

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

WEDNESDAY, JULY 5, 2000, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Steve Johnson
Living Hope Evangelical Free Church

PROCLAMATIONS / RECOGNITIONS

RESOLUTION NO. 65-00 - A RESOLUTION DESIGNATING A CERTAIN TRAIL ON THE GRAND MESA AS "MARK'S TRAIL" [Attach 1](#)

PROCLAMATION DECLARING JULY 5, 2000 AS "GET MOO-VING WITH MILK DAY" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING JULY 26, 2000 AS "CELEBRATE THE AMERICANS WITH DISABILITIES ACT DAY" IN THE CITY OF GRAND JUNCTION

APPOINTMENT CERTIFICATES

PRESENTATION OF CERTIFICATES TO NEWLY APPOINTED COMMISSION ON ARTS AND CULTURE MEMBERS

CITIZEN COMMENTS

* * * CONSENT CALENDAR * * *

1. **Minutes of Previous Meeting** [Attach 2](#)

Action: Approve the Minutes of the Regular Meeting June 21, 2000

2. **FAA Grant Agreement and Supplemental Co-Sponsorship for Rehabilitation of East Air Carrier Apron** [Attach 3](#)

The Walker Field Airport Authority has applied for an FAA Airport Improvement Program Grant, AIP-20, to help fund improvements to the airfield in 2000. This is an AIP grant with FAA picking up \$622,000 of the total project cost. The State of Colorado is picking up \$75,000 and the Airport Authority is picking up \$69,000 through Authority Funds. No additional funding is being asked for from either the City of Grand Junction or the County of Mesa for this project. This Grant Agreement is the final step in securing Federal funds.

Action: Approve the Grant Agreement and Supplemental Co-Sponsorship Agreement for AIP-20 with the Federal Aviation Administration

Staff presentation: Daniel L. Reynolds, Airport Authority

3. **FAA Grant Agreement and Supplemental Co-Sponsorship for Airport Layout Plan Update** [Attach 4](#)

The Walker Field Airport Authority has applied for an FAA Airport Improvement Program Grant, AIP-21, to help fund the update of the Airport Layout Plan in 2000. This is an AIP grant with FAA picking up \$106,833 of the total project cost and the Airport Authority is picking up the remainder of \$11,870, using Authority Funds. No additional funding is being asked for from either the City of Grand Junction or the County of Mesa for this project. This Grant Agreement is the final step in securing Federal funds.

Action: Approve the Grant Agreement and Supplemental Co-Sponsorship Agreement for AIP-21 with the Federal Aviation Administration

Staff presentation: Daniel L. Reynolds, Airport Authority

4. **Visitor and Convention Bureau Special Events Funding** [Attach 5](#)

Four applications for Special Events funding were received by the June 6 deadline. The VCB Board recommends funding the following events:

Grand Junction Air Show	\$8,500
Fruita Fall Festival	\$3,500 maximum
(VCB will match City of Fruita contributions up to \$3,500)	

Action: Approve the Recommended VCB Special Events Funding to a Maximum of \$12,000

Staff presentation: Debbie Kovalik, VCB Executive Director

5. **Amending the Signatories on the City's Bank Accounts** [Attach 6](#)

Due to the retirement of City Manager Mark Achen, the authorized signatories on the Alpine Bank accounts needs to be revised. Approval of the resolution will authorize a change removing Mark Achen and adding David Varley as a signatory on the Payroll and Accounts Payable clearing accounts.

Resolution No. 66-00 - A Resolution Amending Resolution No. 2-99, Passed and Adopted by City Council on January 6, 1999 that Modified Section (d) of Resolution No. 69-98 Relative to Authorized Signatures

*Action: Adopt Resolution No.66-00

Staff presentation: Ron Lappi, Administrative Services Director

6. **Columbine Park Parking Lot Renovation Project** [Attach 7](#)

The work includes adding new concrete barrier curbing, installation of new walks, installation of an asphalt overlayment in the existing parking lot, installation of new parking lot lighting, irrigation, and shrub/tree plantings.

The following bids were received:

M.A. Concrete Construction, Inc.	\$144,016.88
G & G Paving, Inc.	\$173,519.04
Elam Construction, Inc.	\$178,136.80
Precision Paving and Construction, Inc.	\$198,739.34

Action: Award Contract for Columbine Park Parking Lot Renovation Project, to M.A. Concrete Construction, Inc. in the Amount of \$144,016.88

Staff presentation: Don Hobbs, Assistant Director, Parks & Recreation
Ron Watkins, Purchasing Manager

7. **Sole Source Procurement of Pavement Management Data Collection** [Attach 8](#)

Staff is requesting authorization for the City Manager to sign a contract between the City and Stantec Consulting Ltd./Inc. to provide professional services to the Public Works Department for field testing/data collection, sectional database update, verification, project management, editing the condition data and calculation of the present status of the street network. The amount of the contract is not to exceed \$39,500.

Action: Authorize the City Manager to Sign the Contract with Stantec Consulting LTD./Inc. in an Amount Not to Exceed \$39,500

Staff presentation: Tim Moore, Public Works Manager
Ron Watkins, Purchasing Manager

8. **FY2001 Unified Planning Work Program (UPWP) for the Grand Junction/ Mesa County Metropolitan Planning Organization** [Attach 9](#)

The Metropolitan Planning Organization (MPO) seeks approval of the FY 2001 Unified Planning Work Program (UPWP) to continue transportation planning activities on behalf of the City and the County under the previously approved

multi-year contract (Nov. 14, 1996) with the Colorado Dept. of Transportation (CDOT). A local match of \$11,423 is required.

Resolution No. 67-00 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of the Fiscal Year 2001 Unified Planning Work Program

**Action: Adopt Resolution No. 67-00*

Staff presentation: Tim Moore, Public Works Manager

9. **Amendments to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2000 Transportation Improvement Plan (TIP)** [Attach 10](#)

Staff from the City of Grand Junction, Mesa County and CDOT Region 3 have been consulted and concur with all the proposed amendments. All local funding changes have been made under separate budgets in City & County Public Works, as well as in CDOT Region 3's Engineering budget. Authority is granted to the MPO for TIP amendments under Section F, paragraphs 2a, 2b and 2c of the Grand Junction Urbanized Area Memorandum of Agreement dated July 2, 1984.

Resolution No. 68-00 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Administrative Amendments to the Fiscal Year 2000 Transportation Improvement Program

**Action: Adopt Resolution No. 68-00*

Staff presentation: Tim Moore, Public Works Manager

10. **Setting a Hearing on Assessments for Sanitary Sewer Improvement District No. SS-43-99** [Attach 11](#)

Sanitary sewer facilities have been installed as petitioned by and for the special benefit of seven properties located in the vicinity of Marsh Lane and North 12th Street. The proposed ordinance would levy assessments in the amount of \$11,883.97 upon each of the seven benefiting parcels. A public hearing and second reading of the proposed ordinance will be conducted by the City Council on August 2, 2000.

Proposed Ordinance Approving the Assessable Cost of the Improvements Made in and for Sanitary Sewer Improvement District No. SS-43-99, in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said District; Assessing the Share of Said Cost against Each Lot or Tract of Land or Other Real Estate in Said

District; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 2, 2000

Staff presentation: Tim Woodmansee, Real Estate Manager

11. **25 1/2 Road and Eisenhower Street Connection**

[Attach 12](#)

The following bids were received June 19, 2000:

<u>Contractor</u>	<u>From</u>	Bid Amount
G&G Paving	Grand Junction	\$62,778.00
Bogue Construction	Fruita	\$63,164.80
Martinez Western	Rifle	\$63,437.88
Elam Construction	Grand Junction	\$66,948.30
Skyline Contracting	Grand Junction	\$68,228.25
M.A. Concrete Construction	Grand Junction	\$68,557.50
United Companies	Grand Junction	\$72,385.80
Vista Paving	Grand Junction	\$92,109.62
Engineer's Estimate		\$67,641.75

Action: Award Contract for 25½ Road and Eisenhaur Street Connection to G&G Paving in the Amount of \$62,778

Staff presentation: Tim Moore, Public Works Manager

12. **Sale of Land to the Grand Junction Housing Authority**

[Attach 13](#)

The Housing Authority has submitted a contract offering to purchase the subject property for the sum of \$25,000. The property consists of 8 city lots (approximately 25,000 square feet of vacant land) on the north side of Pitkin Avenue between 10th Street and 11th Street.

Resolution No. 69-00 – A Resolution Authorizing the Acceptance of an Offer to Sell to the Grand Junction Housing Authority Lots 19 Through 26, Block 134 of The City of Grand Junction

**Action: Adopt Resolution No. 69-00*

Staff presentation: Tim Woodmansee, Real Estate Manager

13. **Setting a Hearing on Rezoning the Scariano/Williams Property Located Between 428 Ridgewood Lane and Monument Little League Ball Fields from RMF-12 to CSR** [File #RZ-2000-094] [Attach 14](#)

The City of Grand Junction, representing the owner, proposes to rezone a 1.86-acre parcel from RMF-12 to CSR (Community Services & Recreation). The parcel is located between 428 Ridgewood Lane to the east and Monument Little League ball fields to the west. The CSR zone district is proposed because the parcel is landlocked and serves as a buffer between the two uses. At its June 13, 2000 hearing the Planning Commission recommended approval of this rezone request.

