closed.

Ordinance No. 3252 – An Ordinance Zoning the H.B.C.R.S. Annexation to RMF-5

Upon motion by Councilmember Terry, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3252 was adopted on second reading and ordered published.

PUBLIC HEARING - REINKING ANNEXATIONS NO. 1, NO. 2 AND NO. 3 LOCATED AT 541 20 1/4 ROAD [FILE #ANX-2000-030]

The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. Once additional right-of-way is dedicated and the required detention pond area is subtracted from the site, 6.81 acres remain for developing an 11 lot single family subdivision. The owner of the property has signed a petition for annexation.

A hearing was held after proper notice.

Lori Bowers, Associate Planner, Community Development Department, reviewed this item. Contiguity is from a previous Robertson Annexation. The application complies with all requirements of State Statute 31-12-104.

John Cornfeld, Rhino Engineering, 1334 Ute Avenue, said the preliminary plan has been approved and is in compliance with the Growth Plan.

There were no public comments. The hearing was closed.

a. Resolution Accepting Petitions

Resolution No. 50–00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Reinking Annexations No. 1, No. 2 and No. 3 is Eligible for Annexation, Located at 541 20 ¼ Road

b. Annexation Ordinances

(1) Ordinance No. 3253 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reinking Annexation No. 1, Approximately 0.96 Acres, Located 1347.43 Feet along South Broadway (N/S Direction)

(2) Ordinance No. 3254 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reinking Annexation No. 2, Approximately 7.66 Acres, Located 362 Feet along South Broadway (N/S Direction) then West Approximately 1,272.25 Feet along South Broadway (W Direction) then South on 20¼ Road for a Distance of Approximately 741.15 Feet, Including the Eastern ½ of the Property Located at 541 20 ¼ Road

(3) Ordinance No. 3255 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reinking Annexation No. 3, Approximately 4.38 Acres of the Western Half of the Property Located at 541 20 ¼ Road

Upon motion by Councilmember Spehar, seconded by Councilmember and carried by roll call vote with Councilmember **ENOS-MARTINEZ ABSTAINING**, Resolution No. 50-00 was adopted and Ordinances No. 3253, 3254 and 3255 were adopted on second reading and ordered published.

Councilmember Enos-Martinez explained her abstention was because of a conflict of interest with the company representing the petitioner.

PUBLIC HEARING - ZONING REINKING ANNEXATIONS NO. 1, NO. 2 AND NO. 3 RSF-2, LOCATED AT 541 20 1/4 ROAD [FILE #ANX-2000-030]

The 13-acre Reinking Annexation area consists of one parcel of land, approximately 7.71 acres in size. The remaining acreage is comprised of right-of-way along South Broadway and 20 ¼ Road. There are no existing structures on the site. The requested zoning is RSF-2, Residential Single Family, not to exceed 2 units per acre. This is consistent with the Growth Plan for this area.

A hearing was held after proper notice.

Ted Ciavonne said the RSF-2 zone is consistent with the Mesa County zoning of the surrounding properties.

Associate Planner, Lori Bowers, Community Development Department, reviewed this item. This zone provides for the establishment of a density of residential low (2-3.9 units/acre) and is in compliance with the Growth Plan. The proposal is in compliance with Section 4-11 and Section 4-4-4 of the Zoning & Development Code. The Planning Commission and Staff recommends the RSF-2 zone.

There were no other comments. The hearing was closed.

Ordinance No. 3256 – An Ordinance Zoning Reinking Annexation RSF-2

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried by roll call vote with Councilmember **ENOS-MARTINEZ ABSTAINING**, Ordinance No. 3256 was adopted.

**PUBLIC HEARING - GRAND JUNCTION BIBLE MISSIONARY CHURCH
ANNEXATION LOCATED AT THE SOUTHWEST CORNER OF I-70 AND 26 1/2 ROAD
(2648 COTTONWOOD DRIVE) [FILE #ANX-2000-038]**

The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A new church structure is proposed on the vacant site.

A hearing was held after proper notice.

Bill Nebeker, Senior Planner, Community Development Department, reviewed this item. All documents are in order and comply with State Statute 31-12-104. It is within an existing enclave.

There were no public comments. The hearing was closed.

a. Resolution Accepting Petition

Resolution No. 51-00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Grand Junction Bible Missionary Church Annexation is Eligible for Annexation, Located at the Southwest Corner of I-70 and 26 ½ Road (2648 Cottonwood Drive) and Including Portions of the Cottonwood Drive and 26 ½ Road Rights-of-Way

b. Annexation Ordinance

Ordinance No. 3257 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Grand Junction Bible Missionary Church Annexation, Approximately 1.45 Acres, Located at the Southwest Corner of I-70 and 26 ½ Road (2648 Cottonwood Drive)

Upon motion by Councilmember Scott, seconded by Councilmember Spehar and carried by roll call vote, Resolution No. 51-00 was adopted and Ordinance No. 3257 was adopted on second reading and ordered published.

**PUBLIC HEARING - ZONING GRAND JUNCTION BIBLE MISSIONARY CHURCH
ANNEXATION RSF-2, LOCATED AT THE SOUTHWEST CORNER OF I-70 AND 26 1/2
ROAD (2648 COTTONWOOD DRIVE) [FILE #ANX-2000-038]**

The 1.45-acre Grand Junction Bible Missionary Church area consists of one parcel of land and portions of Cottonwood Drive and 26 ½ Road. A zone of annexation of RSF-2 is consistent with the County Zoning, the Growth Plan Future Land Use Map and surrounding densities. A new church structure is proposed on the vacant site. The Planning Commission has approved the zone of annexation.

A hearing was held after proper notice.

Senior Planner Bill Nebeker, Community Development Department, reviewed this item. The proposed zone is in accordance with the Growth Plan and densities in the surrounding area.

There were no comments. The hearing was closed.

Ordinance No. 3258 – An Ordinance Zoning the Grand Junction Bible Missionary Church Annexation to RSF-2

Upon motion by Councilmember Theobald, seconded by Councilmember Payne and carried, Ordinance No. 3258 was adopted on second reading and ordered published.

PUBLIC HEARING - ZONING WHITE WILLOWS ANNEXATION RSF-2, LOCATED AT 2856 C 1/2 ROAD, 2851 AND 2863 D ROAD [FILE #ANX-2000-018]

The applicant requests a zone of annexation to RSF-4 for a 39.56-acre parcel to develop White Willows Subdivision. At its April 11, 2000 hearing, the Planning Commission denied the preliminary plan for the subdivision and denied the request for RSF-4 zoning, but recommended approval of RSF-2 zoning for the previously annexed parcels. The applicant originally appealed these denials but has since withdrawn the appeal. A hearing was held after proper notice.

Pat O'Connor, engineer with Banner & Associates, Grand Junction, representing the petitioner, said this project was a request for 126 single-family lots on approximately 40 acres between 28 and 29 Roads along D Road. The parcel falls within an area of potential development with a recommended density of 2 to 4 units/acre, as recommended by the Growth Plan. The RSF-4 rezone request was recently denied by the Planning Commission due to traffic concerns and a lack of traffic information along D Road and intersections at 9th Street and 30 Road, the two major outlets for D Road for this particular area. The Planning Commission recommended a zone of RSF-2 to comply with the lowest density recommended by the Growth Plan. An appeal was filed on this decision because the petitioner didn't feel that the lack of information regarding traffic was something that should be provided by an individual or a single developer. They felt that information should come from a municipality since there were several capital improvement projects proposed for that area that would impact traffic much more than a single development. He also felt traffic information for intersections a mile and one-half to two miles away from the development was unreasonable. A traffic study should be provided by a municipality with a budget capable of conducting such a study. The petitioner filed an appeal of these decisions, but has since decided to withdraw the appeal and proceed with the traffic study, provide the new traffic impact information, and come back with a slightly revised preliminary plan and a request for RSF-4 zoning. RSF-2 zoning is not economically feasible for this particular area. They understand the circumstances and recommendation by the Planning Commission, but would request an RSF-4 zone.

Councilmember Theobold asked City Attorney Wilson if Council has the ability to send this application back for re-hearing by the Planning Commission since additional information recommended by the Planning Commission is going to be available. City Attorney Dan Wilson said yes. That is built into the Planning Commission's recommendation of authority.

Mayor Kinsey asked if there is a time limit involved. City Attorney Wilson said under State law a municipality must zone properties within 90 days. The Statute doesn't specify what happens if zoning isn't established within the 90 days. Given the circumstances and lack of a specific remedy in the State Statute, he suggested saying "within a prescribed time."

Councilmember Theobold felt choosing one zone over the other at this point will cause more headaches. Coming up with a way to link this decision, send it back and link it to the forthcoming traffic study is more productive.

Mr. O'Connor said it is their intent to have the traffic study completed by the end of May, 2000. City Attorney asked Mr. O'Connor when he estimated the Planning Commission would be considering the study. Mr. O'Connor was hoping for June, 2000. Mayor Kinsey said the primary concern should be what does the Growth Plan recommend and the surrounding area recommend. The other choice is to give it the same zoning it had in the County which was AFT, then go through the zoning process again at a later date. He did not feel the traffic criteria should be linked to the application.

Councilmember Terry said the uncertainty is because the Master Plan/Growth Plan gives the range that either one of the two zones work. Therein lies the real need for traffic impacts on a neighborhood. It will be an important piece of information in order to make the zoning decision.

City Manager Achen asked if something should be put in writing as to the timing and delay. City Attorney Wilson said the risk is low enough and should be no problem.

Senior Planner Bill Nebeker, Community Development Department, said the request is for RSF-2 zoning. The plan was denied by Planning Commission. The denial was appealed, but then withdrawn. There is no pending preliminary plan. If this was sent back it would be under a brand new plan. He felt it would be clearer if the applicant would be allowed to withdraw the rezoning request and Council not adopt the ordinance. The petitioner can come back later with a new preliminary plan with a proposed RSF-4 zone. He felt this method would be better than sending the current application and having the two connect up.

Councilmember Theobold asked if the application for tonight's zone required a fee. Bill Nebeker said yes. Councilmember Theobold asked if they would be required to pay the fee again if they go back and begin all over. Mr. Nebeker said yes.

Mr. Nebeker said the preliminary plan fee is more than the rezone fee. The petitioner would not save money by having this application go back and connect to the Planning Commission. Only the higher fee is charged.

City Attorney Dan Wilson said the rezoning is an area question. The traffic study could be helpful to determine how many units here might affect the balance of the neighborhood given the current infrastructure. He wondered if a preliminary plan was needed to make a decision on those assumptions. A decision may be possible without linkage to the specifics of the development proposal.

Mayor Kinsey understood Mr. Nebeker to say that if the application is withdrawn tonight, the petitioner will begin again. They will submit a new plan and a traffic study. Then Council will make a decision based on the traffic study and zoning, not on the plan.

Bill Nebeker said when Staff realized they could not support the plan because of lack of information on the traffic study, they recommended a zoning of RSF-R which is the same as the County zoning. Staff saw it as a holding zone until more information was available. The Planning Commission didn't agree with Staff and thought they would give them at least the lower density. He felt it was best to withdraw the zoning if the petitioner doesn't care if the property is zoned for the next two or three months; then come back later with all of the request at once to be heard at Planning Commission. Then, if appealed, take it to City Council.

City Manager Achen asked how quickly that could occur and the Planning Commission could make another decision. Mr. Nebeker said they must submit at the end of this month to be under the old Code. They could be scheduled for the July Planning Commission meeting, with a hearing before City Council early August.

City Attorney said the effective date of the White Willows annexation is May 7, 2000; however the normal Charter effective date is 30 to 33 days after adoption. The date used is 90 days after the annexation ordinance is effective, so it would be 120 days from adoption. He thought they would be under the deadline. However, if the deadline is missed and they come under the new Code, the question of time compliance will have to be readdressed. It may be September or October under the new Code and it could be addressed then.

Mr. O'Connor said they feel they will meet the deadline by the end of May.

Mayor Kinsey asked Mr. O'Connor if he would like to withdraw the zoning petition. Mr. O'Connor said he would like to do whatever would give his client the greatest chance of success of achieving RSF-4 zoning. He said he has the authority to withdraw the petition and therefore did so.

City Attorney Wilson said Council can do nothing tonight, which means the zoning ordinance is not adopted and the City has no zoning.

Mayor Kinsey announced for the record that Council is taking no action on the zoning at this time.

Councilmember Terry said normally traffic impact studies are done for an immediate area. The intersection at 9th and D Road will certainly be impacted. She asked if the City typically asks for a full-blown traffic study on a major intersection. Public Works Manager Tim Moore said in this case, the City asked that the intersection specifically be evaluated on the level of service, turning movements, etc.

Councilmember Terry asked if the City has previous studies or information that could assist in this study. Tim Moore said yes, the City has traffic counts and some of the needed data. The MPO has traffic projections and volumes and can make that information available to applicants.

Mr. Moore said the City has some baseline data, but no current data on either one of the intersections (9th and G Road, and 30 and D Road). The applicant will need to look at the intersections for current counts.

Councilmember Theobald was uncomfortable with placing the burden on the applicant to compile these counts when the City would have to even if the petitioner did not develop. Secondly, the first person developing in this area is going to have to do a lot of studies that no one else will have to do. He didn't feel that was equitable either. He asked how that can be equalized. Tim Moore said it's difficult to spread that cost out among developers not knowing timing. It's one of the detriments of going first.

City Manager Achen said along with the problems with the approach to annexation, should the City assume responsibility for the entire road corridor from 9th Street to 30 Road even though only a few parcels are being developed. Should the City make the investment to obtain the scientific study. The problems are somewhat similar to properties that are entirely within the City. There is a current project off of Patterson Road where money is being spent for traffic studies and analyzing the area. The distances are not as great, but because the volumes are greater, the research and expenditure of a traffic engineer to do the work is probably greater. So it's a question of how much investment the City should share in developing concurrency data to accommodate development.

Councilmember Theobald thought that if the City needs traffic counts at a City intersection and they're not current, the City should not expect someone else to provide. Tim Moore said typically the City will pick up volumes. The turning movements are time consuming for this particular study. That is what the City is asking the petitioner to do.

City Manager Achen said 30 Road and 9th Street are a long ways off. The dilemma is judging how far the City should worry about impacts, and how far the developer should be expected to respond to impacts. Councilmember Theobald agreed.

City Council accepted the applicant's withdrawal of the application and the hearing was closed.

ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Theresa F. Martinez, CMC
Deputy City Clerk

Attach 2

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Award of Construction Contract for Street Pavement Overlays	
Meeting Date:	June 7, 2000	
Date Prepared:	May 17, 2000	
Author:	James H. Taylor	Project Engineer
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	X
		Formal Agenda

Subject: Award of a Construction Contract for **Street Pavement Overlays, May 2000 to Elam Construction, Inc.** in the amount of **\$569,770.00.**

Summary: Bids were received and opened on May 16, 2000 for **Street Pavement Overlays.** Elam Construction, Inc, with a bid of \$569,770.00, was low bidder.

Background Information: The Street Pavement Overlay Project is the annual street maintenance program. Streets to be overlaid are selected based on information provided by the Pavement Management System. The program this year includes resurfacing of 29 streets at various locations within the City.

The locations for this year's program are as follows:

<u>Location</u>	<u>From</u>	<u>To</u>
5 th Street	Glenwood Avenue	N. Sherwood Drive
8 th Street	Intersection at Belford Avenue	
12 th Street	Intersection at Gunnison Ave	
23 rd Street	North Avenue south around	24 th Street
Belford Avenue	24 th Street	28 Road
25 th Street	Bunting Avenue	Elm Avenue
25½ Road	F½ Road	G Road
28 Road	Intersection at I-70 B	
29¼ Road	Bookcliff Avenue	F Road
Bookcliff Avenue	West End of Pavement	29¼ Road
Wellington Avenue	West End of Pavement	29¼ Road
Allyce Avenue	B½ Road	North end of pavement
Balsum Court	West Mesa Avenue	Cul-de-sac

Brandy's Court	Ridgeway Drive	Cul-de-sac
Chipeta Avenue	5 th Street	7 th Street
Colorado Avenue	11 th Street	12 th Street
Elm Avenue	23 rd Street	28 Road
Hall Avenue	23 rd Street	26 th Street
Hall Avenue	28 Road	28¼ Road
Juniper Court	West Mesa Avenue	Cul-de-sac
Linden Avenue	B½ Road	Highway 50
Mesa Avenue	28 Road	Hall Avenue
Mt View Street	Unawep Avenue	South end of pavement
Orchard Avenue	28 Road	28¼ Road
Rood Avenue	12 th Street	13 th Street
Sandridge Court	Ridgeway Drive	Cul-de-sac
South Avenue	2 nd Street	5 th Street
South Broadway	South Camp Road	Highway 340
Stoneridge Court	Ridgeway Drive	Cul-de-sac

Work is scheduled to begin on or about June 26, 2000 and continue for 10 weeks with an anticipated completion date of September 5, 2000.

The following bids were received for this Project:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Elam Construction, Inc	Grand	\$569,770.00
United Companies	Grand	\$575,970.00
Engineer's Estimate		\$582,625.00

Budget:

<u>Project Costs:</u>	
Construction	\$569,770.00
Design	\$5,000.00
City Inspection and Administration (Estimated)	<u>\$21,000.00</u>
Total Project Costs	<u>\$595,770.00</u>

<u>Funding:</u>	
Current Balance	<u>\$744,842.20</u>
2000 Street Pavement Overlay Project	<u>\$595,770.00</u>
Balance remaining:	<u>\$149,072.20</u>

The Contractor is required to furnish 100% Performance and Payment Bonds.