Proposed Ordinance Zoning a Landlocked Parcel from RMF-12 to CSR, Located West of 428 Ridgewood Lane

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 19, 2000

Staff presentation: Bill Nebeker, Senior Planner

14. **Notice of Intent to Annex G Road North Enclave Located North of G Road between 25 1/2 Road and 26 1/2 Road** [File #ANX-2000-114] [Attach 15](#)

The 274-acre G Road North Enclave Annexation area consists of 73 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. 70-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as the G Road North Enclave, Located Generally between 25½ Road and 26½ Road and North of G Road and South of H Road, but Including One Property North of H Road, and Including but Not Limited to All or a Portion of the Following Rights-of-Way: 25½ Road, 26 Road, G Road, 26½ Road, G½ Road, Elvira Drive, Partridge Court, Kelly Drive, Clarkdell Court, Cottonwood Drive, Lujan Circle and Interstate-70, Consisting of approximately 274 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

**Action: Adopt Resolution No. 70-00*

Staff presentation: Dave Thornton, Principal Planner

15. **Notice of Intent to Annex Chamblee/Boydston Enclave Located at 714 and 720 24 1/2 Road** [File #ANX-2000-115] [Attach 16](#)

The 9.60-acre Chamblee/Boydston 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. 71-00 – A Resolution of the City of Grand Junction Giving Notice That a Tract of Land Known as the Chamblee/Boydston Enclave, Located at 714 and 720 24½ Road, Consisting of Approximately 9.60 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

**Action: Adopt Resolution No. 71-00*

Staff presentation: Dave Thornton, Principal Planner

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

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

16. **Public Hearing - Annexing the G Road South Enclave, Located between 25 1/2 Road and 26 1/2 Road between G Road and F Road, with a Portion Extending East of 26 1/2 Road Near Round Hill Drive and Horizon Drive**
[File #ANX-2000-087] [Attach 17](#)

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.

Ordinance No. 3264 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, G Road South Enclave Annexation, Located Generally between 25½ Road and 26½ Road and North of Patterson (F) Road and South of G Road and Including a Portion of Land Extending East of 26½ Road near Round Hill Drive and Horizon Drive, and Including but Not Limited to All or a Portion of the Following Rights-of-Way: Fruitridge Drive, Meander Drive, Music Lane, Music Court, Braemar Circle, Fletcher Lane, F½ Road, Young Street, Young Court, Galley Lane, F¾ Road, 26 Road, Knoll Ridge Lane, Glen Caro Drive, Cloverdale Drive, Stepside Drive, Myrtle Lane, Dahlia Drive, Larkspur Drive, Crest Ridge Drive, G Road, 26½ Road, and Horizon Drive, Consisting of Approximately 383.71 Acres

**Action: Adopt Ordinance No. 3264 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

17. **Public Hearing - Zoning G Road South Enclave Annexation to RSF-R, RSF-1 and RSF-2, Located between 25 1/2 Road and 26 1/2 Road between G Road and F Road, with a Portion Extending East of 26 1/2 Road Near Round Hill Drive and Horizon Drive** [File #ANX-2000-087] [Attach 18](#)

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 requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties. Request for approval of zoning for approximately 383.71 acres from County RSF-R, RSF-1 and PUD to City RSF-R (Residential Single Family 1 unit/5 acres), RSF-1 (Residential Single Family 1 unit/acre) and RSF-2 (Residential Single Family 2 units/acre) zone districts.

Ordinance No. 3265 – An Ordinance Zoning the G Road South Enclave Annexation RSF-R, RSF-1 and RSF-2 Located between 25½ Road and 26½ Road and between G Road and F Road

**Action: Adopt Ordinance No. 3265 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

18. **Public Hearing - Annexing the Clark/Wilson Enclave, Located at 2522 and 2524 F 1/2 Road** [File #ANX-2000-088] [Attach 19](#)

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.

Ordinance No. 3266 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado – Clark/Wilson Enclave Annexation Located at 2522 and 2524 F½ Road and Including a Portion of the F½ Road Right-of-Way, Consisting of Approximately 4.85 Acres

**Action: Adopt Ordinance No. 3266 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

19. **Public Hearing - Zoning the Clark/Wilson Enclave Annexation to RSF-R, Located at 2522 and 2524 F 1/2 Road** [File #ANX-2000-088] [Attach 20](#)

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 requires the City to zone newly annexed areas within 90 days of the annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties.

Ordinance No. 3267 - An Ordinance Zoning the Clark/Wilson Enclave Annexation to RSF-R Located at 2522 and 2524 F½ Road

**Action: Adopt Ordinance No. 3267 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

20. **Public Hearing - Annexing the Sutton/Rickerd Enclave, Located at 2543 G Road and 689 25 1/2 Road** [File #ANX-2000-089] [Attach 21](#)

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.

Ordinance No. 3268 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado - Sutton/Rickerd Enclave Annexation Located at 2543 G Road and 689 25½ Road and Including a Portion of the G Road and 25½ Road Rights-of-Way, Consisting of Approximately 5.73 Acres

**Action: Adopt Ordinance No. 3268 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

21. **Public Hearing - Zoning Sutton/Rickerd Enclave Annexation to RSF-R, Located at 2543 G Road and 689 25 1/2 Road** [File #ANX-2000-089] [Attach 22](#)

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 requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties. Request for approval of zoning for approximately 5.73 acres from County RSF-R to City RSF-R (Residential Single Family 1 unit/5 acres) zone district.

Ordinance No. 3269 – An Ordinance Zoning Sutton/Rickerd Enclave Annexation RSF-R, Located at 2543 G Road and 689 25½ Road

**Action: Adopt Ordinance No. 3269 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

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

[Attach 23](#)

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.

Ordinance No. 3270 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado - P.S. Substation Enclave Annexation Located at the Southwest Corner of 25½ Road and F½ Road, Consisting of Approximately 2.13 Acres

**Action: Adopt Ordinance No. 3270 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

23. **Public Hearing - Zoning the P.S. Substation Enclave Annexation to I-O, Located at the Southwest Corner of 25 1/2 Road and F 1/2 Road**

[File #ANX-2000-090]

[Attach 24](#)

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 requires a City to zone newly annexed areas within 90 days of annexation. Request for approval of zoning for approximately 2.13 acres from County PI to City I-O (Industrial Office Park) zone district.

Ordinance No. 3271 – An Ordinance Zoning P.S. Substation Enclave Annexation to I-O (Industrial Office Park), Located at the Southwest Corner of 25½ Road and F½ Road

**Action: Adopt Ordinance No. 3271 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

24. **Public Hearing - Annexing the Puckett Enclave, Located at 2563 F 1/2 Road**
[File #ANX-2000-091]

[Attach 25](#)

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.

Ordinance No. 3272 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado - Puckett Enclave Annexation Located at 2563 F½ Road and Including a Portion of the F½ Road Right-of-Way, Consisting of Approximately 1.00 Acre

**Action: Adopt Ordinance No. 3272 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

25. **Public Hearing - Zoning the Puckett Enclave Annexation to RSF-R, Located at 2563 F 1/2 Road** [File #ANX-2000-091] [Attach 26](#)

The 1.00-acre Puckett Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction city limits. State law requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties. Request for approval of the zoning for approximately 1.00 acre from County RSF-R to City RSF-R (Residential Single Family 1 unit/5 acres) zone district.

Ordinance No. 3273 – An Ordinance Zoning the Puckett Enclave Annexation to RSF-R, Located at 2563 F ½ Road

**Action: Adopt Ordinance No. 3273 on Second Reading*

Staff presentation: Dave Thornton, Principal Planner

26. **Public Hearing - Rezoning The Legends Subdivision from RSF-5 to PD, Located at the Southeast Corner of 28 1/2 Road and Patterson Road** [File #RZP-2000-067] [Attach 27](#)

The Planning Commission at the hearing of June 13, 2000, recommended that the City Council rezone The Legends Subdivision to the PD district. The rezone area is comprised of approximately 35 acres. The site will ultimately be developed with 178 residential dwelling units comprised of a mix of single family detached, single family attached and four-unit condominium structures.

Ordinance No. 3274 – An Ordinance Zoning Two Parcels of Land Located South of Patterson Road and East of 28 ½ Road to PD (The Legends Subdivision)

**Action: Adopt Ordinance No. 3274 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor

27. **Public Hearing - Amending Ordinance No. 3220 Concerning the Salary of the City Manager** [Attach 28](#)

Mark Achen is retiring effective July 7, 2000. The City Council appointed David Varley as interim City Manager by Resolution. Since the City Manager's salary is set by ordinance, the proposed ordinance sets that amount for David Varley at \$93,786 per year, prorated appropriately.

Ordinance No. 3275 – An Ordinance Amending Ordinance 3220 Concerning the Salary of the City Manager

**Action: Adopt Ordinance No. 3275 on Second Reading*

Staff presentation: John Shaver, Assistant City Attorney

28. **NON-SCHEDULED CITIZENS & VISITORS**

29. **OTHER BUSINESS**

30.*** **EXECUTIVE SESSION** to Discuss Personnel

31. **ADJOURNMENT**

Attach 1

RESOLUTION No. 65-00

A Resolution Designating a Certain Trail on the Grand Mesa as "Mark's Trail"

Recitals

Each community has its unique blessings. Grand Junction is blessed with the beauty and production of the Grand Valley, the timeless Colorado River, our scenic Monument, Bookcliffs and the Grand Mesa. Increasingly, our incredible vistas, intriguing weather, hardy and resourceful people with a strong individualistic bent draw others to enjoy this piece of "God's country."