Two companies will provide subcontracting services for this Project: CC Enterprises, a Grand Junction company will provide traffic control services and Rocky Mountain Rotomilling, from Woodland Park, Colorado, will provide rotomilling.

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract for **Street Pavement Overlays** with **Elam Construction, Inc.** in the amount of **\$569,770.00**.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
------------------------------	-------------------------------------	-----------	--------------------------	------------

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
--	-------------------------------------	-----------	--------------------------	------------	--------------	--

Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
-----------------------------	-------------------------------------	----------------	--------------------------	-----------------------------	--------------------------	-----------------

Attach 3

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Persigo Final Clarifier Addition Bid Award		
Meeting Date:	June 7, 2000		
Date Prepared:	May 30, 2000		
Author:	Trent Prall	Utilities Engineer	
Presenter Name:	Greg Trainor	Utilities Manager	
	Workshop	X	Formal Agenda

Subject: Award of a Construction Contract for the **Persigo Final Clarifier Addition to Moltz Construction** of Salida Colorado in the amount of **\$1,555,000**.

Summary: Bids were received and opened on May 23, 2000 for the **Persigo Final Clarifier Addition**. The low bid was submitted by **Moltz Construction** of Salida Colorado in the amount of **\$1,555,000**.

Background Issues: A 1999 John Carollo Engineer's study of the capacity of the Persigo Wastewater Treatment Plant found that the hydraulic capacity of some of the components of the plant needed to be improved in order to accommodate taking portions of the system out of service periodically for maintenance. The improvements will add a 3rd secondary clarifier as well as some piping improvements to accommodate taking various components off line without disrupting the rest of the plant. No other capacity related construction is planned at the plant until 2011.

The following bids were received for this project on May 23, 2000:

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Moltz Construction	Salida	\$1,555,000
Helm Group	Carbondale	\$1,595,499
Grimm Construction	Louviers, CO	\$1,616,614
Engineer's Estimate		\$1,500,000

Budget: The project will be funded out Persigo's Backbone Fund (904) which is used to fund projects that benefit the entire sewer system including the sanitation districts. There is \$1,985,000 budgeted for this project and approximately \$200,000 of other projects that will be completed in-house this year. Breakdown is as follows:

Project Costs:

Construction (Moltz)	\$1,555,000
Design Services to date (Sear-Brown Group)	\$76,550
Construction Eng / Insp (Sear-Brown Group) – (Estimate)	\$40,000
City Inspection and Administration (Estimate)	<u>\$10,000</u>
Total Project Costs	\$1,681,550
Other In-house projects at WWTP	\$200,000
<u>Funding:</u>	
904 Fund / Activity F06405	<u>\$1,985,000</u>
Balance remaining	<u>\$103,450</u>

Contract Information:

The Contractor is required to furnish 100% Performance and payment Bonds.

The Contract must be substantially complete by November 28, 2000. All cleanup items are to be completed by May 1, 2001.

All earth, site, piping, and concrete work will be completed by Moltz Construction. Proposed subcontractors include Littleton Electric completing electrical work and U.S. Filter completing the instrumentation.

Action Requested / Recommendation: It is recommended that the City Council authorize the City Manager to enter into a Construction Contract with **Moltz Construction** in the amount of **\$1,555,000** for the **Persigo Final Clarifier Addition**.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
--	-------------------------------------	----	--------------------------	-----	-------	--

Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
-----------------------------	-------------------------------------	---------	--------------------------	----------------------	--------------------------	----------

Attach 4

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Award of Contract for Glen Caro / North Field Estates Sewer Design Services	
Meeting Date:	June 7, 2000	
Date Prepared:	May 30,2000	
Author:	Trent Prall	Title: Utility Engineer
Presenter Name:	Greg Trainor	Title: Utility Manager
	Workshop	X Formal Agenda

Subject: Award of a design services Contract for the Glen Caro / Northfield Estates Trunk Line Extension and Sewer Improvement District to Williams Engineering in the amount of \$30,900.

Summary: Lump sum fee proposals were received and opened on May 25, 2000 for the Glen Caro / Northfield Estates Trunk Line Extension and Sewer Improvement District. The lowest qualified, lump sum fee proposal was submitted by Williams Engineering in the amount of **\$30,900**.

Background Information: This project calls for the design and preparation of bid documents as outlined in the "Request for Proposals" for the extension of 8500 linear feet of 8" sewer main to benefit 55 homes in Glen Caro and Northfield Estates Subdivisions. These subdivisions are located west of 7th Street and south of G Road. This work is preparatory to the creation of a sewer improvement district to eliminate septic systems.

The following qualified, lump sum fee proposals were received on May 25, 2000:

<u>Contractor</u>	<u>From</u>	<u>Lump Sum Fee</u>
Williams Engineering	Fruita	\$30,900
Balaz and Associates	Palisade	\$34,600
Atkins and Associates	Grand	\$57,275
Rolland Engineering	Grand	\$67,160

On March 8, staff met with the residents of Northfield Estates to discuss the creation of a sewer improvement district in their neighborhood. An informal petition was submitted on May 1, 2000, where 22 of 36 (61%) of the residents requested that the City move forward and design and bid out the proposed sanitary sewer improvements that would provide service to the Northfield Estates Subdivision. Some of the residents of Glen Caro Subdivision, who were present at the meeting, were never asked to sign a petition but were in favor of the sewer improvements. Staff has drafted the contract with Williams Engineering to include design for improvements to that subdivision as well.

In order to avoid past problems, staff is requesting to award the design and receive bids PRIOR to actual formation of the improvement district. There is some risk that the bids may be higher than anticipated and that the owners within the proposed district may elect to not move forward with the district. However, everyone will know actual costs prior to formation of the district.

The design is to be completed by September 8, 2000 with the construction bids scheduled to be received on September 26, 2000. The final petition and easement documents will be created with the actual bid numbers. Pending submittal of the petition by November 3, Council formation of the district and contract award for the construction could happen as soon as January 3, 2001. Construction would then occur January through April 2001.

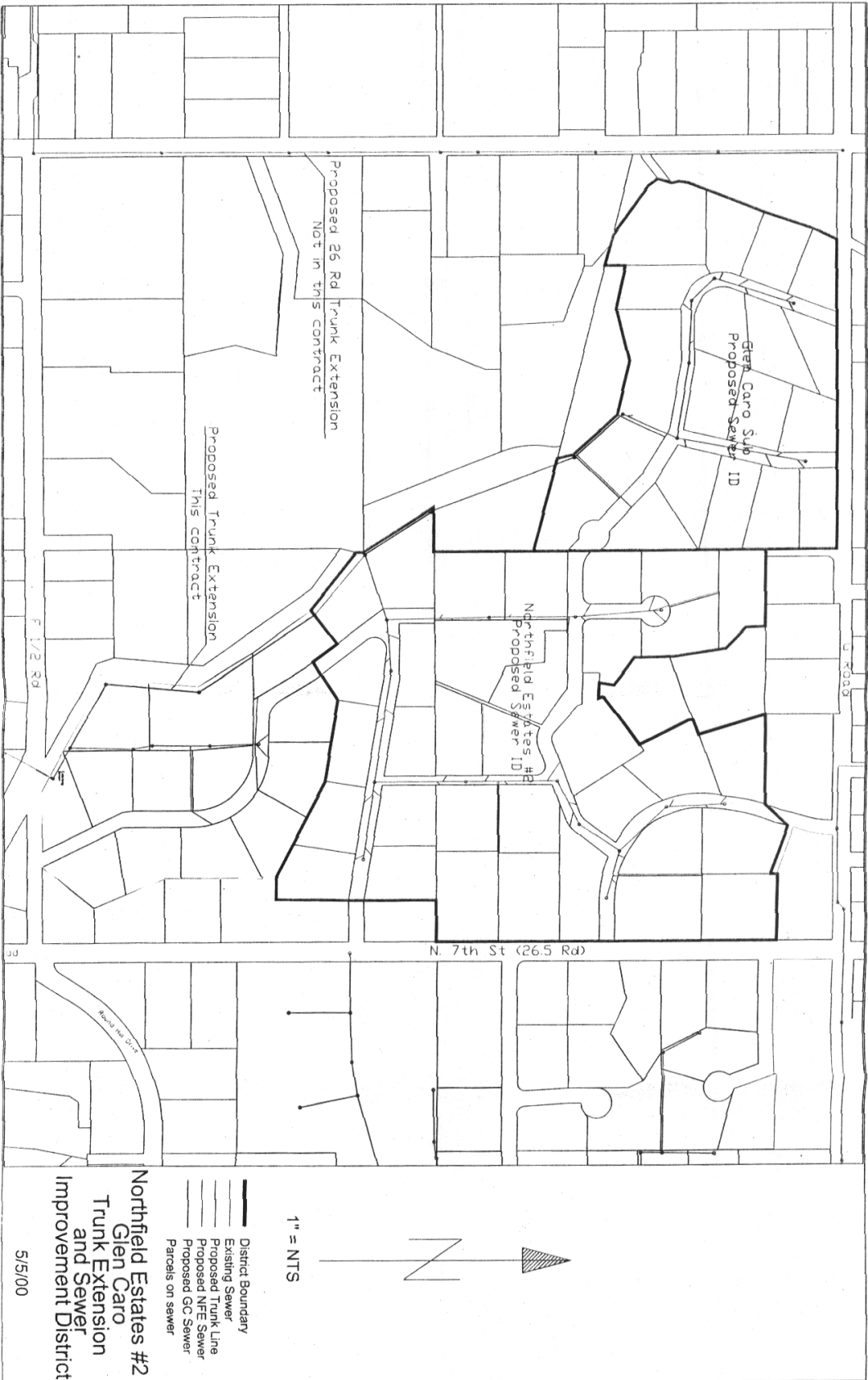
Budget:

The project will be paid for out of two separate Sewer Funds (903 Trunk Line Extensions and 906 Sewer Improvement Districts). Although the petition was submitted prior to the announcement of the City/County Septic System Elimination Program, this project will be handled under the parameters set up for that program including the sewer fund underwriting 30% of the project costs.

As the project was not budgeted for this year, the project will need to be accounted for this fall in the supplemental appropriations.

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Design Services Contract for the Glen Caro / Northfield Estates Trunk Line Extension and Sewer Improvement District with Williams Engineering in the amount of \$30,900.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes		
Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop



Proposed 26 Rd Trunk Extension
 Not in this contract

Proposed Trunk Extension
 This contract

Glen Caro Sub
 Proposed Sewer ID

Northfield Estates #2
 Proposed Sewer ID

N. 7th St (26.5 Rd)

F. 17.2 Rd

J. 20.0 Rd

Parcel on sewer

**Northfield Estates #2
 Glen Caro
 Trunk Extension
 and Sewer
 Improvement District**

- District Boundary
- Existing Sewer
- Proposed Trunk Line
- Proposed NFE Sewer
- Proposed GC Sewer
- Parcels on sewer

1" = NTS



5/5/00

Attach 5

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Vacation of Easement, VE-2000-061, Mesa Village Marketplace Project		
Meeting Date:	June 7, 2000		
Date Prepared:	May 25, 2000		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: Vacation of a sewer line easement for the proposed Mesa Village Marketplace project

Summary: The project petitioner is requesting the vacation of an existing sewer line easement that crosses through the middle of a proposed building pad. A new easement will be established within a proposed parking area.

Background Information: The project petitioner has applied for a Site Plan Review for the construction of a 141,954 square foot retail center along with two-6,000 square foot restaurants on three parcels containing a total of 14.86 acres. The site is located at the northeast corner of Patterson and 24 Roads.

Budget: N/A

Action Requested/Recommendation: Approval of the request for vacation of the easement.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	<input checked="" type="checkbox"/>	No	Yes	When:	
--	-------------------------------------	----	-----	--------------	--

Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	Indiv. Consideration	Workshop
-----------------------------	-------------------------------------	---------	----------------------	----------

AGENDA TOPIC: Vacation of Easement 2000-061 (VE-2000-061)

SUMMARY: Vacation of a sewer line easement for the proposed Mesa Village Marketplace project

ACTION REQUESTED: Request for vacation of a sewer line easement.

BACKGROUND INFORMATION			
Location:		Northeast corner of 24 Road and F Road	
Applicants:		Michael Gorge-ATMF Grand Junction LLC	
Existing Land Use:		Undeveloped commercial property	
Proposed Land Use:		Commercial	
<u>Surrounding Land Use:</u>	North	Vacant	
	South	Commercial	
	East	Commercial and Residential	
	West	Commercial	
Existing Zoning:		Light Commercial (C-1)	
Proposed Zoning:		Same	
<u>Surrounding Zoning:</u>	North	Light Commercial (C-1)	
	South	Light Commercial (C-1)	
	East	Light Commercial (C-1) and Residential Single Family-Rural (RSF-R)	
	West	General Commercial (C-2)	
Growth Plan Designation:		Commercial	
Zoning within density range? N/A		<input type="checkbox"/>	Yes
		<input type="checkbox"/>	No

Staff Analysis:

The applicants are requesting the abandonment of an existing sewer line easement located in the southwest portion of the project area. The existing sewer line easement is in an area that the applicants wish to locate a future restaurant. The applicants are proposing to relocate the easement to a parking lot area access aisle and extending the easement to the north property line to serve future development on the vacant property to the north.

Vacation of Easement Criteria:

The vacation of the sewer line easement must be reviewed for conformance with the criteria established by Section 2.11 of the Zoning and Development Code, as follows:

1. The Growth Plan, major street plan and other adopted plans and policies of the City;
The proposed vacation has no impact on the Growth Plan, major street plan or other adopted plans and policies of the City.
2. No parcel shall be landlocked as a result of the vacation;
The vacation does not affect access to any of the properties involved.
3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation:
The vacation involves the relocation of a sewer easement and will not affect access to any properties.
4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services);
There will not be an impact to health, safety and/or welfare, and the proposed new location for the sewer easement will be extended to the north property line to provide future sewer service to the vacant commercial property to the north.
5. The provisions of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of this Code; and
The proposed vacation and relocation of the sewer line easement will provide adequate services to adjacent properties as required by the Code.
6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, ect.
The proposed location for the new sewer line easement will be better accessed for maintenance.

Project Background/Summary:

The applicants have applied for a Site Plan Review, for a 141,954 square foot retail center and two-6,000 square foot restaurants on three existing parcels totaling 14.86 acres. In order to develop one of the proposed restaurant sites, an existing sewer easement must be relocated.

Access/Streets:

The project will take access from F Road (Patterson) and there will be a future bridge connection to 24 Road across Leach Creek.

RECOMMENDATION:

The Planning Commission recommends to the City Council approval of the vacation of the sewer line easement.

RECOMMENDED CITY COUNCIL MOTION:

Mr. Chairman, on item VE-2000-061, I move we approve VE-2000-061.

- Attachments:
- a. General location map
 - b. Draft Plan – Mesa Village Marketplace
 - c. Sewer Easement Vacation Plan

CITY OF GRAND JUNCTION

Resolution No. ____-00

**VACATING A UTILITY EASEMENT ON THE MESA VILLAGE MARKETPLACE,
LOCATED AT THE NE CORNER OF PATTERSON ROAD AND 24 ROAD**

RECITALS:

This resolution vacates the utility easement located on the property at the southeast corner of Patterson Road and 24 Road. The existing easement area is located in the desired building pad site on the lot. The petitioner will establish a new location for the utility easement at the time of development of the lot. The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommend that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. The following described easements are hereby vacated:

The following easements are shown on Exhibit A as part of the vacation of easement description.

Vacate the following utility easement: A thirty foot utility easement across Lot 3A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; said vacated easement being more particularly described as follows:

Beginning at a point on the South line of said Lot 3A, whence the Southwest corner of said Lot 3A bears South 89°59'40" West, a distance of 155.00 feet;
Thence North 00°06'21" East, a distance of 169.00 feet to the North line of said Lot 3A;
Thence along the North line of said Lot 3A, North 89°59'40" East, a distance of 30.00 feet;
Thence South 00°06'21" West, a distance of 169.00 feet to the South line of said Lot 3A;
Thence South 89°59'40" West, a distance of 30.00 feet; to the Point of Beginning.

Containing 0.116 Acres, more or less.

PASSED and ADOPTED this day of , 2000.