Less obvious than our scenery is the well-run central City, its energies and accomplishments enabled by the City's manager and "his" now over 500 employees. This City and its citizens have been blessed with the intellect, charisma, drive and financial acumen of our long-time City Manager, Mark Achen. Mark came in 1984 when the Valley was at a depressed low and leaves as one of his legacies the City's innovative and highly successful financial planning and budgeting. We are privileged to have had him as our City Manager. We will be well-served for years to come with the financial innovations he has helped to instill, which will be instrumental in keeping this City on the road to prosperity.

While part of Mark has been enmeshed in policies, numbers and problem solving, he has gained much of his energy from his mornings of speed walking. Once one has seen this focused man with this focused style of morning exercise, it is easy to also imagine him tackling with ease the mountains and canyons of the West and Colorado's "Fourteeners." Mark has climbed many of Colorado's tallest mountains with the same relentless focus and joy he has brought to the City.

Mark was intimately involved in the City's 1989 and 1990 acquisition of the Sommerville Ranch, with its own unique vistas and challenging trails off the west end of the Grand Mesa. We choose to commemorate, celebrate and remember this fine public servant by naming for him one of the routes from this mountain, leading towards our City.

Thank you, Mark Achen.

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

Effective July 8, 2000, that trail described below, and shown graphically on the attached map, shall hereafter be affectionately known as Mark's Trail, in appreciation for the

many wonderful years of service of Mark Kennedy Achen, City Manager of the City of Grand Junction from May 14, 1984 to July 7, 2000.

Adopted this 5th day of July, 2000.

Mayor Gene Kinsey

Attest:

City Clerk Stephanie Nye

Description of Mark's Trail
Part of City Council Resolution No. 65-00

The high end of the trail begins on the City's Somerville Ranch at the KJCT television tower site, on the western rim of the Grand Mesa.

The trail heads north about 1/2 mile, along the rim of the Grand Mesa, to the log fence trailhead at Palisade Point, then descending westerly off the rim to the Kruzen Springs area.

The next leg is southerly for about one mile on the "bench" portion of the City's Somerville Ranch on an old "jeep" trail to the boundary of the Grand Mesa National Forest boundary near Whiskers Pond.

Traveling approximately 3/4 of a mile within the National Forest, the trail intersects with the existing Whitewater Creek Basin trail, at Whitewater Creek.

Mark's Trail continues along Whitewater Creek on what is also known as the USFS Whitewater Creek Basin Trail 1.5 miles to the fence and gate at another boundary of the Grand Mesa National Forest boundary.

The trail continues on BLM land for approximately two miles near the normally dry bed of Whitewater Creek, this stretch ends at the City's Somerville Ranch "home place," in Section 14. Then it proceeds westerly 2.5 miles along Whitewater Creek to the intersection of Whitewater Creek and Whitewater Creek Road.

Mark's Trail is approximately 9.5 miles long.

Attach 2

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

June 21, 2000

The City Council of the City of Grand Junction, Colorado, convened into regular session the 21st day of June, 2000, at 7:32 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 City Clerk Stephanie Nye.

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 Joe Jones, Redlands Pentecostal Church of God.

PROCLAMATION DECLARING JULY, 2000, AS "PARKS AND RECREATION MONTH" IN THE CITY OF GRAND JUNCTION

APPOINTMENT TO THE COMMISSION ON ARTS AND CULTURE

Upon motion by Councilmember Terry, seconded by Councilmember Spehar and carried, Pamela Blythe was appointed to the Commission on Arts and Culture for a three-year term.

CONSENT ITEMS

Upon motion by Councilmember Payne, seconded by Councilmember Scott and carried by roll call vote, the following Consent Items #1 through #23 were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting June 7, 2000

2. **Juvenile Accountability Incentive Block Grant**

In 1999, the City, along with the City of Fruita, City of Palisade and Mesa County, was awarded the Juvenile Accountability Incentive Block Grant. The decision was made that the funds would be best used for additional supervisors with the Partners Program who would be able to supervise Mesa County Court cases, and the three cities' cases, when useful public service was sentenced.

Resolution No. 57-00 – A Resolution Accepting the Juvenile Accountability Incentive Block Grant

Action: Adopt Resolution No. 57–00

3. **Sanitary Sewer Improvement District No. SS-43-99**

Sanitary sewer facilities have been installed as petitioned by the owners of seven properties located in the vicinity of Marsh Lane and North 12th Street. The proposed resolution is the required first step in the process to levy assessments against the benefiting properties.

Resolution No. 58–00 – A Resolution Approving and Accepting the Improvements Connected with Sanitary Sewer Improvement District No. SS-43-99, and Giving Notice of a Hearing

Action: Adopt Resolution No. 58–00 and Set a Hearing for August 2, 2000

4. **FY2001 Regional Transportation Planning Contract**

The Regional Transportation Planning Contract allows the Grand Junction/Mesa County Metropolitan Planning Organization to continue transportation planning activities for the Grand Junction/Mesa County Transportation Planning Region. This money is a 100% grant from the Colorado Department of Transportation and requires no local match.

Resolution No. 59–00 – A Joint Resolution of the County of Mesa and the City of Grand Junction Whereby the Board of County Commissioners and the City of Grand Junction Enter into an Agreement with the Colorado Department of Transportation, Division of Transportation Development for the Provision of Transportation Services

Action: Adopt Resolution No. 59–00

5. **Amending the Persigo 201 Sewer Service Area Boundary**

During late 1999 and early 2000 the City Council and Board of County Commissioners conducted a series of public hearings concerning additions and deletions of property to the 201 Sewer Service Area. This joint City and County resolution reflects all decisions reached during these public hearings. The County adopted the joint resolution on May 22, 2000.

Resolution No. 60–00 – A Joint Resolution Amending Persigo 201 Service Area

Action: Adopt Resolution No. 60–00

6. **Columbine Sewer Design Services**

The following qualified, lump sum fee proposals were received on June 12, 2000:

<u>Contractor</u>	<u>From</u>	<u>Lump Sum Fee</u>
Williams Engineering	Fruita	\$30,900
Balaz and Associates	Palisade	\$32,400
Banner and Associates	Grand Junction	\$36,500

Action: Award Contract for Columbine Sewer Design Services to Williams Engineering in the Amount of \$30,900 Contingent upon County Commissioner Approval

7. **Desert Hills Trunk Extension Project Revision**

City staff is requesting revising the budget for the Desert Hills Trunk Extension from \$75,000 to \$150,000 to accommodate a trunk extension south of the proposed Desert Hills Estates property to South Broadway to serve the Wildwood area.

Action: Approve Revision of the Budget on the Desert Hills Trunk Extension to \$150,000 to Accommodate a Trunk Extension South of the Proposed Desert Hills Estates Property to South Broadway to Serve the Wildwood Area

8. **Federal Funds for Bicycle/Pedestrian Trail adjacent to South Camp Road**

A City Council Resolution is required for the City to enter into a contract with the Colorado Department of Transportation and to participate in a Federally funded project to construct a Bicycle/Pedestrian Trail on the west side of South Camp Road. Total funding for this project is \$220,000 including 80% (\$176,000) Federal-aid funds and 20% (\$44,000) City funds. Both City and Federal funding for this project will be transferred from the 24 Road Trail Project budget.

Resolution No. 61-00 – A Resolution Concerning Federal-Aid Enhancement Funds from the Intermodal Surface Transportation Efficiency Act of 1991 for the Project Identified as STE M55-013 (13300) South Camp Phase 1, Sub=13300, for a Bicycle/Pedestrian Trail adjacent to South Camp Road

Action: Adopt Resolution No. 61-00

9. **Revocable Permit for Fence in Right-of-Way, Westwood Ranch Subdivision Located at the Northwest Corner of F 1/2 and 25 1/2 Roads**

[File #RVP-2000-025]

The developer of Westwood Ranch Subdivision has requested a revocable permit to allow an existing subdivision perimeter fence to remain in the City right-of-way.

A portion of the fence is being relocated outside of the right-of-way for sight distance and future sign placement requirements. Staff recommends approval.

Resolution No. 62-00 – A Resolution Concerning the Issuance of a Revocable Permit to Westwood Ranch Homeowner’s Association

Action: Adopt Resolution No. 62-00

10. **Setting a Hearing on Annexing the G Road South Enclave, Located between 25 1/2 Road and 26 1/2 Road between G Road and F Road, with a Portion Extending East of 26 1/2 Road Near Round Hill Drive and Horizon Drive**
[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.

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, G Road South Enclave Annexation, Located Generally between 25½ Road and 26½ 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-Way: 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

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

11. **Setting a Hearing on Zoning G Road South Enclave Annexation to RSF-R, RSF-1 and RSF-2, Located between 25 1/2 Road and 26 1/2 Road between G Road and F Road, with a Portion Extending East of 26 1/2 Road Near Round Hill Drive and Horizon Drive** [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 requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties. Request for approval of zoning for approximately 383.71 acres from County RSF-R, RSF-1 and PUD to City RSF-R (Residential Single Family 1 unit/5 acres), RSF-1 (Residential Single Family 1 unit/acre) and RSF-2 (Residential Single Family 1 unit/acre) zone districts.

Proposed Ordinance Zoning the G Road South Enclave Annexation RSF-R, RSF-1 and RSF-2

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

12. **Setting a Hearing on Annexing the Clark/Wilson Enclave, 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.

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado – Clark/Wilson Enclave Annexation Located at 2522 and 2524 F $\frac{1}{2}$ Road and Including a Portion of the F $\frac{1}{2}$ Road Right-of-Way, Consisting of Approximately 4.85 Acres

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

13. **Setting a Hearing on Zoning the Clark/Wilson Enclave Annexation to RSF-R, 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 requires the City to zone newly annexed areas within 90 days of the annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties.

Proposed Ordinance Zoning the Clark/Wilson Enclave Annexation to RSF-R

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

14. **Setting a Hearing on Annexing the Sutton/Rickerd Enclave, 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.

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado - Sutton/Rickerd Enclave Annexation Located at 2543 G Road and 689 25½ Road and Including a Portion of the G Road and 25½ Road Rights-of-Way, Consisting of Approximately 5.73 Acres

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

15. **Setting a Hearing on Zoning Sutton/Rickerd Enclave Annexation to RSF-R, Located at 2543 G Road and 689 25 ½ 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 requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties. Request for approval of zoning for approximately 5.73 acres from County RSF-R to City RSF-R (Residential Single Family 1 unit/5 acres) zone district.

Proposed Ordinance Zoning Sutton/Rickerd Enclave Annexation RSF-R, Located at 2543 G Road and 689 25½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

16. **Setting a Hearing on Annexing the P.S. Substation Enclave, 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.

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado - P.S. Substation Enclave Annexation Located at the Southwest Corner of 25½ Road and F½ Road, Consisting of Approximately 2.13 Acres

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

17. **Setting a Hearing on Zoning the P.S. Substation Enclave Annexation to I-O, 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 requires a City to zone newly annexed areas within 90 days of annexation. Request for approval of zoning for approximately 2.13 acres from County PI to City I-O (Industrial Office Park) zone district.

Proposed Ordinance Zoning P.S. Substation Enclave Annexation to I-O (Industrial Office Park), Located at the Southwest Corner of 25½ Road and F½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

18. **Setting a Hearing on Annexing the Puckett Enclave, 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.

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado - Puckett Enclave Annexation Located at 2563 F½ Road and Including a Portion of the F½ Road Right-of-Way, Consisting of Approximately 1.00 Acre

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

19. **Setting a Hearing on Zoning the Puckett Enclave Annexation to RSF-R, 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 requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed city zoning be identical with existing Mesa County zoning for their properties. Request for approval of the zoning for approximately 1.00 acre from County RSF-R to City RSF-R (Residential Single Family 1 unit/5 acres) zone district.

Proposed Ordinance Zoning the Puckett Enclave Annexation to RSF-R, Located at 2563 F ½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

20. **Setting a Hearing on Morrill Annexation Located at 2980 Gunnison Avenue**
[File #ANX-2000-108]

The petitioner is requesting annexation of a .689-acre parcel in order to construct an industrial building on the site. Under the terms of the Persigo Agreement, the petitioner must be annexed to the City of Grand Junction prior to issuance of a Planning Clearance for a building permit.

a. Referral of Petition for Annexation, Setting a Hearing and Exercising Land Use Control and Jurisdiction

Resolution No. 63-00 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control – Morrill Annexation Located at 2980 Gunnison Avenue

Action: Adopt Resolution No. 63-00 and Set a Hearing for August 2, 2000

b. Set a Hearing on Annexation Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Morrill Annexation, Approximately .689 Acres, Located at 2980 Gunnison Avenue,

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 2, 2000

21. **Setting a Hearing on Rezoning The Legends Subdivision from RSF-5 to PD, Located at the Southeast Corner of 28 1/2 Road and Patterson Road**
[File #RZP-2000-067]

The Planning Commission at the hearing of June 13, 2000, recommended that the City Council rezone The Legends Subdivision to the PD district. The rezone area is comprised of approximately 35 acres. The site will ultimately be developed with 178 residential dwelling units comprised of a mix of single family detached, single family attached and four-unit condominium structures.

Proposed Ordinance Zoning Two Parcels of Land Located South of Patterson Road and East of 28 ½ Road to PD (The Legends Subdivision)

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

22. **Setting a Hearing on Amending Ordinance No. 3220 Concerning the Salary of the City Manager**

On June 7, 2000 the City Council named David A. Varley as interim City Manager. This ordinance is being proposed to amend the City Manager's salary that was set by Ordinance 3220. Ordinance 3220 set the salary of City Manager Mark Achen. This ordinance establishes the salary for City Manager Varley.

Proposed Ordinance Amending Ordinance 3220 Concerning the Salary of the City Manager

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 5, 2000

23. **City Council Assignments to Boards and Organizations**

Resolution No. 64-00 – A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards and Organizations

Action: Adopt Resolution No. 64-00

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

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

PUBLIC HEARING – AMENDING CHAPTER 6, ANIMALS, OF THE CITY CODE OF ORDINANCES

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

The hearing was opened at 7:38 p.m.

Stephanie Rubinstein, Staff Attorney, reviewed this item. There were no questions of Council.

There was no public comment. The hearing was closed at 7:39 p.m.

Ordinance No. 3262 – An Ordinance Amending Chapter 6, Article III of the Code of Ordinances of the City of Grand Junction, Colorado

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Terry and carried by roll call vote, Ordinance No. 3262 was adopted on second reading and ordered published.

PUBLIC HEARING - ZONING THE COMMONS ASSISTED LIVING FACILITY PD, LOCATED AT 616 27 1/2 ROAD [FILE #RZP-2000-064]

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.

The hearing was opened at 7:40 p.m.

Rob Jenkins, 1000 N. 9th Street, Suite 35, architect, representing Hilltop Health Services Corporation in their application to rezone property south of Calvary Bible Church and Nellie Bechtel Gardens, outlined the request. The Planning Commission reviewed the Preliminary Plan last week for an assisted living community which will include three structures consisting of a combination of two and three-story buildings and 254 apartment units built in two phases. It will include a full commercial kitchen serving four dining rooms, and a commercial laundry which will service the laundry needs of the new assisted living facility and other facilities owned by Hilltop. There will be activity areas, exercise, wellness areas, a chapel, two beauty shops, and living space. At the west end there will be fourteen cottages similar to The Fountains, with two bedrooms, two baths, living/dining, full kitchen, laundry and utility services and one-car garage. At the south end will be a new senior enrichment center for all seniors in the valley. It will be built in two phases, an aquatic side with 2 large pools and an exercise side with a double gymnasium with wood floor suitable for dancing. The building will be two stories, with building materials like the cottages. A new street will be built as an extension of Hermosa Avenue through to 27½ Road. Another entrance will be to the north. There will be internal circulation with roads and pathways. There are 221 parking spaces proposed for the enrichment center. Three bus stops are planned at the site for use by the public transit system as well as others. The property will be completely landscaped and irrigated. Drainage will have two detention areas, one south of the enrichment center and one west of the cottages. There are water rights available to the site.

Councilmember Payne asked for the total height on the two-story buildings. Mr. Jenkins said 50 feet at the highest for the ALF, 40 feet for the two-story, and 20 feet for the single-story buildings.

Councilmember Theobald asked about the stub street to the southwest. Mr. Jenkins pointed it out on the map. The petitioner will dedicate right-of-way and escrow money for future construction of the street.

Councilmember Terry asked for the height of the Nellie Bechtel buildings to the north. Mr. Jenkins said they are all two-stories and the ridge of the roof is less than 40 feet high. He discussed plans for fencing. The current wire fence is adequate. There is a 6' wood fence along the east and south sides of Nellie Bechtel Gardens. Hilltop proposes to recondition the fence on the east side and join Nellie Bechtel's walk system to Hilltop's walk system.

Councilmember Theobold asked for the square footage of the enrichment center. Mr. Jenkins said 82,000 square feet, two stories.

Councilmember Theobold confirmed the footprint is over 41,000 square feet. Mr. Jenkins said yes.

Councilmember Scott asked for the fees for senior's use of the senior recreation center. Mr. Jenkins said there will be a fee, but had not determined the amount yet.

Kristen Ashbeck, Senior Planner, Community Development Department, apologized for providing no maps on this proposal. The proposal for the planned development is more conducive to the mixed use. The residential portion is 8.9 units/acre and is still at the low end of the Growth Plan recommendation of 8 to 12 units/acre. The proposed project complies with the minor street plan as they are providing for the extension of Hermosa Avenue. The bulk standards are as shown on the plan. The height of the enrichment center is 40 feet and is outlined in the ordinance. The proposal meets the criteria of Section 2.6 of the new Zoning & Development Code. Staff recommended approval.

There was no public comment. The hearing was closed at 7:55 p.m.

Councilmember Terry said the proposal is an ideal infill development. She thanked Staff for their work.

Councilmember Theobold said it is a nice transition development.

Councilmember Payne liked that it is in the same area of Nellie Bechtel Gardens and the Fountains, as well as near the Atrium. It seems an ideal proposal for this property.

Ordinance No. 3263 – An Ordinance Zoning Three Parcels of Land Located North of Patterson Road between North 15th Street and 27½ Road to PD (The Commons Assisted Living Facility)

Upon motion by Councilmember Theobold, seconded by Councilmember Scott and carried by roll call vote, Ordinance No. 3263 was adopted, including the Planning Commission conditions, on second reading and ordered published.

PUBLIC HEARING – APPEAL OF PLANNING COMMISSION'S DENIAL FOR THE GRAND VILLAGE GROWTH PLAN AMENDMENT TO REDESIGNATE A 15-ACRE PARCEL AT 766 24 ROAD (NORTH OF THE NORTHEAST CORNER OF I-70 AND 24 ROAD) FROM RESIDENTIAL ESTATE TO COMMERCIAL [FILE #GPA-2000-029]

The applicant is appealing the Planning Commission's recommendation of denial for a Growth Plan Amendment to redesignate a 15-acre parcel at 766 24 Road from Residential Estate (2-5 acres per dwelling) to Commercial. At its April 18, 2000 hearing, the Planning Commission found the proposed amendment did not conform to applicable

Growth Plan Amendment criteria and recommended denial. A super majority vote is required of the Council to overturn the Planning Commission's recommendation.