ATTEST:

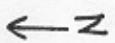
City Clerk

President of City Council



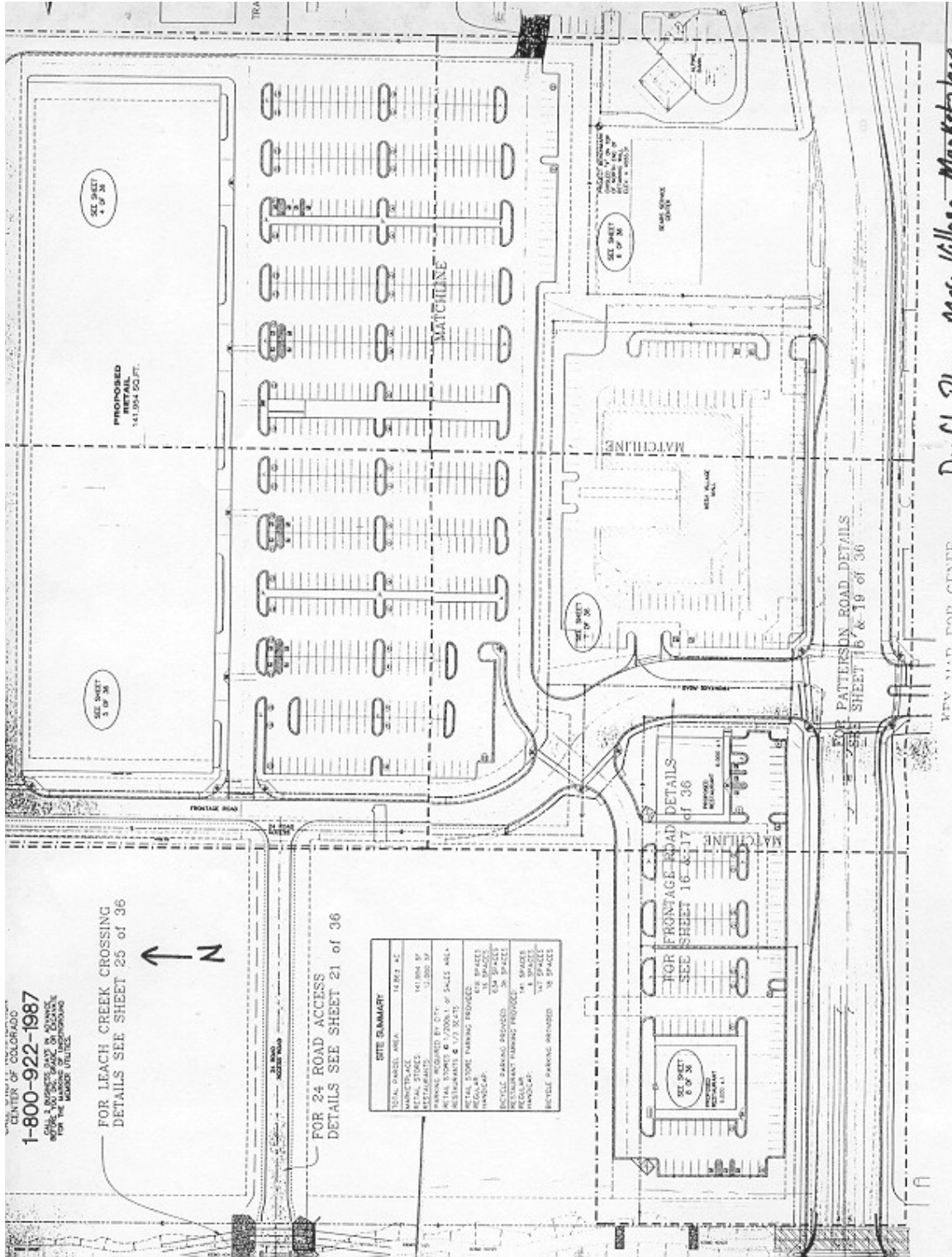
CENTER OF COLORADO
 1-800-922-1987
 OFFICE: 1400 WEST 94TH AVENUE, SUITE 100
 DENVER, COLORADO 80231
 FOR THE MARKING UTILITIES

FOR LEACH CREEK CROSSING
 DETAILS SEE SHEET 25 of 36



FOR 24 ROAD ACCESS
 DETAILS SEE SHEET 21 of 36

SITE SUMMARY	
TOTAL PARCEL AREA	16.822 AC
MANUFACTURE	14.186 AC @ 1.250 SF
RETAIL	2.636 AC @ 1.250 SF
PARKING REQUIRED BY CITY	1,250 SF
RETAIL SPACES @ 1/2000 L.F. SALES AREA	13 SPACES
RETAIL SPACES @ 1/175 SPACES	15 SPACES
REGULAR PARKING PROVIDED	18 SPACES
REGULAR HANDICAP	2 SPACES
BIKE/PARKING PROVIDED	1 SPACES
RESTAURANT PARKING PROVIDED	1 SPACES
BIKE/PARKING PROVIDED	1 SPACES
BIKE/PARKING PROVIDED	1 SPACES
BIKE/PARKING PROVIDED	1 SPACES



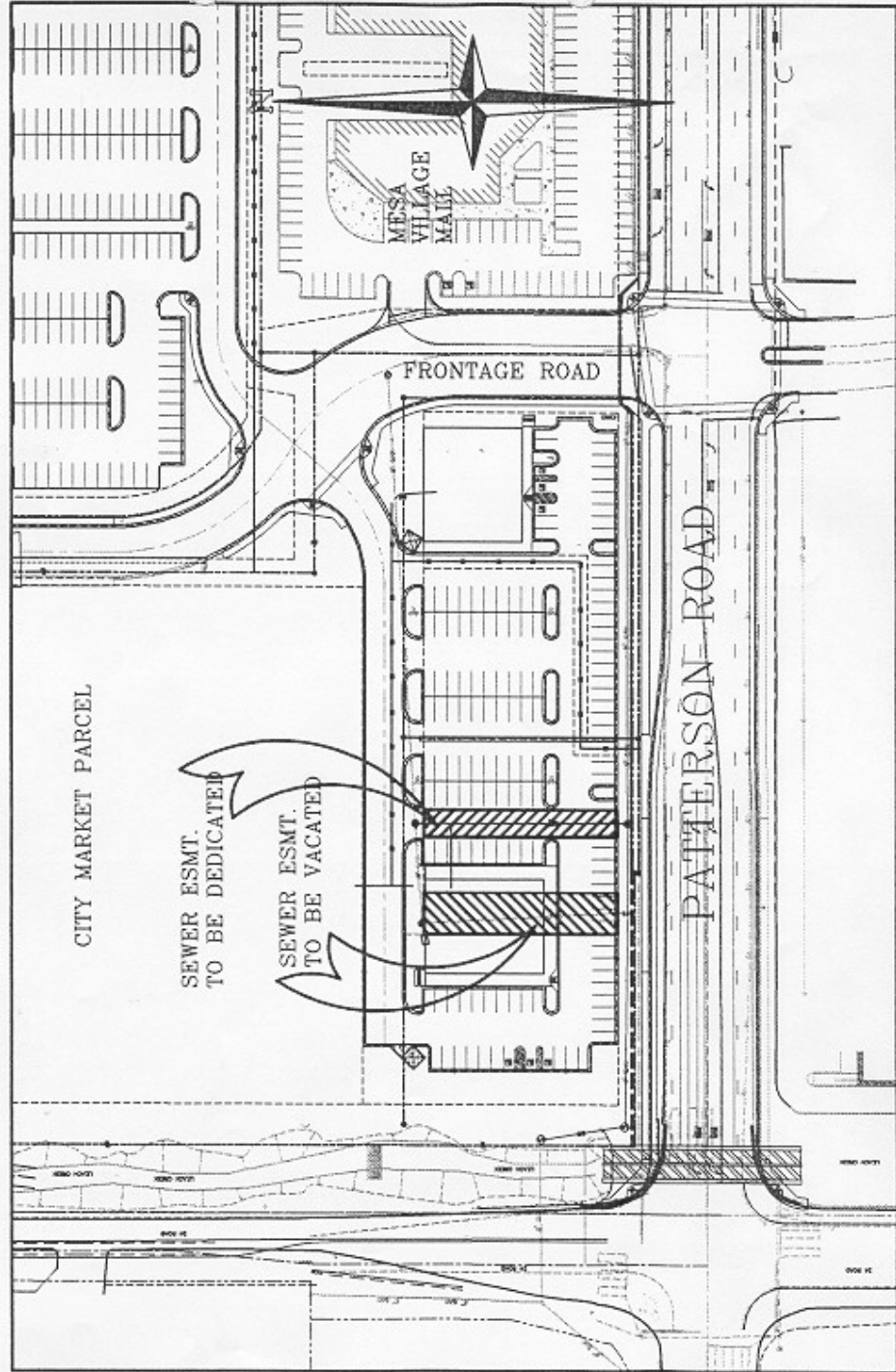
REV. 11.10.10 FOR GRAB

REV. 11.10.10 FOR GRAB

REV. 11.10.10 FOR GRAB

REV. 11.10.10 FOR GRAB

REV. 11.10.10 FOR GRAB



Sewer Easement Vacation

Attach 6

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Arrowhead Acres II Extension Request FP-2000-008		
Meeting Date:	June 7, 2000		
Date Prepared:	May 31, 2000		
Author:	Kristen Ashbeck	Senior Planner	
Presenter Name:	Same		
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda

Subject: Extension Request for Arrowhead Acres II, Filing 2 Vacation of Temporary Access Easement and Vacation of cul-de-sac on B.4 Road.

Summary: Request for approval of an extension to recording ordinances for (1) vacation of a temporary access easement for the cul-de-sac turnaround at the end of B.4 Road; and (2) vacation of the remainder of the cul-de-sac right-of-way at the end of B.4 Road.

Background Information: City Council heard and approved of the two vacation requests at its March 1, 2000 meeting. Approval of the vacations was subject to the ordinances only being effective upon the recording of the Final Plat for Arrowhead Acres Filing 2 within 90 days of publication of the ordinances. The ordinances were published March 3, 2000 thus the plat was to be recorded by June 1, 2000.

The applicant is requesting an extension to the recording date to February 8, 2001 to coincide with the standard Code requirement to record the Final Plat one year from the date of approval by Planning Commission. Refer to the applicant's attached letter for reasons for the extension request.

Budget: [N/A](#)

Action Requested/Recommendation: It is recommended that City Council [approve](#) the extension request to record the Final Plat for Arrowhead Acres II, Filing 2 by February 8, 2001.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
---------------------------------	-------------------------------------	----	--------------------------	-----	-------	--

Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
----------------------	-------------------------------------	---------	--------------------------	----------------------	--------------------------	----------

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3238

**VACATING A TEMPORARY TURNAROUND ACCESS EASEMENT FOR
THE B.4 ROAD CUL-DE-SAC WEST OF 28-1/2 ROAD**

Recitals.

The applicant is proposing to construct Filing 2 of the Arrowhead Acres II Subdivision on vacant parcels west of the southwest corner of B-1/2 and 28-1/2 Roads. When the subdivisions to the west of this property were platted, turnarounds for the extension of B.3 and B.4 Roads were required to be dedicated on this property. A portion of the B.4 Road right-of-way was previously vacated with Arrowhead Acres Filing 1. That portion was replaced with an additional easement area for temporary turnaround access. The applicant is proposing to vacate the easement that was previously dedicated with Filing 1 and replace it with dedication and construction of B.4 Road as a through street from 28-1/2 Road west to Arlington Drive; and

The Grand Junction Planning Commission, having heard and considered the request at its February 8, 2000 hearing and found the criteria of Section 8-3 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE TEMPORARY TURNAROUND ACCESS EASEMENT FOR B.4 ROAD WEST OF 28-1/2 ROAD DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED:

A segment of land used as a temporary turnaround easement, located in Lot 1, Blk 4 of Arrowhead Acres II as recorded in Mesa County, CO, described as follows: Commencing at the NE cor of Lot 1, Blk 4; S00deg41'15" W 50' along E line of Lot 1, Blk 4 the POB; along the arc of a non-tangent curve to the right 120.25', having a central angle of 137deg47'39" and a radius of 50', the chord of which bears N81deg01'56" W 93.29'; along the arc of a non-tangent curve to the left 140.42' having a central angle of 171deg10'33" and a radius of 47', the chord of which bears S79deg29'32" W 93.72'; N00deg04'15" E 2.55' to POB.

This ordinance shall be effective only upon the recording of the Final Plat for Filing 2, Arrowhead Acres II, to include the dedication of B.4 Road, within 90 days of publishing this ordinance.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of February, 2000.

PASSED on SECOND READING this 1st day of March, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3239

**VACATING A PORTION OF THE B.4 ROAD RIGHT-OF-WAY
WEST OF 28-1/2 ROAD**

Recitals.

The applicant is proposing to construct Filing 2 of the Arrowhead Acres II Subdivision on vacant parcels west of the southwest corner of B-1/2 and 28-1/2 Roads. When the subdivisions to the west of this property were platted, turnarounds for the extension of B.3 and B.4 Roads were required to be dedicated on this property. The B.4 Road cul-de-sac is improved with a gravel surface and the right-of-way encumbers lots proposed within Filing 2 of Arrowhead Acres II. A portion of the B.4 Road right-of-way was previously vacated with Arrowhead Acres Filing 1. The applicant is proposing to vacate the remainder of the B.4 Road right-of-way and replace with dedication and construction of B.4 Road as a through street from 28-1/2 Road west to Arlington Drive.

The Grand Junction Planning Commission, having heard and considered the request at its February 8, 2000 hearing and found the criteria of Section 8-3 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE REMAINDER OF THE B.4 ROAD RIGHT-OF-WAY WEST OF 28-1/2 ROAD DESCRIBED BELOW AND IDENTIFIED ON EXHIBIT A ATTACHED IS HEREBY VACATED:

A tract of land dedicated as road ROW on Orchard Villas Estates Subdivision as recorded in Mesa County, located in Lot 1, Blk 4 of Arrowhead Acres II as recorded in Mesa County, CO, now being vacated and described as follows: Beginning at the NE cor Lot 1, Blk 4; N81deg06'34" W 77.91' along the N line of Lot 1, Blk 4; along the arc of a non-tangent curve to the left 172.48', having a central angle of 197deg38"23" and a radius of 50', the chord of which bears S51deg06'34" E 98.82' to the E line of Lot 1, Blk 4; N00deg04'15" E 50' to POB.

This ordinance shall be effective only upon the recording of the Final Plat for Filing 2, Arrowhead Acres II, to include the dedication of B.4 Road, within 90 days of publishing this ordinance.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of February, 2000.

PASSED on SECOND READING this 1st day of March, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council

Attach 7

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	The Commons Assisted Living Facility RZP-2000-064		
Meeting Date:	June 7, 2000		
Date Prepared:	May 31, 2000		
Author:	Kristen Ashbeck	Senior Planner	
Presenter Name:	Same		
	Workshop	X	Formal Agenda

Subject: Zoning Ordinance for the proposed The Commons Assisted Living Facility and Enrichment Center located at 616 27-1/2 Road.

Summary: Proposal to rezone approximately 18.8 acres from Residential Multifamily 8 units per acre (RMF-8) to Planned Development (PD) in order to develop an assisted living complex with a 306-bed building, 14 duplex cottages and an 82,186-square foot Senior Enrichment Center.

Background Information: [See Attached Staff Report](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adopt zoning ordinance for The Commons Assisted Living Facility.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> If Yes,
Name:				
Purpose:				

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:	
--	-------------------------------------	-----------------------------	------------------------------	--------------	--

Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
-----------------------------	-------------------------------------	----------------------------------	---	-----------------------------------

AGENDA TOPIC: RZP-2000-064 The Commons Assisted Living Facility

SUMMARY: The property at 616 27-1/2 Road consists of three parcels of land that lie north of Patterson Road between 27-1/2 Road on the east and North 15th Street on the west. The applicant is proposing to develop the parcels into a single assisted living complex comprised of a 306-bed building, 14 duplex cottages and an 82,186-square foot Senior Enrichment Center. The resulting residential density of the project is 8.9 units per acre.

BACKGROUND INFORMATION			
Location:		616 27-1/2 Road	
Applicant:		Grand Valley Atrium, Inc.	
		Representative: Thomas D. Piper	
Existing Land Use:		Vacant	
Proposed Land Use:		Assisted Living Complex	
<u>Surrounding Land Use:</u>	North	Church & Multifamily Residential (Nellie Bechtel Gardens)	
	South	Vacant & Large Lot Residential	
	East	Single Family Residential (Spring Valley)	
	West	Single Family Residential (Fairmount North)	
Existing Zoning:		RMF-8	
Proposed Zoning:		Planned Development (PD)	
<u>Surrounding Zoning:</u>	North	RMF-8	
	South	RMF-8	
	East	RMF-5	
	West	RMF-8	
Growth Plan Designation:		Residential Medium High (8 to 12 units per acre)	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Adopt ordinance rezoning three parcels of land for The Commons Assisted Living Facility.

STAFF ANALYSIS

Project Background/Summary: The applicant is proposing to construct an assisted living complex on the vacant 18.8-acre site just north of Patterson Road between 15th Street and 27-1/2 Road. The complex would include a 306-bed (254 units) assisted living building, 14 cottages and an 82,186-square foot senior enrichment center.

The project is to be developed in two phases: Phase 1 – Eastern portions of the Assisted Living building (130 units) and western portion of the Enrichment Center (aquatics and lockers). Phase 2 – Remainder of Assisted Living building (124 units) and Enrichment Center and the cottages. Applying a multiplier of 1 unit per 2 beds, the resulting residential density of the project is 8.9 units per acre, which is within the density range of the Future Land Use Plan of the Growth Plan (8-11.9 units per acre).

Access/Interior Circulation: Per the adopted Minor Street Plan for this area, proposed access to the project will primarily be from a new local residential street constructed as an extension of Hermosa Avenue east-west across the property between 15th Street and 27-1/2 Road. Private drives and parking area entrances off the public street will then access the various components of the project. The spacing of these drives as shown on the Preliminary Plan meets requirements of the Transportation and Engineering Design Standards (TEDS). A secondary access off of 27-1/2 Road is provided for the front entrance of the assisted living building.

The Preliminary Plan shows a “Possible Future Road” just off of North 15th Street on the extension of Hermosa Avenue. The applicant is required to provide for a public street stub to the south property line for access to the undeveloped parcel to the south. This parcel presently has only a narrow flag to 15th Street, which could not be used to access the lot once the extension of Hermosa is constructed.

Parking: The number of parking stalls provided for the assisted living building and the cottages is adequate as proposed. By Code, which is based on number of patrons or 1 space per 250 square feet, the enrichment center could require as many as 800 parking spaces. The Preliminary Plan shows 221 parking spaces dedicated for use by patrons of the enrichment center. The applicant has provided a thorough analysis of the proposed use of the enrichment center based on a bussing assumption (49%) from other senior facilities, class/activities sizes and scheduling and a comparison with comparable senior recreation facilities in other communities. Based on this analysis, and the limitations placed on the PD zone relative to the use of the building, staff is comfortable with the parking for the facility as proposed.

The parking areas as shown on the Preliminary Plan have been designed to meet all landscape, lighting and buffer requirements.

Bulk Standards/Signage: The following bulk standards are proposed for the PD zone district:

Parking and Building Setbacks: As shown on Preliminary Plan

Maximum Building Height:

Cottages – 1 story; 20 feet

Enrichment Center – 2 stories; 40 feet

Assisted Living Building, 2 story wings – 40 feet

Assisted Living Building, 3 story areas – 50 feet

Signage: 4 freestanding signs as shown on Preliminary Plan.
Each sign shall not exceed 12-feet wide x 5-feet high, with the maximum height of 6 feet.
Signs shall not be illuminated.

For comparison purposes, the maximum height in a comparable straight zone is 40 feet (RMF-12). Per Code, the maximum height for structures may be increased by up to twenty-five percent (25%) of the allowed height by the Planning Commission. This would result in the 50-foot maximum height proposed for this project.

Utilities/Irrigation/Drainage: Since this is an infill site, all utilities are available or can be extended in the right-of-way for the extension of Hermosa Avenue to service the proposed complex. The various utilities made no comments of significance regarding the proposed project at this preliminary phase. The site is to be irrigated with existing rights for the property.

Stormwater runoff from the developed site is proposed to be directed to two detention facilities in the south central and eastern portions of the site and released at historic rates. The detention facilities are proposed in the general vicinity of historic discharge from this site. The Grand Valley Water Users Association (GVWUA) commented that storm drainage from this development needs to be retained on the site since discharge into the Drain D drainage system will not be allowed due to existing capacity problems and water quality concerns. The applicant will continue to work with the GVWUA regarding this concern in subsequent phases of the project.

Site Amenities: The primary amenity on the site will be the proposed Senior Enrichment Center. The facility will include two swimming pools, an indoor walking track, locker facilities, a gymnasium, treatment and rehabilitation facilities, fitness equipment rooms, and activities and meeting rooms. It is intended that the Enrichment Center would serve all seniors in the Grand Junction community as well as those living at the Commons project.

In addition, there are adequate open areas are proposed around the various buildings in the project to provide for required buffering and landscaping. Detailed landscape plans will be required with the final plans for each phase. A system of private walkways

connected to the on-street public sidewalks will provide for pedestrian access between the proposed facilities. As requested by neighboring property owners to the south for security purposes, the southern boundary of the site will be fenced. Some decorative fencing may be provided along the roadways as well.

FINDINGS OF REVIEW

Section 2.6 of the Zoning and Development Code lists criteria by which a rezone application shall be reviewed. Staff's findings relative to the criteria are listed below.

Existing Zoning in Error. The existing zoning of RMF-8 was not in error at the time of adoption as it is consistent with the low end of the residential density shown on the Future Land Use Map of the Growth Plan (8-12 units per acre). However, a slightly higher density (8.9 units per acre) and a Planned Development zone district as proposed are more conducive to the an assisted living facility and the mix of residential and recreational uses proposed for the site.

Change of Character in the Neighborhood. This property is one of only a limited number of sites available for infill density of higher density residential use such as that proposed. Over time, the surrounding area has had similar infill projects develop such as as Nellie Bechtel Gardens directly adjacent to the north, The Fountains assisted living facility north and west of this project, and the Larchwood Inn elderly care facility across North 15th Street from this site.

Compatible with Neighborhood. The proposed project is compatible with the surrounding area, particularly with the very similar facilities that already exist in the neighborhood as noted above.

Conforms with Growth Plan and Other Applicable Regulations. As noted above, the proposed project density of 8.9 units per acre is consistent with the Future Land Use Map of the Growth Plan. The project also furthers the goals of the Plan regarding infill development and provision of a mix of housing types and densities in the community. The proposed project also conforms with the adopted Minor Street Plan for this area.

Adequate Public Facilities and Services. Since this is an infill site, adequate public facilities and services are available to serve this proposed project.

Not an Adequate Supply of Land with this Zoning. The applicant has demonstrated that a project of a higher density than existing zoning allows is feasible and compatible. In addition, the existing zoning of RMF-8 does not accommodate the mixed use of cottages, assisted living and enrichment center as well as the proposed Planned Development zone district.

Community Benefit. The proposed project will provide for a variety of housing opportunities for elderly persons as well as include a recreation element for senior citizens throughout the Grand Junction area.

PLANNING COMMISSION RECOMMENDATION: Planning Commission will hear this application at its June 13, 2000 meeting.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ZONING THREE PARCELS OF LAND LOCATED
NORTH OF PATTERSON ROAD BETWEEN NORTH 15th STREET
and 27-1/2 ROAD**

Recitals.

A rezone from Residential Multifamily 8 units per acre (RMF-8) to Planned Development (PD) has been requested for the property located at 616 27-1/2 Road for purposes of developing an assisted living complex. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (8-11.9 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its June 13, 2000 hearing, recommended approval of the rezone request from RMF-8 to PD.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD):

The S1/2N1/2SE1/4SW1/4 Sec 1 T1SR1W of the UM, EXC therefrom that portion thereof conveyed to the City of Grand Junction, by instrument recd April 12, 1985 Bk 1535 Pg 388-389, and also the S 100' of the N1/2S1/2SE1/4SW1/4 Sec 1 T1SR1W of the UM; EXC the S 88' of the E 238', and EXC the E 25' as conveyed to Mesa Co in instrument recd February 4, 1959 Bk 749 Pg 491, and also EXC Treehaven Subdivision; and also the E 698' of the N1/2S1/2SE1/4SW1/4 of Sec 1 T1SR1W of the UM, EXC the S 100'; and EXC Beg 100' N of the SE cor of the N1/2S1/2SE1/4SW1/4 of Sec 1, thence W 150'; thence N 75'; thence E 150'; thence S to beg; EXC the E 25' as conveyed to Mesa Co in instrument recd February 4, 1959 in Bk 749 Pg 491.

1) The use allowed for this zone and property shall be mixed residential (14 attached single family cottages), assisted living (306 beds) and senior recreation center as described in applicant's project narrative contained in City Community Development Department File RZP-2000-064.

2) The bulk requirements and signage allowance for this zone and property shall be as follows:

Parking and Building Setbacks: As shown on Preliminary Plan

Maximum Building Height:

Cottages – 1 story; 20 feet

Enrichment Center – 2 stories; 40 feet
Assisted Living Building, 2 story wings – 40 feet
Assisted Living Building, 3 story areas – 50 feet

Signage: 4 freestanding signs as shown on Preliminary Plan.
Each sign shall not exceed 12-feet wide x 5-feet high, with the
maximum height of 6 feet.
Signs shall not be illuminated.

INTRODUCED for FIRST READING and PUBLICATION this 7th day of June, 2000.

PASSED on SECOND READING this __ day of _____, 2000.

ATTEST:

City Clerk

President of Council

Attach 8

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Animal Control Resolution		
Meeting Date:	June 7, 2000		
Date Prepared:	May 31, 2000		
Author:	Stephanie Rubinstein	Staff City Attorney	
Presenter Name:	Stephanie Rubinstein	Staff City Attorney	
	Workshop	X	Formal Agenda

Subject: Animal Control Resolution

Summary/Background Information: On May 17, 2000, the City Council passed Resolution No. 47-00 regarding Animal Control Fees. However, the language of this Resolution was such that it sought to amend the City of Grand Junction Code of Ordinances. The Code of Ordinances can be amended only by ordinance after public hearing. Resolution 47-00, as it was not adopted by the correct procedure, has no effect. This new resolution repeals Resolution 47-00, to ensure that there is no confusion as to the effect of Resolution 47-00. The Fees are currently in effect, so no additional resolution will need to be adopted.

Budget: None

Action Requested/Recommendation: Approval of Resolution on Consent.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
--	----------	-----------	------------	--------------	--

Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
-----------------------------	----------	----------------	-----------------------------	-----------------

RESOLUTION NO. _____

A RESOLUTION REPEALING RESOLUTION NO. 47-00

RECITALS: Resolution No. 47-00 amended the City of Grand Junction Code of Ordinances regarding Animal Control fees. The resolution was passed on the consent calendar of the May 17, 2000 Council meeting. In order to amend the Code of Ordinances, however, an ordinance must be approved, after public hearing rather than resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Resolution 47-00 shall be repealed and shall have no effect.

PASSED AND ADOPTED this _____ day of _____, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Animal Control Ordinance Revisions		
Meeting Date:	June 7, 2000		
Date Prepared:	May 30, 2000		
Author:	Stephanie Rubinstein	Staff City Attorney	
Presenter Name:	Stephanie Rubinstein	Staff City Attorney	
	Workshop	Xx	Formal Agenda

Subject: Animal Control Ordinance

Summary: In Ordinance 3248 Animal Control ordinance, adopted by Council on May 17, 2000 Section 6-63 arguably repealed 4 subsections instead of one. This ordinance seeks to correct those changes. No substantive changes have been made. The changes are as follows:

1. Section 6-63 (d) was completely repealed, and a new section added. The intention was to repeal only one subsection and leave the other subsections intact. This ordinance resolves any such argument.
2. This ordinance adds summary titles to two sections (6-71 and 6-72) for ease of reference, referring specifically to the "summons" process rather than the penalty assessment fine schedule.

Background Information: On May 17, 2000 the City Council adopted Ordinance 3248 amending the Animal Control regulations. This ordinance makes minor administrative changes to that ordinance.

Budget: None

Action Requested/Recommendation: Approval of Ordinance on First Reading

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					
Report results back to Council:	X	No		Yes	When:
Placement on Agenda:	X	Consent		Indiv. Consideration	Workshop

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 6, ARTICLE III OF THE
CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION,
COLORADO**

RECITALS: On May 17, 2000, the City Council passed an ordinance amending the Animal Control Regulations for the City of Grand Junction. Within that ordinance were administrative errors, which are corrected by this new ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, is amended as follows:

1. Section 6-63 (d) is repealed and replaced by a new Section 6-63 (d) to read:

- (a) Minimum period. Any animal impounded at Animal Control which is not reclaimed by the owner shall be held by Animal Control for a minimum of five (5) days after acquisition by Animal Control, before it may become available for adoption or otherwise disposed of at the discretion of Animal Control. If the owner does not properly claim and redeem the animal within this period of impoundment, the animal may be subject to disposition under Section 6-64.
- (b) Sick or injured animal. An impounded animal which is sick or injured and in pain or contagious to other animals, and which is not identifiable to an owner is subject to a minimal impoundment period and may immediately be humanely disposed of through euthanasia, if (a) in the opinion of a veterinarian the animal is experiencing extreme pain or suffering; and (b) Animal Control has exhausted reasonable efforts to contact the owner for up to 24 hours.
- (c) Vicious dog. A vicious dog shall not be released from impoundment during the pendency of any criminal proceeding for violation of section 6-60(a). If no such action has been or will be commenced, such dog shall be disposed of pursuant to section 6-64.
- (d) Observation period. Notwithstanding any other provision of this section to the contrary, any dog or cat which is known or credibly alleged to have bitten any person shall be immediately impounded or quarantined for observation for rabies infection until ten days after the date of the bite and for such further time as deemed necessary by the director. During the observation period, the dog or cat shall not have any physical contact with any other person or animal outside the immediate family, nor shall it be removed from the location of quarantine unless authorized by animal control personnel. Additionally, the dog or cat shall not be vaccinated against rabies, have ownership transferred, or be destroyed or euthanized unless authorized by animal control personnel.
- (e) Dogs of wild extraction. Any dog of wild extraction which is known or credibly alleged to have bitten any person shall be immediately impounded. Unless

otherwise ordered, dogs of wild extraction shall, at the discretion of the sergeant or director, be quarantined according to the direction of the state health department or killed by humane euthanasia, avoiding damage to the brain, and the remains tested for rabies as provided by state law.

- (f) Release from quarantine; failure to comply with quarantine order or conditions. Any owner of an animal, or person harboring or keeping an animal, who has been ordered by an animal control officer to quarantine such animal shall release such animal only to the animal control officer according to the quarantine. The animal control officer may allow the owner of the animal to board the animal at a licensed and approved animal hospital, kennel or veterinary facility approved by the animal control center. The animal control officer may allow the owner to quarantine the animal at the owner's residence provided the owner can establish or maintain conditions of the ten-day quarantine period to the satisfaction of animal control. No person or owner shall fail to meet the conditions established pursuant to subsection (d)(4) of this section. Failure to comply with a quarantine order or comply with the conditions of quarantine shall result in the animal being impounded by animal control and shall be a violation of this article.

2. Section 6-71, titled "Violations not involving bodily injury," is amended to add "...where a summons and complaint are issued..." after "...thereof..." in the first sentence.

3. Section 6-72, titled "Violations involving bodily injury," is amended to add, "...where a summons and complaint are issued..." after "...thereof..." in the first sentence.

4. Section 6-74 is renumbered as Section 6-72 and titled "Severability Clause."

5. Sections 6-73 and 6-75 are repealed.

Introduced this 7th day of June, 2000.

Passed and adopted this _____ day of _____, 2000.

President of the Council

ATTEST:

City Clerk

Attach 9

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Alley Improvement District 2000 Phase B		
Meeting Date:	June 7th, 2000		
Date Prepared:	May 26th, 2000		
Author:	Rick Marcus	Real Estate Technician	
Presenter Name:	Rick Marcus	Real Estate Technician	
	Workshop	X	Formal Agenda

Subject: : Public Hearing and consideration of a Resolution Creating and Establishing an Alley Improvement District, ST-00, 2000, Phase B.

Summary: A Petition has been submitted requesting a Local Improvement District be created to reconstruct the east-west alley from 10th Street to 11th between Colorado Avenue to Ute Avenue. This petition has been signed by 59 percent of the owners of the properties that would be assessed. The City Council passed a resolution on May 3rd, 2000, stating its intent to create the proposed improvement district. Notice of a public hearing was published in the Daily Sentinel and copies of the publication were delivered by certified mail to all owners of the property within the limits of the proposed district

Background Information: Peoples Ordinance No. 33 authorizes the City Council to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. Council may also establish assessment rates by resolution. The present rates for alleys are \$8.00 per abutting foot for residential single-family uses, \$15.00 per abutting foot for residential multi-family uses, and \$31.50 per abutting foot for non-residential uses.