The hearing was opened at 7:58 p.m.

Petitioner John Beilke, President of Downtown Development Company, residing at 2450 Pheasant Trail Court, requested a Growth Plan Amendment for the northeast corner of I-70 and 24 Road, a total of 32 acres. He was not asking for rezoning at this time. Parcels B and C are designated commercial in the North Central Valley Plan. There is a discrepancy in the North Central Valley Plan which states this property at this corner shall be non-residential. It is not feasible to put houses on Parcel A, the 15-acre parcel. Water and sewer is available to the site. He stated there has been no resistance from the neighborhood to commercial use at this corner. An amendment to Parcel A is needed to go forward with the project. He felt the project will be a visual gateway to the City. They plan to create upscale shopping, entertainment, a promenade, but probably no theater as shown. There will be a visual gateway, not in the flood zone, a lot of open space, a lot of trees, fountains, etc. that would be aesthetically pleasing. The plan is approximately 200,000 square feet total, and designed with Canyon View park in mind. Dr. Merkel owns parcel B. There is significant traffic for Fellowship Church on 24 Road, planned for five lanes in the future. The accel/decel lanes and stacking lanes are a concern. They are committed to working with the City, and willing to spend significant dollars. He asked Council to consider whether the access points are acceptable or if the 15 acres should or should not be commercial, or if 3 to 5 homes should be built in Parcel A, although he felt no one will want to live on an interstate exit. Should it be left agricultural for the next 20 years, or try to work in a Master Plan development that benefits both parties. He asked Council to designate the property commercial. The developer plans to phase in the restaurants and hotel first, retail second, and the office will be third phase.

Councilmember Payne asked if the access is from the frontage road or the Interstate. Mr. Beilke said from the frontage road. Councilmember Payne asked if he was aware of the intersection at 24 Road and I-70 being enlarged in the near future. Mr. Beilke said yes, they will work with Staff.

Councilmember Theobald appreciated the big picture and the concept, although the real issue is the Growth Plan and how it relates to the northern parcel.

Bill Nebeker, Senior Planner, Community Development Department, reviewed this item. He was hoping to show that the request should be denied because it does not conform to the criteria for changing the Growth Plan. It is a leap frog development. It will threaten the Appleton community. He displayed an aerial photo of the area. Nothing has changed in the area. It is still mostly agricultural. The only commercial development is down on Patterson Road. The area is under study through the 24 Road Corridor study, so none of the zoning has been changed from the old zoning map. The current zoning for this parcel is RSF-R as well as Parcels B and C. The North Central Valley plan studies the area. Dr. Merkel lobbied the North Central Valley Plan Committee to give him commercial on his property. The residential estate (1 dwelling per 2 acres)) does not just

mean residential. It could allow a church, a driving range, a school or other uses that are more appropriate to be adjacent to the Appleton area. The Webb Crane rezone and Growth Plan amendment was a different situation. This parcel has been looked at twice in the North Central Valley Plan and the 24 Road Corridor Plan. Where does the commercial stop is the big question. The applicant should have addressed the criteria rather than go into detail on the plan that has not been reviewed by the City. Additional commercial will compete with existing uses. Mr. Nebeker went through the criteria. He disagreed with several of Mr. Bielke's statements. Regarding the statement by Mr. Bielke that the 32-acre parcel will be cut up into tiny parcels, Mr. Nebeker didn't think that would be a financially sound decision. Secondly, the City has complete control over such dividing. No dividing could take place without City approval. Regarding the access, when a bridge is being replaced there will be no access for a year. Public Works can address the access issues. Denial will help preserve the low density of the Appleton area. Staff and the Planning Commission recommends denial of this request.

Councilmember Theobald asked what is the depth from I-70 of the commercial property, Parcels B and C. Mr. Bielke said approximately 400 feet.

Councilmember Theobald said he will need clarification on the discrepancy between the map and Mr. Bielke's explanation when the applicant comes back to the podium.

Mayor Kinsey solicited public comment on the Growth Plan Amendment request. There was none.

John Bielke's rebuttal – Regarding the depth of the commercial property from I-70, the survey stake is 100 feet south of the culvert. The map is in error. Parcels A and C are owned by the Thrailkills and Parcel B is owned by Dr. Merkel. Mr. Bielke didn't feel it is leapfrog development at all. That parcel will be a subject of debate because of the access. Nothing has happened on this corner because it has been in City issues, the 24 Road Corridor, floodplain, etc. All property owners along the 24 Road Corridor have been stuck because of access issues. Once the issues are resolved, a significant amount of commercial development will take place along that corridor. Residential development in the area is not feasible because of the costly infrastructure requirements.

Councilmember Payne asked if Ute Water is available in the area. Mr. Bielke said yes. Councilmember Payne asked about the sewer. Mr. Bielke said the property is within the sewer boundary. Councilmember Payne asked why it is impractical for residential development. Mr. Bielke said it is cost prohibitive.

The hearing was closed at 8:50 p.m.

Councilmember Theobald felt the issue is a matter of timing. If that corner will eventually be commercial, but the traffic cannot support such development until year 2006, is it appropriate to approve a Growth Plan that foresees the commercial, and deny the development, or would it be more appropriate to deny Growth Plan Amendment until the infrastructure exists to support that plan.

City Attorney Dan Wilson said Councilmember Theobold's question involves both legal and policy implications. Council can say it believes parcels A, B and C need to be the same zone, then have Staff look at it. Or, Council can delay a decision until the infrastructure gets closer to being constructed.

Councilmember Theobold said that corner is clearly commercial. The depth of the commercial lot does not meet the depth of access set back required. He felt Council cannot approve a development until 24 Road and the overpass are completed because of the traffic implication. He felt the amendment meets the criteria a, b, c, d, e and f. Even if the Growth Plan Amendment is approved, it is unlikely any development will be approved for approximately six years.

Councilmember Terry said her view of the criteria was just the opposite. She considered the overall Growth Plan and the North Central Valley Plan. She remembered vividly discussions regarding where the community wanted to grow in terms of commercial. They went through growth scenarios with concentrated commercial cores around certain areas that were identified and have not yet developed. The 24 Road Plan has done another marketing study showing again an abundance of undeveloped commercial property. It made no sense to her to amend the Growth Plan to provide additional commercial space that is developable. It flies in the face of very specific goals of the community. The North Central Valley Plan looked specifically at that corner. The property owner convinced the residents for a small portion of commercial. This proposal is not a small commercial development. It was clear to her and the residents where the commercial zone should stop, and it does not include the 15-acre parcel.

Councilmember Theobold said the plan met the criteria in the following way: the change in the 201 Boundary is significant; the 24 Road Corridor is a commercial corridor; the expansion of an existing commercial designation is not leapfrog; the change in intensity, because of the Persigo Agreement and sewer now being available in that area. There will not be five-acre parcels, commercial access through the north, through non-commercial property, would be rejected by Staff. There is clearly an error in the map. It meets criteria 'a' as two of the corners on the north side are already either commercial or non-residential. This should not be expected to be low-level residential when surrounded by that kind of use. It meets criteria 'b' because of the access issues. It meets criteria 'c' because of the dramatic change such as the traffic from Canyon View Park and the Fellowship Church and the addition in the 201 boundary. It is not a new commercial center; it's an extension of 24 Road because that's the major intersection that is driving the 24 Road Corridor. If enough commercial is available, then the City shouldn't be developing a 24 Road Corridor.

Councilmember Spehar agreed with Councilmember Terry that the plans are clear. The North Central Valley Plan envisioned a limited commercial development north of I-70 and could occur on the 18 acres. It will be resolved as soon as the economics are ready. He felt there is a natural boundary with I-70. He took issue with the exceptions discussed by the applicant. The church is an allowed use in the current zoning. Webb Crane was an

existing business and there is residential buffering. The 24 Road issue is not a done deal and is not currently zoned for commercial. Council is getting ahead of itself if it is presumed to be commercial. The pictures of the proposed plan don't mean anything. If the Growth Plan Amendment is approved, the commercial zoning could mean anything that is allowed in commercial zoning. In discussions with Mesa County regarding the 201 boundary expansion, he recalled most of the justification for the northern expansion was to take in existing high density areas. He felt discussion should take place with the County Commissioners on whether there are appropriate areas for larger parcels in the 201.

Councilmember Theobald said his concern was a major corridor that will eventually carry a lot of traffic, yet there will be no development to the north. Long term that may not be the wisest use of the City's infrastructure funds. Councilmember Spehar said there is no current or proposed plan that says there will be no development. Development types have been specified, although they are not commercial.

Councilmember Payne agreed with Councilmembers Terry and Spehar. The County was also involved in the earlier neighborhood meetings, designating that 24 Road and H Road would stay the same. He felt it is premature. There will be future plans coming before Council.

Councilmember Enos-Martinez had nothing to add.

Councilmember Scott felt the City should wait until the road is complete in 2006.

Mayor Kinsey felt a case has not been made for the Growth Plan Amendment.

It was moved by Councilmember Spehar and seconded by Councilmember Terry that the appeal of the Planning Commission denial for the Grand Village Growth Plan Amendment be denied.