Budget:

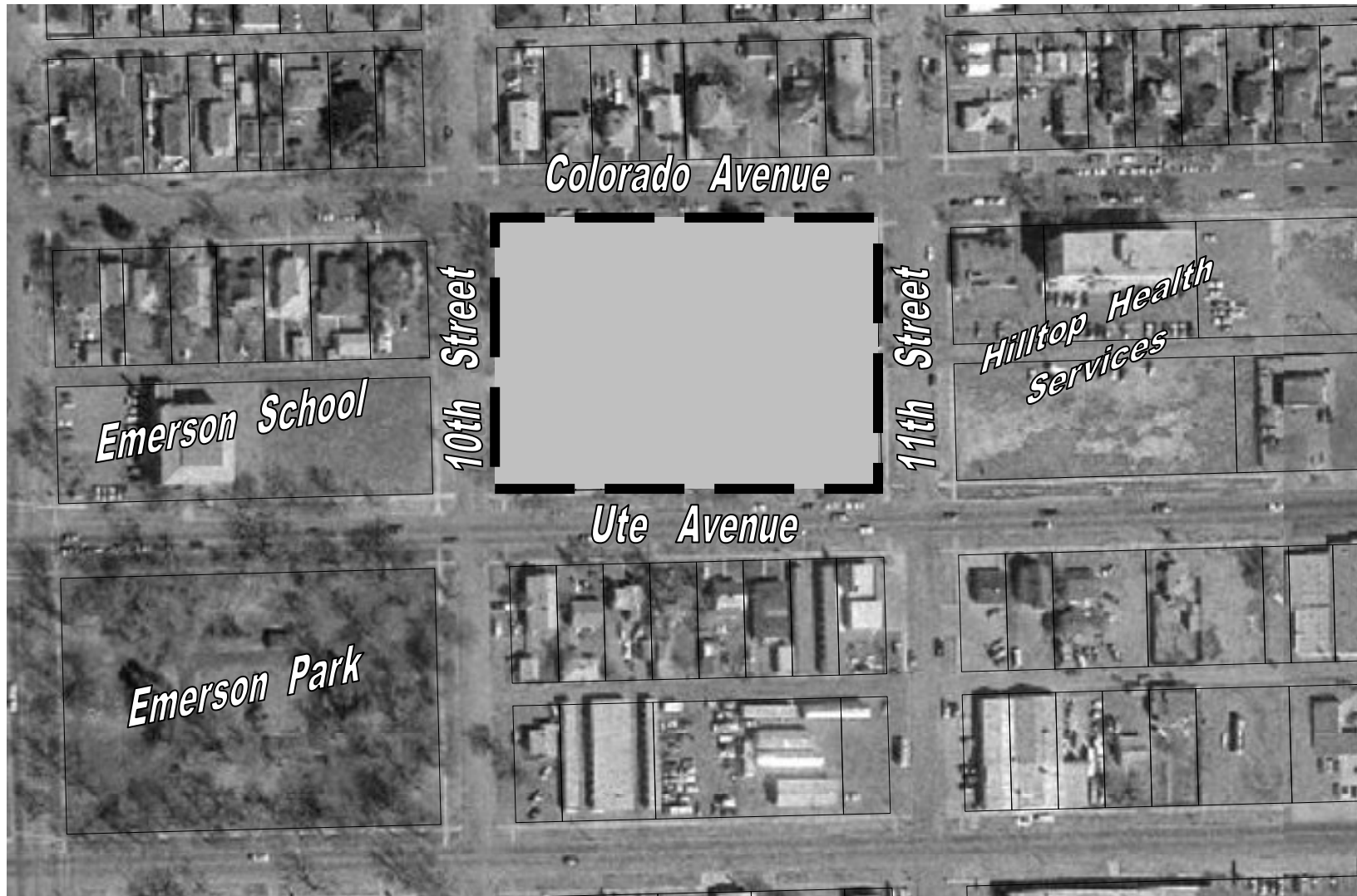
2000 Alley Budget	\$320,000
Estimated Cost to construct 1999 Phase B Alley (under construction)	(57,213)
Estimated Cost to construct 2000 Phase A Alleys (under construction)	(<u>203,688</u>)
Estimated Remaining Funds	\$ 59,099
Estimated Cost to Construct 2000B	(<u>40,500</u>)
Estimated Balance	\$ 18,599

Action Requested/Recommendation: Conduct public hearing/review and adopt proposed resolution.

Citizen Presentation:	X	No	Yes	If Yes,
------------------------------	---	----	-----	---------

Name:						
Purpose:						
Report results back to Council:		No		Yes	When:	
Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop

ALLEY IMPROVEMENT DISTRICT
2000 PHASE B
VICINITY MAP



SUMMARY SHEET

PROPOSED ALLEY IMPROVEMENT DISTRICT 10th STREET TO 11th STREET COLORADO AVENUE TO UTE AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
GRNDPROP UNITS, LLC	50.00	\$15.00	\$ 750.00
• DAVID & BEATRICE MARTINEZ	50.00	\$ 8.00	\$ 400.00
• KIMBERLY GISNER	50.00	\$ 8.00	\$ 400.00
• MARGARET WATSON	50.00	\$ 8.00	\$ 400.00
LARRY HUMPHREY	50.00	\$ 8.00	\$ 400.00
• MIKE & E. J. CHESNICK	50.00	\$ 8.00	\$ 400.00
• MARK SHAFFER	50.00	\$15.00	\$ 750.00
• ROGER WARREN	50.00	\$31.50	\$1,575.00
CARLE WEINGARDT & AMY MILLER	40.00	\$ 8.00	\$ 320.00
TERRY RETHERFORD	31.40	\$ 8.00	\$ 251.20
LAVERN WATSON & JOLENE BEAGLEY	28.60	\$ 8.00	\$ 228.80
CELESTER ATHERTON & MELBA HOOPINGARNER	50.00	\$ 8.00	\$ 400.00
WILLIAM & DINA HAYWORTH	25.00	\$ 8.00	\$ 200.00
• CLOWELL & ROBERTA STACEY	25.00	\$ 8.00	\$ 200.00
• CLOWELL & ROBERTA STACEY	25.00	\$ 8.00	\$ 200.00
• SALVATION	150.00	\$31.50	\$4,725.00
• SALVATION ARMY	25.00	\$31.50	<u>\$ 787.50</u>
			\$12,387.50
ASSESSABLE FOOTAGE	800.00		
Estimated Cost to Construct		\$ 40,500.00	
Absolute Cost to Owners		<u>\$ 12,387.50</u>	
Estimated Cost to City		\$ 28,112.50	

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal

balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 10/17 or 59% of Owners & 66% of Abutting Footage

RESOLUTION NO. _____

**CREATING AND ESTABLISHING
ALLEY IMPROVEMENT DISTRICT NO. ST-00, PHASE B,
WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND JUNCTION,
COLORADO, AUTHORIZING THE RECONSTRUCTION OF CERTAIN ALLEYS,
ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR THE PAVING
THEREON AND PROVIDING FOR THE PAYMENT THEREOF**

WHEREAS, a majority of the owners of the property to be assessed have petitioned the City Council, under the provisions of Chapter 28 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that an Alley Improvement District be created, for the special benefit of the real property hereinafter described, to construct and install improvements to the following described alley:

The east-west alley running from 10th Street to 11th Street between Colorado Avenue and Ute Avenue; and

WHEREAS, the City Council has found and determined, and does hereby find and determine, that the construction of alley improvements as petitioned for is necessary for the health, safety and welfare of the residents of the territory to be served and would be of special benefit to the property included within said District; and

WHEREAS, on the 3rd day of May, 2000, the City Council of the City of Grand Junction, Colorado, passed a Resolution Stating its Intent to Create Alley Improvement District No. ST-00, Phase B, Authorizing the City Engineer to prepare full details, plans and specifications for the paving thereon together with a map of the District to be assessed, and Authorizing Notice of Intention to Create said District; and

WHEREAS, the City Engineer has fully and strictly complied with the directions so given, and has filed such specifications and map, all in accordance with said Resolution and the requirements of Ordinance No. 178, as amended, of said City; and

WHEREAS, Notice of Intention to Create said District was duly published.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the real property (also known as the "District Lands") to be assessed with a portion of the costs of the proposed services, labor, materials and improvements which the City may deem appropriate, is described as follows:

Lots 1 through 32, inclusive, Block 131 of the original Plat of the City of Grand Junction, County of Mesa, State of Colorado.

2. That the proposed services, labor, materials and improvements necessary to accommodate the request of the owners of the District Lands shall include, but may not be limited to, the design, construction, installation, placement and inspection of base

course material and concrete paving, together with any other services or facilities required to accomplish this request as deemed necessary by the City Engineer ("District Improvements"), all of which shall be installed in accordance with the General Conditions, Specifications and Details for Public Works and Utility Projects of the City of Grand Junction.

3. That the assessments to be levied against and upon each respective property which is part of the District Lands shall be determined by multiplying the linear footage that each respective property abuts the alley right-of-way by the appropriate Single-Family, Multi-Family or Non-Residential assessment rate as defined by City Resolution No. 16-97, passed and adopted on the 17th day of February, 1997, and as established by City Resolution No. 57-99, passed and adopted on the 21st day of April, 1999, as follows:

- (a) The Single-Family assessment rate shall be \$8.00 per each linear foot of property abutting the alley right-of-way. The Single-Family assessment rate shall apply to all properties having only one residential housing unit which is arranged, designed and intended to be occupied as a single housekeeping unit, and all vacant properties located within a single-family residential zone;
- (b) The Multi-Family assessment rate shall be \$15.00 per each linear foot of property abutting the alley right-of-way. The Multi-Family assessment rate shall apply to all properties having a structure or structures which are arranged, designed and intended to be the residence of more than one housekeeping unit independent of other housekeeping units, and properties which are necessary for and appurtenant to the use and occupancy of multi-family residential uses, such as parking lots, clubhouses and recreation facilities, and all vacant properties located within a multi-family residential zone;
- (c) The Non-Residential assessment rate shall be \$31.50 per each linear foot of property abutting the alley right-of-way. Except as provided in Section 2(d) below, the Non-Residential assessment rate shall apply to all properties which are used and occupied for any purpose other than single-family or multi-family residential purposes, and all vacant properties located within any zone other than residential;
- (d) Properties from which a business or commercial use is conducted ("home occupation") which also serve as a single-family or multi-family residence may be assessed the applicable single-family or multi-family assessment rate if such home occupation conforms with or has been authorized by the Zoning and Development Code of the City;
- (e) Pursuant to City Resolution No. 61-90, passed and adopted on 19th day of September, 1990, properties having alley frontage on more than one side

shall be assessed the applicable assessment rate for the frontage on the longest side only.

- (f) The assessment rates described above shall be applicable as of the date of the final reading of the assessing ordinance.

4. That the assessments to be levied against the District Lands to pay a portion of the costs of the District Improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs against and upon the District Lands becomes final. The failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay such owner's assessment in ten (10) annual installments, in which event an additional six percent (6%) one-time charge for costs of collection and other incidentals shall be added to the principal amount of such owner's assessment. Assessments to be paid in installments shall accrue simple interest at the rate of eight percent (8%) per annum on the unpaid balance and shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter until paid in full.

5. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for the District Improvements, together with a map of the District depicting the District Lands to be assessed from which the amount of the assessments to be levied against each individual property may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

Dated at Grand Junction, Colorado, this 7th day of June, 2000.

**BY ORDER OF THE CITY COUNCIL
CITY OF GRAND JUNCTION, COLORADO**

By: _____
City Clerk

PASSED and **ADOPTED** this 7th day of June, 2000.

President of the Council

Attest:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	CDBG Consolidated Plan Update & Annual Action Plan for 2000		
Meeting Date:	June 7, 2000		
Date Prepared:	May 30, 2000		
Author:	Dave Thornton	Principal Planner	
Presenter Name:	David Varley	Acting Community Development Director	
	Workshop	X	Formal Agenda

Subject: Public Hearing on the City's Annual Update to the Consolidated Plan and 2000 Action Plan.

Summary: This public hearing is to receive public input regarding the City's Annual Update to its Five Year Consolidated Plan which must be submitted to HUD prior to the start of the City's 2000 CDBG Program Year.

Background Information: In 1996, the City compiled a Five Year Consolidated Plan as one of the requirements of becoming a CDBG entitlement city. Even though this plan is for a five year period CDBG regulations require that it be updated each year. This update does not change the original Consolidated Plan. The Update reaffirms the original Plan and contains some recent statistics and information. The Update also contains the 2000 Action Plan. The Action Plan identifies the specific projects the City will fund with its CDBG monies for the 2000 Program Year. These projects were approved by City Council at the Council meeting on May 17, 2000. A copy of the Executive Summary of this plan is attached for your review. Copies of the entire Update and Action Plan will be available for a 30 day public review period beginning June 8, 2000. After this review period the Update will be submitted to the US Department of Housing and Urban Development for their approval. The Update must be approved by HUD before the City can begin receiving its 2000 allotment of entitlement funds.

Budget: CDBG

Action Requested/Recommendation: Request a public hearing be conducted and the Annual Update and 2000 Action Plan be approved by Council.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	<input type="text"/>
---------------------------------	-------------------------------------	----	--------------------------	-----	-------	----------------------

Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
----------------------	--------------------------	---------	-------------------------------------	----------------------	--------------------------	----------

**CITY OF GRAND JUNCTION
SUMMARY OF ANNUAL UPDATE TO
FIVE-YEAR CONSOLIDATED PLAN AND 2000 ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**

The following information summarizes the City's Annual Update to its Five-Year Consolidated Plan and the 2000 Action Plan for the City's Community Development Block Grant Program. The City Council will hold a public hearing regarding this plan at the City Council meeting of June 7, 2000 at 7:30 PM at the Two Rivers Convention Center at 159 Main Street. All interested persons are invited to attend this meeting. Copies of this Update and Action Plan will be available for public comment and review on June 8, 2000. Written comments must be submitted to the City no later than July 10, 2000 at 5:00 PM. Copies of the plan may be obtained from, and written comments dropped off at City Hall, 515 28 Road or sent to the City Clerk's Office, 250 North Fifth Street, Grand Junction, Colorado, 81501. For questions regarding this Update and Action Plan, please contact David Thornton at 244-1450 or David Varley at 244-1448.

INTRODUCTION AND CITIZEN PARTICIPATION: In 1995 the federal government established the Grand Junction Metropolitan Statistical Area. This qualified Grand Junction as a Community Development Block Grant entitlement city.

The City has adopted a Citizen Participation Plan which outlines the requirements of citizen involvement for this program. The City has met the requirements of this plan by publishing public notices and holding public meetings. The City made applications available for the CDBG Program and received requests that totaled \$1,296,914.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS: For the most part, the housing stock in the City and County is in good condition. There continues to be, however, an inadequate supply of rental housing affordable to those households earning less than 30% of the median family income. According to the 1990 census, 50% of the renter population resides in the City of Grand Junction. The majority of renter households (70%) earned less than the median family income. Generally, construction of new housing units has kept pace with the growth of households. Mobile homes made up 11% of the Total County housing inventory in 1990. That number is now up to approximately 14%. The vacancy rate for the past few years in Grand Junction has been around 6%; however, this rate is going up. The average price of residential property in 1997 was \$114,552, and in 1999 that average price increased to nearly \$165,000. The current housing stock is not meeting the needs of low and moderate-income households. Many families pay more than half of their monthly gross income for housing costs. The Grand Junction Housing Authority had 939 unduplicated names on its waiting list for low and moderate-income housing in 1999.

The major planning document for the City is the Growth Plan, adopted in 1996 after an eighteen-month public participation process. This plan identifies the City's vision for the future. The City also adopts a ten-year capital improvement plan. This plan contains specific projects for the community and identifies funding resources. Community Development needs are addressed in the ten-year plan, as well as in the City's annual operating budget.

HOUSING AND COMMUNITY DEVELOPMENT STRATEGY: Grand Junction's vision is to use its resources to help provide a framework for a livable and sustainable community where people will have good jobs, affordable housing and a safe and healthy living environment. The City encourages economic development that creates jobs at a variety of pay levels and skills.

The City's support of affordable housing has been through the creation and operation of the Grand Junction Housing Authority. Grand Junction supports the Housing Authority and has funded a major housing project with CDBG funds. There are several other agencies in the City, which play a role in affordable housing. The City has assisted some of these agencies, such as The Energy Office and Habitat for Humanity.

Top priorities for the City in the area of non-housing and community development include City infrastructure improvements, parks developments and improvements and economic development. The City has identified millions of dollars of needs for streets, public facilities and other infrastructure improvements.

Grand Junction will receive \$489,000 from HUD as a CDBG entitlement city for Program Year 2000. Each year these funds go toward housing and/or non-housing community development priorities. The Grand Junction Housing Authority receives most of the non-CDBG housing assistance funds received in the Grand Junction area from HUD.

ONE YEAR ACTION PLAN FOR 2000 PROGRAM YEAR: On May 17, 2000 City Council approved the following projects with CDBG funds during the 2000 program year.

1. GRAND VALLEY CATHOLIC OUTREACH HOMELESS DAYCENTER ACQUISITION \$130,000: This will fund the entire purchase price of the existing building the day center is currently occupying.
2. THE LINDEN BUILDING'S REHABILITATION PROJECT \$55,000: This project is to rehab existing market rate units for conversion to permanently affordable units. CDBG dollars will be used for rehabilitation and for temporary/lost rent (relocation costs) during the rehabilitation period and will leverage \$ 191,500 in other funds.
3. RIVERSIDE DRAINAGE IMPROVEMENTS PHASE II \$200,000: Phase I was funded with 1999 CDBG program year funds. Phase II will complete the project.
4. HEADSTART CLASSROOM/FAMILY CENTER ADDITION AND REMODEL PROJECT \$104,000: CDBG funds will be used to add a 400-sq. ft. addition to the existing facility. Upgrading the facility and adding a small addition will allow for the creation of a 1500 sq. ft classroom, new additional office space, upgrading accessibility in front of the building and to the bathrooms, adding new exterior siding, replacing

2000 PROGRAM TOTAL \$489,000

In addition, City Council approved transferring a balance of \$6,014 of unspent funds from the 1998 Elm Avenue sidewalk and drainage project to the 1998 Administration and Planning Activity CDBG Account. These funds will be carried over and used in Program Year 2000 for Administration and Planning activities, including hiring a consultant to develop a new five-year Consolidated Plan for Grand Junction in 2001.

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Headstart Annexation		
Meeting Date:	June 7, 2000		
Date Prepared:	May 30, 2000		
Author:	Joe Carter	Associate Planner	
Presenter Name:	Joe Carter	Associate Planner	
	Workshop	X	Formal Agenda

Subject: ANX-2000-062, Headstart Annexation, Acceptance of Petition to Annex and Second Reading of Annexation Ordinance.

Summary: Request for Acceptance of Petition to Annex and Second Reading of the Annexation Ordinance. The 0.88-acre Headstart Annexation area consists of 1 parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. The owners of the property have signed a petition for annexation. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the Acceptance for Petition and Second Reading of the Annexation Ordinance to Annex for the Headstart Annexation.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:	
--	-------------------------------------	-----------------------------	------------------------------	--------------	--

Placement on Agenda:	<input type="checkbox"/>	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
-----------------------------	--------------------------	----------------------------------	-------------------------------------	---	-----------------------------------

<i>BACKGROUND INFORMATION</i>					
Location:		3093 E ¼ Road			
Applicants:		Merritt Construction, Petitioner David Smuin, Representative			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
<u>Surrounding Land Use:</u>	North	Commercial			
	South	Commercial			
	East	Commercial			
	West	Commercial			
Existing Zoning:		ILCB – Limited Industrial (County)			
Proposed Zoning:		C-1			
<u>Surrounding Zoning:</u>	North	Planned Commercial – (City)			
	South	ILCB – Limited Industrial (Mesa County)			
	East	C-1 – (City)			
	West	C-1 – (City)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

ACCEPTANCE OF THE ANNEXATION PETITION:

This annexation area consists of annexing 0.88 acres of land. The property is now being annexed into the City of Grand Junction.

It is staff’s professional opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Headstart Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

<i>ANNEXATION SCHEDULE</i>	
April 19th	Referral of Petition to Annex & 1 st Read (30 Day Notice)
May 9th	Planning Commission considers Zone of Annexation
May 17th	First Reading on Zoning by City Council
June 7th	Public hearing on Annexation and Zoning by City Council
July 9th	Effective date of Annexation and Zoning

ANNEXATION – SECOND READING OF THE ANNEXATION ORDINANCE

The applicant is requesting annexation of their property located west of the current City limits. This annexation consists of 0.88 acres.

The Weld County Headstart project is located at 3093 E ¼ Road. The site is approximately 0.88 acres in size. Surrounded by recently annexed property, the project retains the C-1 zoning that is existing in this area. The project provides educational opportunities for the children of migrant workers year around. The hours of operation will be flexible, opening earlier and staying open later during the harvest seasons.

Staff has approved the site plan for construction and completed a Planning Clearance.

A Transportation Capacity Payment (TCP) and drainage fee has been collected from the applicant's representative.

STAFF RECOMMENDATIONS:

Staff recommends:

- 1) Acceptance of the Petition to Annex
- 2) approval of the Annexation Ordinance

HEADSTART ANNEXATION SUMMARY

File Number:	ANX-2000-062
Location:	3093 E ¼ Road
Tax ID Number:	2943-094-77-002
Parcels:	1
Estimated Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	0.88 acres for annexation area
Developable Acres Remaining:	0.88 acres
Right-of-way in Annexation:	No right-of-way annexed
Previous County Zoning:	ILBC – Limited Industrial
Proposed City Zoning:	C-1
Current Land Use:	Vacant
Future Land Use:	Commercial
Values:	Assessed: = \$ 21,120
	Actual: = \$ 72,830
Census Tract:	11
Address Ranges:	3093 E ¼ Road
Special Districts:	Water: Clifton Water
	Sewer: Central Grand Valley
	Fire: Clifton Fire
	Drainage: Grand Junction Drainage District
	School: District 51
	Pest:

RESOLUTION NO. ____

**A RESOLUTION
ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN**

**HEADSTART ANNEXATION
IS
ELIGIBLE FOR ANNEXATION**

LOCATED at 3093 E ¼ Road

WHEREAS, on the 19th day of April 2000, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

Lot 2, 31 Road Business Park, (Plat Book 12, Page 353) NE ¼ SE ¼, Section 9, T1S, R1E, U.M. Mesa County, Colorado

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 2000; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

HEADSTART ANNEXATION

APPROXIMATELY 0.88 ACRES

LOCATED AT 3093 E ¼ROAD

WHEREAS, on the 19th day of April, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 2000; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

Lot 2, 31 Road Business Park, (Plat Book 12, Page 353) NE ¼ SE ¼, Section 9, T1S, R1E, U.M. Mesa County, Colorado

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 19th day April, 2000.

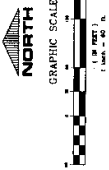
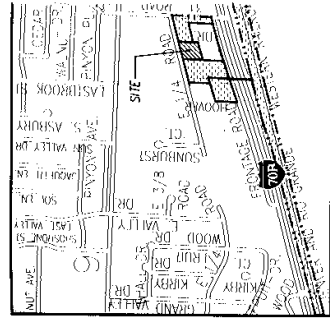
ADOPTED and ordered published this ____ day of _____, 2000.

Attest:

President of the Council

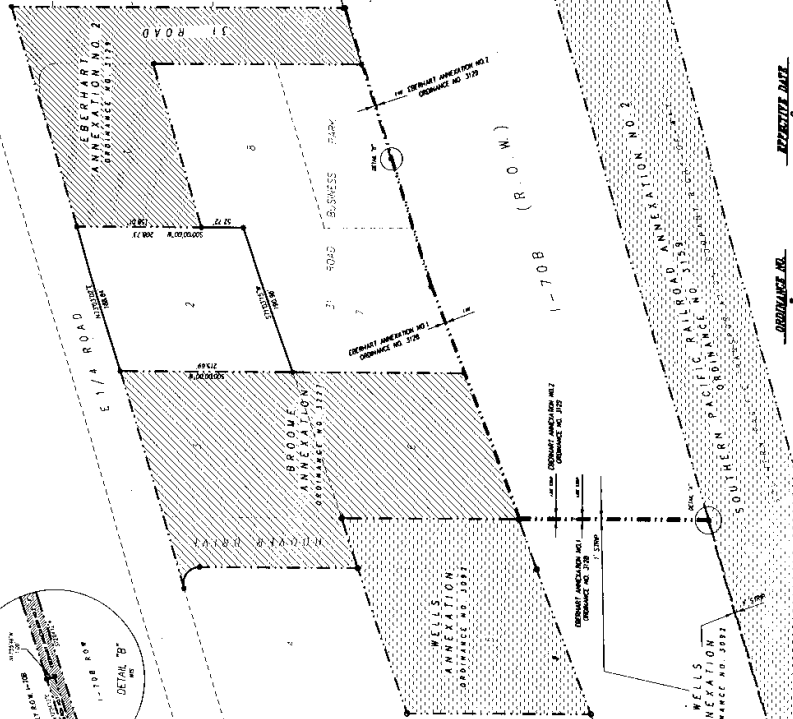
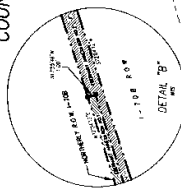
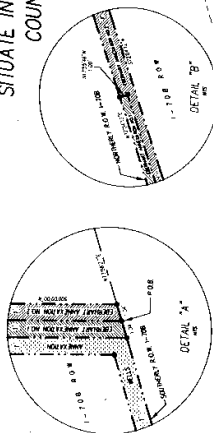
City Clerk

HEADSTART ANNEXATION
 SITUATE IN THE SE 1/4, SECTION 9, T1S, R1E, U1M,
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION
 LOT 2, 3, ROAD, BUSINESS PARK, PLAT 88122 (PAGE 153)
 IN THE SE 1/4, SECTION 9, T1S, R1E, U1M,
 MESA COUNTY, COLORADO

The description(s) contained herein shall remain valid only if the same are used in connection with the original plat. Any use of this plat for any other purpose is void. The original plat is on file in the office of the County Clerk, Mesa County, Colorado. A true and correct copy of the same is on file in the office of the County Clerk, Mesa County, Colorado.



DEPARTMENT OF PUBLIC WORKS AND UTILITIES

SCALE: 1" = 200'

DATE: 11/15/2000

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 11/15/2000

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Headstart Zone of Annexation		
Meeting Date:	June 7, 2000		
Date Prepared:	May 30, 2000		
Author:	Joe Carter	Associate Planner	
Presenter Name:	Joe Carter	Associate Planner	
	Workshop	X	Formal Agenda

Subject: ANX-2000-062, Headstart Annexation, Second Reading of the Zone of Annexation.

Summary: Request for the Second Reading of the Zone of Annexation for the Headstart Annexation. The 0.88-acre Headstart Annexation area consists of 1 parcel. There are no existing structures on the site. The applicant is proposing a day school for the children of migrant workers. The owners of the property have signed a petition for annexation. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the Second Reading of the Zone of Annexation for the Headstart Annexation

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
--	---	----	--	-----	--------------	--

Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
-----------------------------	--	---------	---	----------------------	--	----------

<i>BACKGROUND INFORMATION</i>					
Location:		3093 E ¼ Road			
Applicants:		Merritt Construction, Petitioner David Smuin, Representative			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
<u>Surrounding Land Use:</u>	North	Commercial			
	South	Commercial			
	East	Commercial			
	West	Commercial			
Existing Zoning:		ILCB – Limited Industrial (County)			
Proposed Zoning:		C-1			
<u>Surrounding Zoning:</u>	North	Planned Commercial – (City)			
	South	ILCB – Limited Industrial (Mesa County)			
	East	C-1 – (City)			
	West	C-1 – (City)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

Staff Analysis:

Zone of Annexation

The proposed Zone of Annexation for the Weld-Co Headstart property is C-1, Light Commercial. The proposed use and zone designation is in keeping with the goals of the Growth Plan.

Rezoning Criteria

Since this project is being reviewed under the *old Zoning and Development Code*, the Zone of Annexation must be evaluated using the criteria noted in Sections 4-4-4 and 4-11 of the Zoning and Development Code. The criteria are as follows for Section 4-4-4:

- A. Was the existing zone an error at the time of adoption?** This would be a new City zone of annexation with no previous zoning actions taken by the City, therefore, no error in zoning is apparent.
- B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?** The area around this property has been developed and is used commercial purposes.
- C. Is there an area of community need for the proposed rezone?** The Growth Plan designates this property for commercial use, which indicates a community need.
- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?** The proposed rezone is compliant with City requirements for new development and would not pose adverse impacts to the surrounding areas.
- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?** Yes. The proposed development can be considered in-fill due to the extent of surrounding development.
- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** Yes, the proposed development has been designed to be compliant.
- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?** Adequate facilities are available in the area and could reasonably be extended.

The criteria are as follows for Section 4-11:

- A. Adverse impacts to the developed density of established neighborhoods shall be considered. The proposal is compatible with area development and the Growth Plan.**
- B. The relationship of the property to the urban core area or to established subcores shall be considered. The property is located within a developed area and should therefore have this urban intensity**

STAFF RECOMMENDATION:

Staff recommends approval of the zone of annexation to C-1 – Light Commercial.

PLANNING COMMISSION RECOMMENDATION:

Approval of the C-1 – Light Commercial, Zone of Annexation for the following reasons:

- C-1 – Light Commercial zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plans goals and policies.
- C-1 – Light Commercial zone district meets the criteria found in Section 4-4-4 and 4-11 of the 'old' Zoning and Development Code.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Zoning the [Headstart Annexation to City C-1 Light Commercial](#).

Located at [3093 E ¼ Road](#).

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended [approval of applying a Light Commercial \(C-1\) zone district to this annexation for the following reasons:](#)

- [C-1 zone district meets the recommended land use categories as shown on the future land use map of the Growth Plan, and the Growth Plan's goals and policies.](#)
- [C-1 zone district meets the criteria found in Sections 4-4-4 and 4-11 of the 'old' Zoning and Development Code.](#)

After public notice and public hearing before the Grand Junction City Council, City Council finds that the [C-1 zone](#) district be established.

[The Planning Commission and City Council find that the C-1 zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.](#)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following parcel shall be zoned [Light Commercial \(C-1\)](#)

Lot 2, 31 Road Business Park, (Plat Book 12, Page 353) NE ¼ SE ¼, Section 9, T1S, R1E, U.M. Mesa County, Colorado

Introduced on first reading this [17th day of May, 2000](#).

PASSED and ADOPTED on second reading this _____ day of [June, 2000](#).

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Godby Annexation Nos. 1 & 2		
Meeting Date:	June 7, 2000		
Date Prepared:	May 23, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for acceptance of Petition and to Annex the Godby Annexation Nos. 1 & 2; located at the northwest corner of F ½ and 30 ½ Roads (3048 F ½ Road); File ANX-2000-063.

Summary: The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction. The annexation consists of one parcel of land and portions of F ½ Road. The application has been filed in conjunction with a minor subdivision request for two lots.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adoption of resolution accepting petition to annex; adoption on second reading of the ordinances to annex.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
--	-------------------------------------	----	--------------------------	-----	--------------	--

Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
-----------------------------	--------------------------	---------	-------------------------------------	----------------------	--------------------------	----------

BACKGROUND INFORMATION			
Location:		NW Corner F ½ & 30 ½ Road (3048 F ½ Rd)	
Applicants:		David Godby & Tracy Peeples	
Existing Land Use:		Single family home	
Proposed Land Use:		No change proposed	
<u>Surrounding Land Use:</u>	North	Single Family/Agricultural	
	South	Single Family/Agricultural	
	East	Single Family/Agricultural	
	West	<u>Single Family/Agricultural</u>	
Existing Zoning:		County AFT	
Proposed Zoning:		RSF-R & RSF-E	
<u>Surrounding Zoning:</u>	North	AFT (Mesa County) – 5 acre lots	
	South	AFT (Mesa County) – 5 acre lots	
	East	AFT (Mesa County) – 5 acre lots	
	West	AFT (Mesa County) – 5 acre lots	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes
		<input checked="" type="checkbox"/>	<input type="checkbox"/> No

ACTION REQUESTED: Adoption of resolution accepting petition to annex; adoption on second reading of the ordinances to annex.

Staff Analysis:

ACCEPTANCE OF THE ANNEXATION PETITION

Based upon the review of the annexation petition by staff and their knowledge of applicable state law, including the Municipal Annexation Act Pursuant to CRS 31-12-104, it is their professional opinion that the Godby Annexation Nos. 1 & 2 are eligible to be annexed because of compliance with the following:

- a. A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c. A community interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d. The area is or will be urbanized in the near future
- e. The area is capable of being integrated with the City;
- f. No land held in identical ownership is being divided by the proposed annexation; and
- g. No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

SECOND READING OF THE ANNEXATION ORDINANCE

The owner of the Godby Annexation Nos. 1 & 2 has signed a petition to annex pursuant to the 1998 Persigo Agreement. When annexed the petitioner proposes a two lot minor subdivision on a 9.3-acre parcel. The property owner has received Planning Commission approval of the minor subdivision.

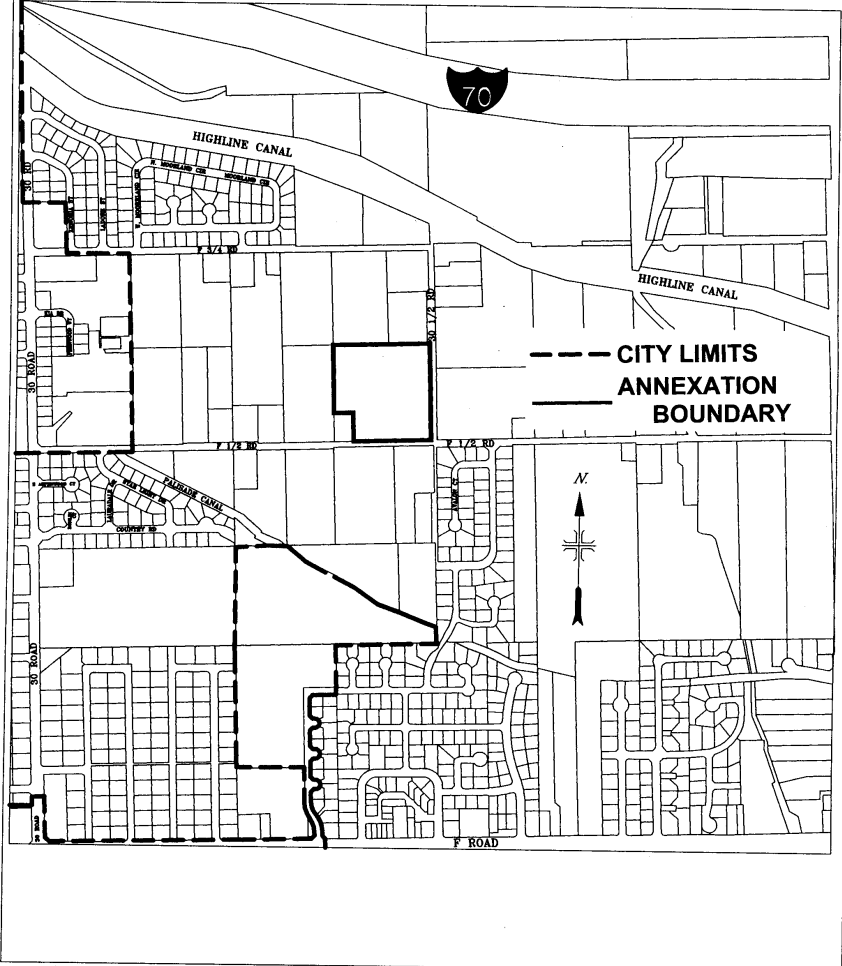
This annexation (Godby Annexation Nos. 1 & 2) consists of annexing one parcel. Total acreage included in the annexation is 10.11 acres which includes a portion of F ½ Road. Actual acreage of the property is 9.3 acres.

STAFF RECOMMENDATION: Approval of both requests.