Roll was called on the motion with the following result:

AYE: SPEHAR, TERRY, ENOS-MARTINEZ, PAYNE, SCOTT, KINSEY

NO: THEOBOLD.

Mayor Kinsey announced the appeal was denied.

EXECUTIVE SESSION

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried, the meeting adjourned into executive session at 9:10 p.m. to consider attorney/client discussion regarding development negotiation.

ADJOURNMENT

The meeting adjourned at 9:10 p.m.

Stephanie Nye, CMC
City Clerk

Attach 3

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>	
Subject:	FAA Grant Agreement & Supplemental Co-Sponsorship
Meeting Date:	July 5, 2000
Date Prepared:	June 15, 2000
Author:	FAA
Presenter Name:	Daniel L. Reynolds
<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> Formal Agenda

Subject: FAA Grant Agreement and Supplemental Co-Sponsorship Agreement for Walker Field Airport Authority

Summary: Rehabilitation of east air carrier apron

Background Information: In prior years, the FAA required the City of Grand Junction and Mesa County to sign a Supplemental Co-Sponsorship Agreement with the Authority as a contingency of the Grant Agreement. The FAA has indicated that it does not object to the Supplemental Co-Sponsorship Agreement being signed with either the City or the County.

We requesting to be placed on the City Council Agenda for the July 5, 2000 meeting and on the Mesa County Commissioners meeting agenda on June 26, 2000 for consideration of these items.

The Supplemental Co-Sponsorship Agreement is the same agreement which has been approved in the past except that the project number and amount of grant funds available have been updated to reflect the AIP-20 Grant Agreement.

Budget: N/A

Action Requested/Recommendation: Approval and signing of the Agreements

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:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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Attach 4

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>	
Subject:	FAA Grant Agreement & Supplemental Co-Sponsorship
Meeting Date:	July 5, 2000
Date Prepared:	June 15, 2000
Author:	FAA
Presenter Name:	Daniel L. Reynolds
<input type="checkbox"/>	Workshop
<input type="checkbox"/>	Formal Agenda <input checked="" type="checkbox"/>

Subject: Approval of Grant Agreement and Supplemental Co-Sponsorship Agreement from the Federal Aviation Administration for the Walker Field, Colorado Public Airport Authority.

Summary: AIP-3-08-0027-21 Grant: Airport Layout Plan Update

Background Information: The Walker Field Airport Authority has applied for an FAA Airport Improvement Program Grant, AIP-21, to help fund the update of the Airport Layout Plan in 2000. This is an AIP grant with FAA picking up \$106,833 of the total project cost and the Airport Authority is picking up the remainder of \$11,870 using Authority Funds.

No additional funding is being asked for from either the City of Grand Junction or the County of Mesa for this project. This Grant Agreement is the final step in securing Federal funds.

Budget: N/A

Action Requested/Recommendation: Approve the Grant Agreement and Supplemental Co-Sponsorship Agreement for AIP-21 with the Federal Aviation Administration.

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:	
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Placement on Agenda:		Consent	X	Individual. Consideration		Workshop
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Attach 5

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Special Events Funding		
Meeting Date:	July 5, 2000		
Date Prepared:	June 28, 2000		
Author:	Debbie Kovalik	Title Executive Director	
Presenter Name:	Debbie Kovalik	Title Executive Director	
	Workshop	X	Formal Agenda

Subject: Approve recommendations for Special Event funding awards.

Summary: Four applications for Special Events funding were received by the June 6 deadline. After review and discussion of the applications, the VCB Board recommends funding the following events:

Grand Junction Air Show - \$8,500

Fruita Fall Festival – \$3,500 maximum (VCB will match City of Fruita contributions up to \$3,500)

Background Information: This is the 9th year the VCB Board has incorporated Special Event funding in the marketing plan. Funding recommendations are based on an event’s economic return on investment; ability to encourage overnight stays by out of town visitors; uniqueness; ability to promote tourism in Grand Junction; and sponsorship by a non-profit organization.

Budget: \$37,000 total budget. Approval of the current award recommendations will leave a balance of \$5,650 for other promotional campaigns.

Action Requested/Recommendation: Approve recommendations to fund two special events to a maximum of \$12,000.

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

Report results back to Council:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 6

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Bank Signatories		
Meeting Date:	July 5, 2000		
Date Prepared:	June 28, 2000		
Author:	Lanny Paulson	Budget & Accounting Manager	
Presenter Name:	Ron Lappi	Administrative Services Director	
	Workshop	X	Formal Agenda

Subject: Bank Signatories

Summary: Due to the retirement of Mark Achen the authorized signatories for our accounts with Alpine Bank need to be revised. Approval of the resolution will authorize a change removing Mark Achen and adding David Varley as a signatory on the Payroll and Accounts Payable clearing accounts.

Background Information: The proposed resolution effectively amends Resolution 2-99.

Budget: n/a

Action Requested/Recommendation: Approval of the Resolution

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:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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RESOLUTION NO. _____

**A RESOLUTION AMENDING RESOLUTION NO 2-99 PASSED AND ADOPTED BY
THE CITY COUNCIL JANUARY 6, 1999 THAT MODIFIED SECTION (d) OF
RESOLUTION 69-98 RELATIVE TO AUTHORIZED SIGNATURES.**

WHEREAS, The City Council has authorized an agreement for banking services with Alpine Bank; and

WHEREAS, Resolution No. 2-99 amended resolution 69-98 authorizing certain individuals as signatories on accounts; and

WHEREAS, Staffing changes have created the need to change the designated signatories in section (d).

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

(d) That the names and titles of the persons authorized to sign demands against the various accounts are as follows:

PAYROLL CLEARING: any two
Dave A. Varley, Interim City Manager
Ronald M. Lappi, Finance Director

ACCOUNTS PAYABLE CLEARING: any two
Dave A. Varley, Interim City Manager
Ronald M. Lappi, Finance Director
Lanny Paulson, Budget & Accounting Manager
Jodi Romero, Customer Service Manager

ADOPTED AND APPROVED THIS 5th day of July, 2000

APPROVED:

Gene Kinsey
President of the Council

ATTEST:

Stephanie Nye
City Clerk

Attach 7

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Columbine Parking Lot Reconstruction		
Meeting Date:	July 5, 2000		
Date Prepared:	June 28, 2000		
Author:	Ron Watkins	Purchasing Manager	
Presenter Name:	Don Hobbs Ron Watkins	Assistant Director/Parks Purchasing Manager	
	Workshop	X	Formal Agenda

Subject: Columbine Park, Parking Lot Renovation Project

Summary: The work includes adding new concrete barrier curbing, installation of new walks, installation of an asphalt overlayment in the existing parking lot, installation of new parking lot lighting, irrigation, and shrub/tree plantings.

Background Information: This park is located in a residential neighborhood within the City. It is a recreational facility used for city league softball and has open space as well as playground areas. The park is scheduled to stay open to the public during the renovation, including scheduled league night softball games. The contract includes providing safety barriers around construction work at all times and the contractor to phase work that allows park activities to proceed. The following bids were received for the project:

- M.A. Concrete Construction, Inc. \$144,016.88
- G & G Paving, Inc. \$173,519.04
- Elam Construction, Inc. \$178,136.80
- Precision Paving and Construction, Inc. \$198,739.34

Budget: Sufficient 2000 FY funds have been budgeted and approved for this project.

Action Requested/Recommendation: Authorization for the City Manager to sign the contract with the low responsive/responsible bidder, M.A. Concrete Construction, Inc. in behalf of the City in the amount of \$144,016.88.

Citizen Presentation:	X	No	Yes	If Yes,
Name:	N/A			
Purpose:	N/A			

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 8

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Sole source procurement/Pavement management data collection for ride quality and surface distress data.		
Meeting Date:	July 5, 2000		
Date Prepared:	June 27, 2000		
Author:	Ron Watkins	Purchasing Manager	
Presenter Name:	Tim Moore Ron Watkins	Public Works Manager Purchasing Manager	
	Workshop	X	Formal Agenda

Subject: Authorize the sole source procurement of pavement management data collection for ride quality and surface distress data.

Summary: Staff is requesting authorization for the City Manager to sign a contract between the City and Stantec Consulting Ltd./Inc. to provide professional services to the Public Works Department for field testing/data collection, sectional database update, verification, project management, editing the condition data and calculation of the present status of the street network. The amount of the contract is not to exceed \$ 39,500.

Background Information: Stantec Consulting is the company that we initially purchased our pavement management software. They have historically provided our testing to insure data consistency and compatibility with our system.

Budget: Total approved FY 2000 budget for this project is \$ 40,000.

Action Requested/Recommendation: Authorization for the City Manager to sign the contract between Stantec Consulting LTD./INC and the City.

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

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

TO: Tim Moore, *Public Works Manager*

FROM: Terry Brown, *GIS/CADD Manager*

DATE: June 16, 2000

SUBJ: Sole-source Purchase Request - Pavement Management Data Collection.

Purchase of \$32,500.00 for the field testing/data collection of the pavement management systems ride quality and surface distress data. This would provide us with 325 miles of testing at a cost \$100.00 per mile. Additional tasks are project initiation, sectional database update, verification and project management \$2,450.00. Also the consultant would edit the condition data and calculate present status of the street network \$4,600.00. Stantec Consulting LTD./INC. out of Phoenix, Arizona would perform the aforementioned work for a total contract cost of \$39,550.00.

The justification for sole-source purchase is compatibility with our software. Stantec Consulting is the company that we purchased our pavement management software from and they have provided our testing in the past. By purchasing our testing data from them we insure data consistency and compatibility with our system.