ATTACHMENTS:

- A. annexation area map
- B. annexation map – Godby No. 1
- C. annexation map – Godby No. 2
- D. resolution - acceptance of petition
- E. annexation ordinance – Godby No. 1
- F. annexation ordinance – Godby No. 2

**GODBY ANNEXATIONS
NO. 1 & 2**



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-00

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS

GODBY ANNEXATION

A serial annexation comprising: Godby Annexation No. 1 and Godby Annexation No. 2 IS ELIGIBLE FOR ANNEXATION

LOCATED AT THE NORTHWEST CORNER OF F 1/2 AND 30 1/2 ROAD (3048 F 1/2 ROAD) AND INCLUDING PORTIONS OF THE F 1/2 ROAD RIGHTS-OF-WAY.

WHEREAS, on the 3rd day of May, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

GODBY ANNEXATION NO. 1

A parcel of land situate in the SW 1/4 and in the NW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the W 1/4 corner of Section 4; thence N 89°59'35" E along the east-west centerline of said Section 4 a distance of 660.40 feet to a point; thence leaving said east-west centerline N 00°09'27" W a distance of 5.00 feet to a point; thence N 89°59'35" E along a line 5.00 feet north of and parallel with the east-west centerline of said Section 4 a distance of 330.03 feet to a point; thence N 00°09'53" W a distance of 25.00 feet to a point; thence N 89°59'35" E along the north right of way line for F 1/2 Road a distance of 495.16 feet to a point; thence leaving said north right of way line S 00°10'34" E a distance of 25.00 feet to a point; thence N 89°59'35" E along a line 5.00 feet north of and parallel with the east-west centerline of said Section 4 a distance of 470.08 feet to a point; thence S 00°00'25" E a distance of 2.50 feet to a point; thence S 89°59'35" W along a line 2.50 feet north of and parallel with the east-west centerline of said Section 4 a distance of 1290.27 feet to a point; thence S 00°09'27" E a distance of 7.50 feet to a point; thence S 89°59'35" W along a line 5.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 115.98 feet to a point; thence S 00°26'18" E a distance of 5.00 feet to a point; thence S 89°59'35" W along a line 10.00 feet south of and parallel with the east-west centerline of said Section 4 a

distance of 549.45 feet to a point on the west line of the SW 1/4 of said Section 4; thence N 00°07'43" W along the west line of said SW 1/4 a distance of 10.00 feet to the point of beginning.

GODBY ANNEXATION NO.2

A parcel of land situate in the SW 1/4 and in the NW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 4; thence S 00°07'43" E along the west line of the SW 1/4 of said Section 4 a distance of 10.00 feet to the True Point of Beginning of the parcel described herein; thence N 89°59'35" E along a line 10.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 549.45 feet to a point; thence N 00°26'18" W a distance of 5.00 feet to a point; thence N 89°59'35" E along a line 5.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 115.98 feet to a point; thence N 00°09'27" W a distance of 7.50 feet to a point; thence N 89°59'35" E along a line 2.50 feet north of and parallel with the east-west centerline of said Section 4 a distance of 1440.52 feet to a point; thence N 00°11'46" W a distance of 207.50 feet to a point; thence S 89°59'35" W a distance of 125.00 feet to a point; thence N 00°11'46" W a distance of 446.13 feet to a point; thence S 89°59'35" E a distance of 660.18 feet to a point on the east line of the NW 1/4 of said Section 4; thence S 00°12'56" E along the north-south centerline of said Section 4 a distance of 655.97 feet to the C 1/4 corner of said Section 4; thence S 89°59'35" W along the east-west centerline of said Section 4 a distance of 660.33 feet to a point; thence leaving said east-west centerline S 00°07'45" E a distance of 33.00 feet to a point; thence S 89°59'35" W along the south right of way line for F 1/2 Road a distance of 510.33 feet to a point; thence leaving said south right of way line N 00°07'19" W a distance of 33.00 feet to a point on the east-west centerline of said Section 4; thence S 89°59'35" W along said east-west centerline a distance of 785.26 feet to a point; thence leaving said east-west centerline S 00°09'27" E a distance of 15.00 feet to a point; thence S 89°59'35" W along a line 15.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 135.93 feet to a point; thence S 00°26'18" E a distance of 18.00 feet to a point on the south right of way line for said F 1/2 Road; thence along the south right of way line for said F 1/2 Road the following 3 courses:

- 1) S 89°59'35" W a distance of 214.38 feet to a point;
- 2) N 00°00'25" W a distance of 3.00 feet to a point;
- 3) S 89°59'35" W a distance of 335.20 feet to a point on the west line of the SW 1/4 of said Section 4;

thence N 00°07'43" W along the west line of the SW 1/4 of said Section 4 a distance of 20.00 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 3rd day of May, 2000; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ___ day _____, 2000.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

GODBY ANNEXATION NO. 1

APPROXIMATELY 0.50 ACRES

LOCATED exclusively in the F ½ Road right-of-way east of 30 Road

WHEREAS, on the 3rd day of May, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 2000; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

GODBY ANNEXATION NO.1

A parcel of land situate in the SW 1/4 and in the NW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the W 1/4 corner of Section 4; thence N 89°59'35" E along the east-west centerline of said Section 4 a distance of 660.40 feet to a point; thence leaving said east-west centerline N 00°09'27" W a distance of 5.00 feet to a point; thence N 89°59'35" E along a line 5.00 feet north of and parallel with the east-west centerline of said Section 4 a distance of 330.03 feet to a point; thence N 00°09'53" W a distance of 25.00 feet to a point; thence N 89°59'35" E along the north right of way line for F 1/2 Road a distance of 495.16 feet to a point; thence leaving said north right of way line S

00°10'34" E a distance of 25.00 feet to a point; thence N 89°59'35" E along a line 5.00 feet north of and parallel with the east-west centerline of said Section 4 a distance of 470.08 feet to a point; thence S 00°00'25" E a distance of 2.50 feet to a point; thence S 89°59'35" W along a line 2.50 feet north of and parallel with the east-west centerline of said Section 4 a distance of 1290.27 feet to a point; thence S 00°09'27" E a distance of 7.50 feet to a point; thence S 89°59'35" W along a line 5.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 115.98 feet to a point; thence S 00°26'18" E a distance of 5.00 feet to a point; thence S 89°59'35" W along a line 10.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 549.45 feet to a point on the west line of the SW 1/4 of said Section 4; thence N 00°07'43" W along the west line of said SW 1/4 a distance of 10.00 feet to the point of beginning.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th [day May, 2000](#).

ADOPTED and ordered published this ____ day of _____, [2000](#).

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

GODBY ANNEXATION NO. 2

APPROXIMATELY 10.11 ACRES

LOCATED at the Northwest Corner of F ½ Road and 30 ½ Road, including portions of the F ½ Road and unplatted 30 ½ Road rights-of-way

WHEREAS, on the 3rd day of May, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 2000; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the property situate in Mesa County, Colorado, and described to wit:

GODBY ANNEXATION NO.2

A parcel of land situate in the SW 1/4 and in the NW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 4; thence S 00°07'43" E along the west line of the SW 1/4 of said Section 4 a distance of 10.00 feet to the True Point of Beginning of the parcel described herein; thence N 89°59'35" E along a line 10.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 549.45 feet to a point; thence N 00°26'18" W a distance of 5.00 feet to a point; thence N 89°59'35" E along a line 5.00 feet south of and parallel with the east-west centerline of said Section

4 a distance of 115.98 feet to a point; thence N 00°09'27" W a distance of 7.50 feet to a point; thence N 89°59'35" E along a line 2.50 feet north of and parallel with the east-west centerline of said Section 4 a distance of 1440.52 feet to a point; thence N 00°11'46" W a distance of 207.50 feet to a point; thence S 89°59'35" W a distance of 125.00 feet to a point; thence N 00°11'46" W a distance of 446.13 feet to a point; thence S 89°59'35" E a distance of 660.18 feet to a point on the east line of the NW 1/4 of said Section 4; thence S 00°12'56" E along the north-south centerline of said Section 4 a distance of 655.97 feet to the C 1/4 corner of said Section 4; thence S 89°59'35" W along the east-west centerline of said Section 4 a distance of 660.33 feet to a point; thence leaving said east-west centerline S 00°07'45" E a distance of 33.00 feet to a point; thence S 89°59'35" W along the south right of way line for F 1/2 Road a distance of 510.33 feet to a point; thence leaving said south right of way line N 00°07'19" W a distance of 33.00 feet to a point on the east-west centerline of said Section 4; thence S 89°59'35" W along said east-west centerline a distance of 785.26 feet to a point; thence leaving said east-west centerline S 00°09'27" E a distance of 15.00 feet to a point; thence S 89°59'35" W along a line 15.00 feet south of and parallel with the east-west centerline of said Section 4 a distance of 135.93 feet to a point; thence S 00°26'18" E a distance of 18.00 feet to a point on the south right of way line for said F 1/2 Road; thence along the south right of way line for said F 1/2 Road the following 3 courses:
4) S 89°59'35" W a distance of 214.38 feet to a point;
5) N 00°00'25" W a distance of 3.00 feet to a point;
6) S 89°59'35" W a distance of 335.20 feet to a point on the west line of the SW 1/4 of said Section 4;
thence N 00°07'43" W along the west line of the SW 1/4 of said Section 4 a distance of 20.00 feet to the point of beginning.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 17th [day May, 2000](#).

ADOPTED and ordered published this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk

Attach 14

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Godby Zone of Annexation		
Meeting Date:	June 7, 2000		
Date Prepared:	May 23, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of ordinance for Godby Annexation RSF-R and RSF-E; located at the northwest corner of F ½ and 30 ½ Roads (3048 F ½ Road); File ANX-2000-063.

Summary: The applicant proposes to annex a 9.3-acre parcel into the City of Grand Junction to allow for a two-lot minor subdivision. Requested zoning of RSF-R and RSF-E is in conformance with zoning in Airport Critical Zone, which transverses this property. At its May 9, 2000 hearing the Planning Commission recommended approval of this request.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adopt ordinance on second reading.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
--	---	----	--	-----	--------------	--

Placement on Agenda:		Consent	X	Indiv. Consideration	Workshop
-----------------------------	--	---------	---	----------------------	----------

BACKGROUND INFORMATION			
Location:		NW Corner F ½ & 30 ½ Road (3048 F ½ Rd)	
Applicants:		David Godby & Tracy Peeples	
Existing Land Use:		Single family home	
Proposed Land Use:		No change proposed	
Surrounding Land Use:	North	Single Family/Agricultural	
	South	Single Family/Agricultural	
	East	Single Family/Agricultural	
	West	Single Family/Agricultural	
Existing Zoning:		County AFT	
Proposed Zoning:		RSF-R & RSF-E	
Surrounding Zoning:	North	AFT (Mesa County) – 5 acre lots	
	South	AFT (Mesa County) – 5 acre lots	
	East	AFT (Mesa County) – 5 acre lots	
	West	AFT (Mesa County) – 5 acre lots	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Yes	No

Staff Analysis:

The 9.3-acre parcel encompassing Godby Minor Subdivision is predominantly located within the Airport Critical Zone. All but approximately 1 acre at the northwest corner of F ½ and 30 ½ Road is located in this overlay zone. The Zoning and Development Code prohibits a density of greater than one dwelling per 5 acres in the critical zone boundaries. For this reason the Godby Minor Subdivision and zone of annexation is configured to comply with the critical zone requirements.

Lot 1 is almost entirely located within the critical zone boundaries and is over 5 acres in size. This lot shall be rezoned RSF-R consistent with maximum densities allowed in Airport Critical Zones and consistent with the existing County zoning of AFT. Lot 2 is required to be at least 2.5 acres in size to maintain its non-urban character and allow sufficient area for a septic system. This lot is proposed to be rezoned to RSF-E, which has a two acre minimum lot size. Two homes existing on the site will remain, one on each lot.

At its May 9, 2000 hearing the Planning Commission found that the proposed RSF-R and RSF-E zoning meets the criteria established in Section 4-11 of the Grand Junction Zoning and Development Code as noted below:

Section 4-11

- A. Adverse impacts to the developed density of established neighborhoods shall be considered.** The property's location within the Airport Critical Zone requires a lower density on this parcel than is allowed under the Growth Plan designation. The proposed zone of annexation has almost negligible impacts on adjacent neighborhoods.

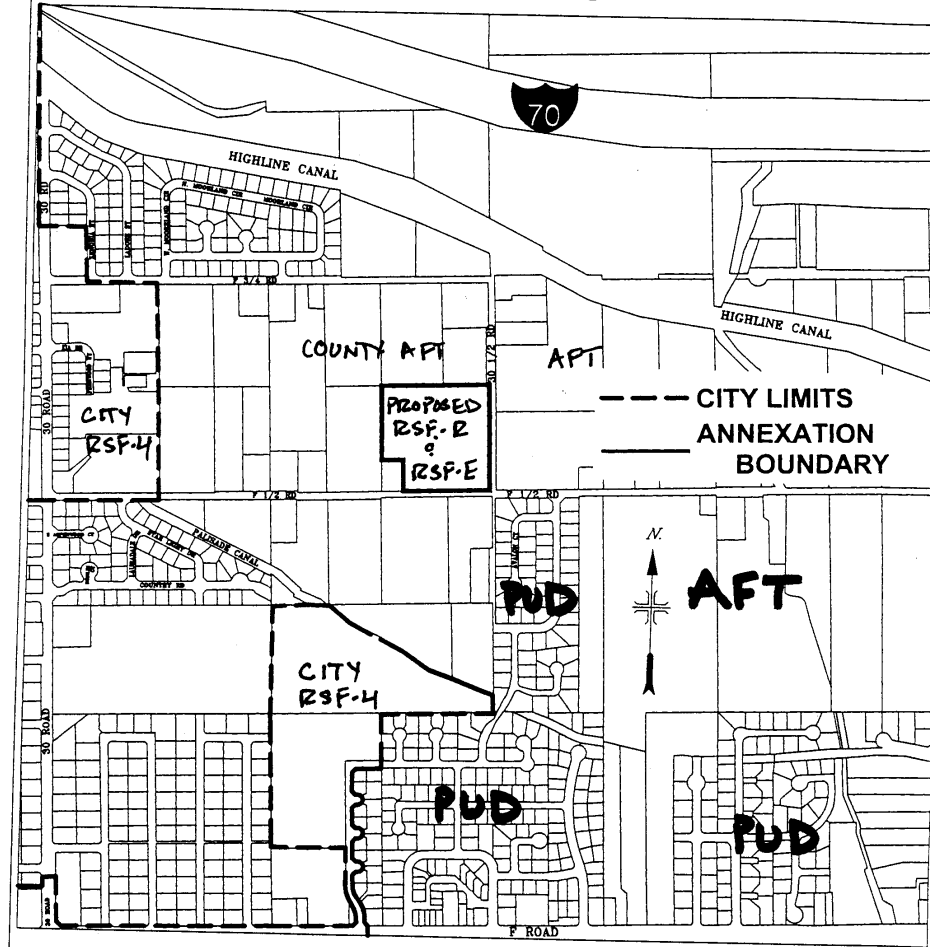
- B. The relationship of the property to the urban core area or to established subcores shall be considered.** This criterion applies to commercial development.

RECOMMENDATION: At its May 9, 2000 hearing the Planning Commission recommended approval of this request.

ATTACHMENTS:

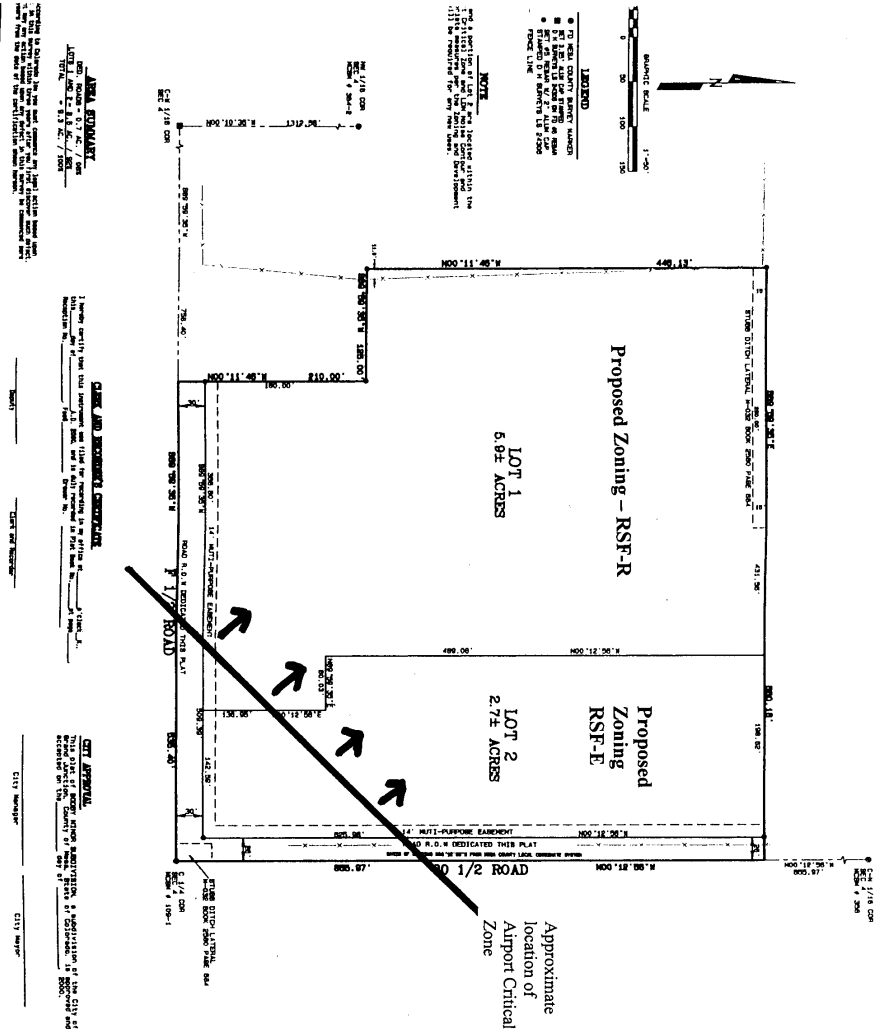
- A. area zoning map
- B. Godby Minor Subdivision & Airport Critical Zone boundaries
- C. Zone of Annexation ordinance

GODBY ANNEXATIONS NO. 1 & 2



GODBY MINOR SUBDIVISION

SE 1/4 SE 1/4 NW 1/4 SEC 4, T1S, R1E, U1M



LEGEND

- TO BE EXISTING
- TO BE DEMOLISHED
- TO BE ADDED
- TO BE RELOCATED
- TO BE DELETED
- TO BE MODIFIED

NOTE

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PLAN WITH THE UNDERSTANDING THAT THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

LEGAL DESCRIPTION

SECTION 4, T1S, R1E, U1M
 SE 1/4 SE 1/4 NW 1/4 SEC 4, T1S, R1E, U1M

CITY APPROVAL

1. I hereby certify that this subdivision and plan for recording is in full compliance with the provisions of the City of Tulsa Code, Chapter 15, and the provisions of the Oklahoma Constitution and the Oklahoma Statutes.

2. I hereby certify that this subdivision and plan for recording is in full compliance with the provisions of the City of Tulsa Code, Chapter 15, and the provisions of the Oklahoma Constitution and the Oklahoma Statutes.

CITY APPROVAL

1. I hereby certify that this subdivision and plan for recording is in full compliance with the provisions of the City of Tulsa Code, Chapter 15, and the provisions of the Oklahoma Constitution and the Oklahoma Statutes.

2. I hereby certify that this subdivision and plan for recording is in full compliance with the provisions of the City of Tulsa Code, Chapter 15, and the provisions of the Oklahoma Constitution and the Oklahoma Statutes.

OWNER'S STATEMENT

I, the undersigned, do hereby certify that the above described land is my own and that I am the owner of the same.

I hereby authorize the undersigned to execute and file this subdivision and plan for recording.

GODBY MINOR SUBDIVISION
 LOCATED IN THE
 SE 1/4 SE 1/4 NW 1/4 SEC 4, T1S, R1E, U1M
 D H SURVEYS INC.
 118 OKLAHOMA CITY
 (970) 345-8745

OWNER'S STATEMENT

I, the undersigned, do hereby certify that the above described land is my own and that I am the owner of the same.

I hereby authorize the undersigned to execute and file this subdivision and plan for recording.

GODBY MINOR SUBDIVISION
 LOCATED IN THE
 SE 1/4 SE 1/4 NW 1/4 SEC 4, T1S, R1E, U1M
 D H SURVEYS INC.
 118 OKLAHOMA CITY
 (970) 345-8745

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ZONING THE GODBY ANNEXATION TO RSF-R AND RSF-E, LOCATED AT THE
NORTHWEST CORNER OF F 1/2 AND 30 1/2 ROADS (3048 F 1/2 ROAD)**

Recitals.

The following property has been annexed to the City of Grand Junction as the Godby Annexation Nos. 1 and 2 and requires a zone of annexation.

The original application requested that the property be zoned from County AFT to RSF-R and RSF-2 (Residential rural with a density not to exceed one dwelling per five acres and Residential single family with a density not to exceed two dwellings per acre). The Planning Commission recommended that the zone of annexation be RSF-R for proposed Lot 1, Godby Minor Subdivision and RSF-E (Residential estate with a density not to exceed one dwelling per two acres) on proposed Lot 2.

The City of Grand Junction Growth Plan Future Land Use Map designates this area for Residential Medium Low-Density 2-4 dwelling units per acre. The location of the Airport Critical Zone on the property prevents zoning to this higher density.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 4-11 of Grand Junction Zoning and Development Code and recommended approval of this zone change to RSF-R and RSF-E at its May 9, 2000 hearing.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Council finds that the proposed Zone of Annexation meets the criteria as set forth in Section 4-11 of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from County AFT to City RSF-R and RSF-E:

Proposed Lot 1 – RSF-R

A parcel of land located in the SE 1/4 SE 1/4 NW 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a found Mesa County survey marker being the C 1/4 corner of said Section 4, the basis of bearing being N00°12'56"W along the east line of said SE 1/4 SE 1/4 NW 1/4 to another found Mesa County survey marker being the C-N 1/16 corner of

said Section 4; thence S89°59'35"W a distance of 535.40 feet, along the south line of said SE ¼ SE ¼ NW ¼;
thence N00°11'46"W a distance of 30.00 feet to the Point of Beginning;
thence N00°11'46"W a distance of 180.00 feet;
thence S89°59'35"W a distance of 125.00 feet;
thence N00°11'46"W a distance of 446.13 feet to the north line of said SE ¼ SE ¼ NW ¼;
thence S89°59'35"E a distance of 431.56 feet along said north line;
thence S00°12'56"E a distance of 489.08 feet;
thence N89°59'35"E a distance of 75.03 feet;
thence S00°12'56"E a distance of 136.95 feet;
thence S89°59'35"W a distance of 381.40 feet to the Point of Beginning:
Said parcel contains 5.9 acres more or less.

Proposed Lot 2 – RSF-E

A parcel of land located in the SE ¼ SE ¼ NW ¼ of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at a found Mesa County survey marker being the C ¼ corner of said Section 4, the basis of bearing being N00°12'56"W along the east line of said SE ¼ SE ¼ NW ¼ to another found Mesa County survey marker being the C-N 1/16 corner of said Section 4;
thence N00°12'56"W a distance of 30.00 feet along said east line;
thence S89°59'35"W a distance of 26.00 feet to the Point of Beginning;
thence S89°59'35"W a distance of 127.59 feet;
thence N00°12'56"E a distance of 136.95 feet;
thence S89°59'35"W a distance of 75.03 feet;
thence N00°12'56"W a distance of 489.08 feet to the north line of said SE ¼ SE ¼ NW ¼;
thence S89°59'35"E a distance of 198.62 feet along said north line;
thence S00°12'56"E a distance of 625.98 feet to the Point of Beginning:
Said parcel contains 2.7 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of May, 2000.

PASSED on SECOND READING this day of 2000.

ATTEST:

City Clerk

President of City Council

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Godby Minor Subdivision – Sewer & Fire Hydrant Waiver		
Meeting Date:	June 7, 2000		
Date Prepared:	May 23, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Waiver of sewer and fire hydrant requirement for Godby Minor Subdivision; located at the northwest corner of F ½ and 30 ½ Roads (3048 F ½ Road); File ANX-2000-063.

Summary: The applicant requests to waive the requirement to provide sewer and a fire hydrant for the Godby Minor Subdivision. At its May 9, 2000 hearing the Planning Commission recommended approval of this request.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Decision on request.

Citizen Presentation:	<input checked="" type="checkbox"/>	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:	
--	-------------------------------------	----	--	-----	--------------	--

Placement on Agenda:		Consent	<input checked="" type="checkbox"/>	Indiv. Consideration		Workshop
-----------------------------	--	---------	-------------------------------------	----------------------	--	----------

BACKGROUND INFORMATION			
Location:		NW Corner F ½ & 30 ½ Road (3048 F ½ Rd)	
Applicants:		David Godby & Tracy Peeples	
Existing Land Use:		Single family home	
Proposed Land Use:		No change proposed	
Surrounding Land Use:	North	Single Family/Agricultural	
	South	Single Family/Agricultural	
	East	Single Family/Agricultural	
	West	Single Family/Agricultural	
Existing Zoning:		County AFT	
Proposed Zoning:		RSF-R & RSF-E	
Surrounding Zoning:	North	AFT (Mesa County) – 5 acre lots	
	South	AFT (Mesa County) – 5 acre lots	
	East	AFT (Mesa County) – 5 acre lots	
	West	AFT (Mesa County) – 5 acre lots	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff Analysis:

The Godby Minor Subdivision is a 9.3-acre parcel proposed to be divided into two lots. Its location within the boundaries of the Airport Critical Zone prevents it from being subdivided further. The minor subdivision triggers the need for sewer and a fire hydrant. Sewer is not located within 400 feet of the parcel so staff and the Central Grand Valley Sanitation District are supportive of a waiver of the sewer requirement. Both lots have homes on them and are of ample size to allow for additional septic systems if the existing systems were to fail.

Domestic water is available to the site from Clifton Water facilities. A 16-inch water line along F ½ Road is adequate for the installation of a fire hydrant, but Clifton Water estimates that the cost of the hydrant would exceed \$10,000. Since both homes are existing on the parcel the City Fire Department is supportive of a waiver of the fire hydrant requirement as long as a fire suppression system is installed in a new structure if the mobile home was to be removed and a new structure built.

The Planning Commission required that a note be placed on the plat requiring a fire suppression system in any new residential structure on either lot unless a fire hydrant is installed on adjacent properties within 250 feet in the meantime.

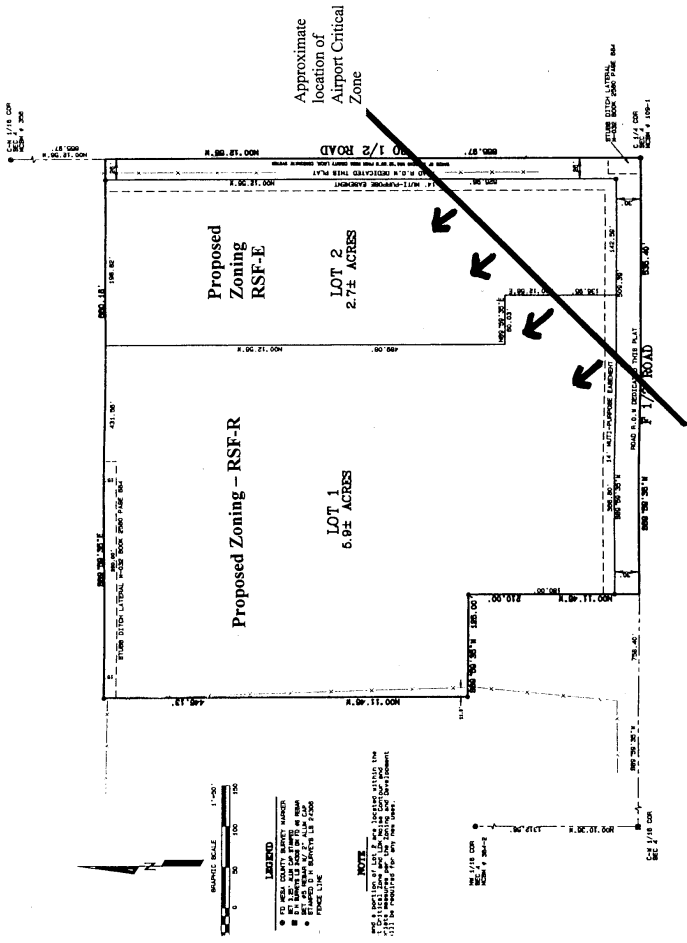
RECOMMENDATION: At its May 9, 2000 hearing the Planning Commission recommended approval of this request.

ATTACHMENTS:

- A. Godby Minor Subdivision & Airport Critical Zone boundaries map
- B. Review agency comments – Central Grand Valley Sewer
- C. Review agency comments – Clifton Water

GODBY MINOR SUBDIVISION

SE 1/4 SE 1/4 NW 1/4 SEC 4, T1S, R1E, U1M



NOTES:

1. THIS SUBDIVISION IS BEING SUBMITTED TO THE CITY OF DENVER FOR REVIEW AND APPROVAL.
2. THE CITY OF DENVER HAS REVIEWED THIS SUBDIVISION AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF DENVER ZONING ORDINANCE.
3. THE CITY OF DENVER HAS REVIEWED THIS SUBDIVISION AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF DENVER SUBDIVISION ACT.
4. THE CITY OF DENVER HAS REVIEWED THIS SUBDIVISION AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF DENVER PLANNING AND DEVELOPMENT DEPARTMENT REGULATIONS.
5. THE CITY OF DENVER HAS REVIEWED THIS SUBDIVISION AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF DENVER PLANNING AND DEVELOPMENT DEPARTMENT REGULATIONS.

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

STATE OF COLORADO
COUNTY OF DENVER
PLAT NO. 111111
FILED FOR RECORD AND OFFICIAL USE
DATE OF RECORDING
BY

GODBY MINOR SUBDIVISION
SE 1/4 SE 1/4 NW 1/4 SEC 4, T1S, R1E, U1M
MESA COUNTY, COLORADO
D H SURVEYS INC.
118 GURRAY AVE - GRAND JUNCTION, CO.
(970) 243-2749

CITY APPROVAL
 THIS PLAN OF SUBDIVISION IS IN CONFORMANCE WITH THE CITY OF DENVER ZONING ORDINANCE AND THE CITY OF DENVER SUBDIVISION ACT.

CITY APPROVAL
 THIS PLAN OF SUBDIVISION IS IN CONFORMANCE WITH THE CITY OF DENVER ZONING ORDINANCE AND THE CITY OF DENVER SUBDIVISION ACT.

CITY APPROVAL
 THIS PLAN OF SUBDIVISION IS IN CONFORMANCE WITH THE CITY OF DENVER ZONING ORDINANCE AND THE CITY OF DENVER SUBDIVISION ACT.



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. AVX-2000-003

Petitioner Please Fill In:

Review Agency
Central/Val. Sanitation Dist

Petitioner Please Fill In:

PROPOSAL Minor Subdivision
LOCATION 30 1/2 & F 1/2
ENGINEER/REPRESENTATIVE _____
Mike McQuinn's
PETITIONER David Godby
ADDRESS 3048 F 1/2 Rd
PHONE NO 434-5668

Return to Community Development Dept By 4-14-00

Staff Planner Bill/Trena

COMMENTS - For Review Agency Use Only

The proposed Godby Minor Subdivision is currently located outside the boundaries of the Central Grand Valley Sanitation District. Sewer service is currently not provided to the property and, as such, the District has no objections to the proposed Minor Subdivision. If sewer service is requested in the future, it will be necessary for the petitioner to request inclusion into the District, and extend a sewer main along F 1/2 Road from either the Faircloud Subdivision to the west or the Stonegate Subdivision to the east.

RECEIVED GRAND VALLEY SANITATION DISTRICT
APR 14 2000
AP

Use Additional Sheets If Necessary And Refer To-File Number

REVIEWED BY Stephen T. LaBonde
cc: Trena Polzin, CGVSD

PHONE (970)241-7076

DATE 4/12/00



REVIEW AGENCY COVER SHEET

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970)244-1430

FILE NO. AX-2000-063

Petitioner Please Fill In:

Review Agency
Clifton Water

Petitioner Please Fill In:

PROPOSAL Major Subdivision
LOCATION 30 1/2 & E 1/2
ENGINEER/REPRESENTATIVE Mike McQuinn
PETITIONER David Godby
ADDRESS 3048 E 1/2 Rd
PHONE NO 434-5668

Return to Community Development Dept By 4-14-00

Staff Planner Bill / Tricia

COMMENTS - For Review Agency Use Only

Clifton Water District can provide domestic water to the proposed new lot. The owner will be responsible for purchasing a water tap at the rates in place at the time of purchase. Owner will be responsible for any additional extraordinary costs imposed

by Mesa County Road & Bridge or Engineering Departments.

A 'rumor' presented to the District today indicates the City may impose on the owner the need to install a fire hydrant at the intersection corner. The District does not

feel the need is there with other hydrants in the vicinity. The District will not

incur any costs if the city forces the hydrant on the owner as a contingency for property splitting. That cost will be the sole responsibility of the owner. A rough estimate of costs places the cost to install the hydrant on the 16" line at about \$12,000.00 (includes but not limited to fire line tap fee, hydrant cost and installation,

specialty out of town vendor to 'tap' line, traffic control on year round bus route, road repairs and repaving as per Mesa County, etc.).

REC'D APR 14 2000 [Signature]

Use Additional Sheets If Necessary And Refer To File Number

REVIEWED BY [Signature] David Reinertsen, Asst. Manager

PHONE 434-7328

DATE 04/14/00

Attach 16

RESOLUTION NO. 56-00

APPOINTING DAVID A. VARLEY AS CITY MANAGER

RECITALS. On June 7, 2000 the City Council named David A. Varley Acting City Manager. Mr. Varley will assume the position of City Manager on July 8, 2000 following the resignation of Mark K. Achen on July 7, 2000.

Mr. Varley will serve as the interim City Manager until such time as a permanent replacement for Mr. Achen is named.

BE IT RESOLVED THAT DAVID A. VARLEY IS APPOINTED AS INTERIM CITY MANAGER FOR THE CITY OF GRAND JUNCTION.

Passed and adopted this 7th day of June, 2000.

President of the Council

Attest:

City Clerk