John Shaver Assistant City Attorney has review the attached contract with Stantec.

This work was approved in the 2000 budget for \$40,000.00 and will be charged to account number 2011-61115-70210-F00405.

Pavement1

Attach 9

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	FY 2001 Unified Planning Work Program (UPWP)	
Meeting Date:	July 5, 2000	
Date Prepared:	June 23, 2000	
Author:	Cliff Davidson	RTPO Director
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	X Formal Agenda

Subject: Request for Approval of FY2001 Unified Planning Work Program (UPWP) for the Grand Junction/Mesa County Metropolitan Planning Organization (MPO) and approve the local match requirement of \$11,423.00.

Summary: The Metropolitan Planning Organization (MPO) seeks approval of the FY 2001 Unified Planning Work Program (UPWP) to continue transportation planning activities on behalf of the City and the County under the previously approved multi-year contract (Nov. 14, 1996) with the Colorado Dept. of Transportation (CDOT).

Background Information: The Grand Junction/Mesa County Metropolitan Planning Organization was created under Article XIV, Section 18(2) of the Colorado Constitution and Part 2 of Article 1 of Title 29, CRS, as amended. Section 104(f) Title 23 US Code (Highways) and Section 5303 of 49 USC, provides metropolitan transportation planning funds to Metropolitan Planning Organizations (MPO) to conduct comprehensive transportation planning programs in the urbanized areas of the State of Colorado as defined by the U.S. Census. The Governor of the State of Colorado has designated the Grand Junction/Mesa County Metropolitan Planning Organization to receive funds for the Grand Junction urbanized area by annually preparing a mutually acceptable Unified Planning Work Program (UPWP) which must be adopted by the Grand Junction/Mesa County MPO and accepted by CDOT to describe regional transportation planning and management for the Grand Junction urbanized area. The Mesa County Regional Transportation Planning Office (RTPO) acts as staff and contract administrator on behalf of the MPO.

To further the continuing, comprehensive, and cooperative planning for the Grand Junction Urbanized Area, the Federal Highway Administration provides Planning (PL) funds to the MPO under the administration of CDOT. The FY 2001 PL/5303 allocation is \$126,921. Maximum payable by the department is \$104,075 or 82%. These funds are matched at an 18.0% ratio by the MPO members. Local match for PL and Section 5303 is \$22,846 and is split 50/50 between Mesa County and the City of Grand Junction.

Federal Transit Administration grant funds will provide \$32,000 with a \$8,000 local match requirement for a total of \$40,000 in FY 2001 for the purpose of FTA grant

administration and public transit coordination. Other funding for FY 2001 includes \$14,000 from Mesa County, \$2,500 from Fruita, and \$1,000 from Palisade for a total of \$17,500 for Transportation Planning Region planning activities

The MPO, therefore, proposes to spend a total of \$184,421, including local match, on transportation-related tasks contained in the FY 2001 Unified Planning Work Program. CDOT, as the Contract Administrator, monitors the timely accomplishment of tasks and the reimbursement process. In addition, CDOT actively participates in the planning process through the provision of technical services.

The execution of this joint resolution will allow the operation of the MPO during federal fiscal year 2001 and the expenditure of federal funds for transportation planning projects. Planning activities in the FY2001 UPWP include creating an update to the 1984 Memorandum of Understanding for the MPO area between Mesa County, the City of Grand Junction, and other potentially eligible municipalities; planning for the adopted Major Street Plan and 2020 Regional Transportation Plan; maintenance of the Census/MPO GIS database; planning and implementation of the 1998-2002 Transit Development Plan (TDP); MinUTP to TransCAD traffic model conversion; and the completion of a feasibility study for a Grand Junction Intermodal Plaza.

Budget: The local match requirement for the City of Grand Junction for fiscal year 2001 (October 1, 2000 – September 30, 2001) is \$11,423.00.

Action Requested/Recommendation: Approve joint resolution with Mesa County approving the FY2001 Unified Planning Work Program for the Grand Junction/Mesa County Metropolitan Planning Organization and authorize the MPO Administrator to sign the forthcoming change order letter from CDOT implementing the FY2001 UPWP.

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

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

RESOLUTION NO. -00

A JOINT RESOLUTION OF THE COUNTY OF MESA AND THE CITY OF GRAND JUNCTION CONCERNING ADOPTION OF THE FISCAL YEAR 2001 UNIFIED PLANNING WORK PROGRAM.

WHEREAS, The City and County have been designated by the Governor as the Metropolitan Planning Organization for the Grand Junction/Mesa County Urbanized Area; and

WHEREAS, Part 2 of Article 1 of Title 29, Colorado Revised Statutes authorizes the parties to contract with one another to make the most efficient and effective use of their powers and responsibilities; and

WHEREAS, The City and County realize the importance of both short and long range planning in the development of an efficient transportation system, and are both aware that it is the responsibility of the Metropolitan Planning Organization to perform those planning functions; and

WHEREAS, The City and County, in their performance of those planning functions for the Urbanized Area, wish to use Federal Highway Administration and Federal Transit Administration transportation planning funds in coordination with the Colorado Department of Transportation;

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO AND THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the Fiscal Year 2001 Unified Planning Work Program, hereunto attached, was adopted by the Board of County Commissioners of the County of Mesa, Colorado on _____, and by the City Council of the City of Grand Junction, Colorado on _____.

CITY OF GRAND JUNCTION

COUNTY OF MESA

Mayor
Grand Junction City Council

Chair of the Board
Mesa County Board of Commissioners

_____ day of _____, 2000

_____ day of _____, 2000

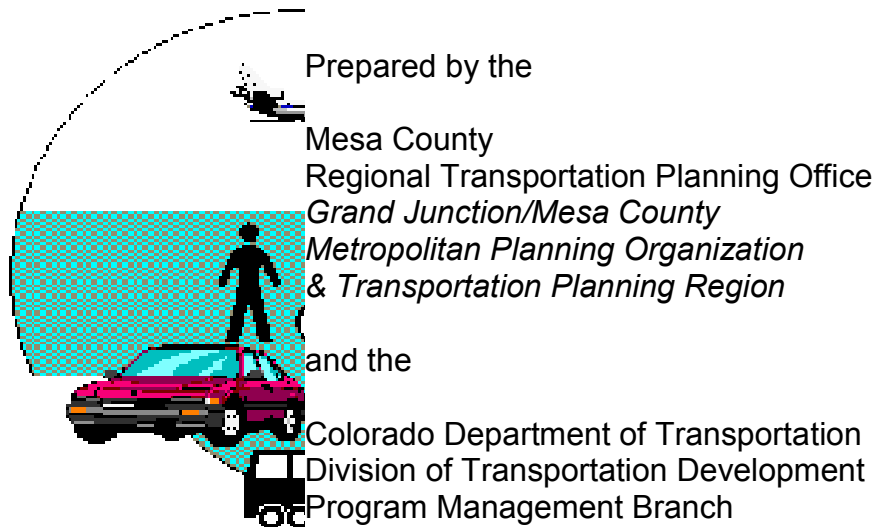
Attest:

Attest:

City Clerk

County Clerk

FY 2001
UNIFIED PLANNING WORK PROGRAM
FOR THE
GRAND JUNCTION/MESA COUNTY URBANIZED AREA



In cooperation with the
U.S. Department of Transportation
Federal Highway Administration
Federal Transit Administration

May, 2000

FIGURE 1-- TRANSPORTATION PLANNING TERMINOLOGY

Air Quality Control Commission	AQCC
Annual Element	AE
Colorado Department of Transportation	CDOT
U.S. Department of Transportation	DOT
Federal Highway Administration	FHWA
Federal Transportation Administration	FTA
Fiscal Year for the MPO	FY
Intermodal Surface Transportation Act	ISTEA
Metropolitan Planning Organization	MPO
FHWA planning funds made available through CDOT to the MPO	PL Funds
FTA funds made available through CDOT to the MPO	Section 5303 Funds
State Implementation Plan	SIP
State Planning and Research Funds	SPR
Title VI of the U.S., Civil Right Act of 1964, as amended	Title VI
Transit Development Plan	TDP
Transportation Improvement Plan	TIP
Transportation Policy Advisory Committee	TPAC
Transportation Technical Advisory Committee	TTAC
Unified Planning Work Program	UPWP
Urban Transportation Planning Process	UTPP
Vehicle Miles Traveled	VMT

INTRODUCTION

The Unified Planning Work Program describes planning tasks and personnel costs and also budgets funds for the Fiscal Year 2001 running from October 1, 2000 through September 30, 2001. The Metropolitan Planning Organization (MPO), composed of Grand Junction and Mesa County elected officials and staff, coordinates this planning with state officials from the Colorado Department of Transportation (CDOT) and the Colorado Health Department who, through the Air Quality Control Commission, is charged with protecting air quality throughout Colorado. The ultimate goal of this planning process is an efficient, effective transportation system.

To further the continuing, comprehensive, and cooperative planning for the Grand Junction Urbanized Area (Fig. 2,) the Federal Highway Administration provides Planning (PL) funds to the MPO under the administration of CDOT. The FY 2001 PL/5303 allocation is \$126,921. Maximum payable by the department is \$104,075 or 82%. These funds are matched at an 18.0% ratio by the MPO members. Local match for PL and Section 5303 is \$22,846 and is split 50/50 between Mesa County and the City of Grand Junction.

Section 5307 FTA grant funds will provide \$32,000 with a \$8,000 local match requirement for a total of \$40,000 in FY 2001 for the purpose of FTA grant administration and public transit coordination. Other funding for FY 2001 includes \$14,000 from Mesa County, \$2,500 from Fruita, and \$1,000 from Palisade for a total of \$17,500 for Transportation Planning Region planning activities

The MPO, therefore, proposes to spend a total of \$184,421, including local match, on transportation-related tasks contained in the FY 2001 Unified Planning Work Program. CDOT, as the Contract Administrator, monitors the timely accomplishment of tasks and the reimbursement process. In addition, CDOT actively participates in the planning process through the provision of technical services (Fig. 3.)

The current local operational structure allows for maximum funding to be channeled to local City and County agencies through the Transportation Technical Advisory Committee (TTAC) and Transportation Policy Advisory Committee (TPAC) and to provide staff and resources for completion of the various tasks. The MPO continues to shift much of the administrative activity associated with each task (grant administration, planning, and implementation) into the task budget itself. This allows the MPO Administrator to focus on required documents, annual certification, and overall policy development for the agency, and to direct more dollars to actual studies and activities.

The MPO is housed within the Mesa County Regional Transportation Planning Office and performs administrative functions working directly to support the task elements of the FY 2001 UPWP. This office is the "single point-of-contact" between MPO agencies and state and federal officials. The technical operational agencies assume an active role in developing, implementing, and monitoring the program tasks. The MPO Administrator provides technical support and performs the managerial tasks necessary for the MPO to comply with state and federal requirements. Program goals call for continued support of grant administration, planning, and implementation tasks with minimum administrative overhead. The MPO's local approach to this UPWP should accomplish those goals.

SUMMARY OF THE BUDGET

For FY 2001 it is proposed that \$184,421 be expended by the MPO on transportation planning. Of that amount \$30,846 is the required match from Grand Junction, Mesa County, and other local sources and \$17,500 is to be provided by Mesa County, Fruita, and Palisade for Transportation Planning Region activities. Federal Highway Administration and Federal Transit Administration funds administered through CDOT provide \$136,075 for regional transportation planning efforts. A breakdown of these funds by task group and agency is shown below.

TABLE 1-- SUMMARY OF THE BUDGET

Task	PL & Sec 5303	Sec 5307	TPR	Total
A.1 FY 2002 UPWP	\$7,200			\$7,200
A.2 Administration	36,471	\$25,000	\$14,750	76,221
A.3 Training and Travel	6,000	2,500		8,500
A.4 MPO Memo of Understanding	5,000			5,000
B.1 Planning Tasks	45,000	7,500	2,750	55,250
B.2 Intermodal Plaza	25,000	5,000		30,000
C.1 2001-2006 TIP Amendments	2,250			2,250
TOTAL	\$126,921	\$40,000	\$17,500	\$184,421

TABLE 2 -- FUNDING BREAKDOWN

Funding Sources	Grants	Mesa County	Grand Jct	Fruita	Pali-sade	Total
PL/Section 5303	104,075	11,423	11,423	0	0	126,921
Section 5307	32,000	8,000	0	0	0	40,000
TPR Contributions	0	14,000	0	2,500	1,000	17,500
TOTAL	\$136,075	\$33,423	\$11,423	\$2,500	\$1,000	\$184,421

TABLE 3 -- UPWP TASK COSTS

Task	Local Match	PL	Sec 5303	Sec 5307	Total
A.1 FY 2002 UPWP	\$1,296	\$5,904			\$7,200
A.2 Administration	26,315	19,906	\$10,000	\$20,000	56,221
A.3 Training and Travel	1,580	3,420	1,500	2,000	8,500
A.4 MPO Memo of Understanding	900	4,100			5,000
B.1 Planning Tasks	12,350	31,900	5,000	6,000	75,250
B.2 Intermodal Plaza	5,500	16,486	4,014	4,000	30,000
C.1 2001-2006 TIP Amendments	405	1,845			2,250
TOTAL	\$48,346	\$83,561	\$20,514	\$32,000	\$184,421

GRAND JUNCTION / MESA COUNTY MPO UPWP WORK TASKS

The major portion of this document consists of work tasks to be completed during Fiscal Year 2001 (October 1, 2000 to September 30, 2001.) These work tasks are intended to monitor and implement the continuing, cooperative, and comprehensive urban transportation planning process carried out by the MPO and CDOT in the Grand Junction urbanized area. The agencies with primary responsibility for completion of each task are listed in the UPWP. The UPWP is intentionally presented as an outline of primary funding sources and planning schedules. An overview of the entire planning process is contained in the Memorandum of Agreement establishing the MPO. (See Figure 3 for the MPO structure.)

Figure 4 provides a summary of scheduling for all UPWP tasks. Work tasks of a continuing nature are differentiated from those with definable time frames. Modifications in task schedules are reflected in monitoring reports. Significant changes in schedules will be agreed to by CDOT and the MPO. An accomplishment report for FY 2001 will be completed on a quarterly basis beginning in January, 2001 and submitted to CDOT.

A. MANAGEMENT ACTIVITIES

The primary objective of the UPWP management activities is to provide for the on-going management of the urban transportation planning program in the Grand Junction urbanized area. Secondary objectives include grants management, coordination of planning efforts between local, regional and state agencies, citizen participation and monitoring, and documentation of transportation planning efforts and technical studies through locally adopted planning documents. Since the MPO and CDOT share responsibility for compliance with Federal planning guidelines, both agencies are involved in program management activities.

A.1. Task Name: Fiscal Year 2002 (October 1, 2001 through September 30, 2002) Unified Planning Work Program (UPWP).

Objective: To perform the necessary management tasks to produce a FY 2002 UPWP that will include all transportation planning activities, regardless of Federal funding sources, which significantly impact the local Study Area, whether performed on a federal, state, or local level.

Product: A Unified Planning Work Program for FY 2002.

Schedule: A meeting to discuss work needs will be held in March. The UPWP first draft will be completed in April, with adoption by May 15th. The MPO Contract will be signed by the Grand Junction City Council, Mesa County Commissioners, and the State of Colorado by September 30th.

Agency: MPO Administrator

Personnel: Local - 20 days

Costs: \$7,200 (Includes non-salary costs)

A.2. Task Name: Administration.

Objective: To effectively administer, manage, support, monitor, coordinate, and control the continuing federally-assisted transportation planning processes for the Grand Junction urbanized area through the following activities:

- (1) Maintain the commitments included in the Memorandum of Agreement and the contracts for planning funds (PL funds and Section 5303 funds);
- (2) Submit monitoring reports on the FY2001 UPWP tasks;
- (3) Maintain and document expenditures and submit financial reports;
- (4) Support members of the decision making bodies, Transportation Policy Advisory Committee, Transportation Technical Advisory Committee, and the City and County Planning Commissions in their decisions on MPO-related activities;
- (5) To monitor significant policy activities on the federal, state, and local levels that could have potential impact on MPO activities. At the direction of the MPO, represent the MPO members in federal, state, and local decision-making processes;
- (6) Represent the MPO in the Regional Transportation Planning Organization;
- (7) Monitor UPWP task activities;
- (8) Assist in development of RFP's for UPWP study and coordinate contracts.
- (9) Develop and implement effective citizen participation activities.

Schedule: Continuous throughout the year with quarterly monitoring reports (October, January, April, and July) and TTAC meetings as required.

Agency: Regional Transportation Planning Office

Personnel: Local - 200 days

Costs: \$56,221 (Includes non-salary costs)

A.3 Task Name: Training and Travel

Objective: To provide training for MPO member agency personnel and increase their expertise in transportation planning and related issues. Pay for travel associated with ongoing programs.

Products: The product of this effort will be the successful completion of training courses by selected staff members.

Schedule: Continuous throughout the year. Progress reports furnished quarterly.

Agency: Regional Transportation Planning Office

Personnel: Local - 30 days

Costs: \$8,500 (Includes non-salary costs)

A.4 Task Name: Memorandum of Understanding for MPO

Objective: To update the 1984 Memorandum of Understanding for the Metropolitan Planning Area between Mesa County, the City of Grand Junction and other potentially eligible municipalities within a planning area determined by the twenty-year transportation planning horizon.

Products: The product of this effort will be the successful completion and adoption of a new MOU by the participating entities.

Schedule: Draft MOU - June, 2001. Final MOU - September, 2001.

Agency: Regional Transportation Planning Office

Personnel: Local - 20 days

Costs: \$5,000 (Includes non-salary costs)

B. PLANNING ACTIVITIES

The primary objective of planning activities is to support the decision-making process of the MPO through the development of studies and analyzes concerning short and long-term transportation needs.

B.1. Task Name: Planning Tasks

Objective: Continuous planning to create a "Total Transportation Solution" for the urbanized area through a multi-modal, travel demand management approach to studies, analyses, and recommendations. This includes extensive use of traffic/transit modeling, geographic information systems for transportation (GIS-T), technical assistance to requesting agencies and to the public, and training programs for the area's planning commissions in transportation planning, implementation tools & impact analysis. Specific tasks include:

- Continuous planning for the adopted Major Street Plan and 2020 Regional Transportation Plan,
- Continuation of planning commission & city council transportation issues training,
- Maintenance of the Census / MPO GIS database,
- Continuous planning for the 1998-2002 Transit Development Plan and long-range transit strategy,
- Travel Demand Management techniques and transportation indicators analysis,
- MinUTP to TransCAD traffic model conversion,
- Continuation of school transportation safety design strategies,
- Development of recommendations for local transportation policies.

Products: Reports, maps, graphics, and electronic products to support analyses and recommendations for each task.

Schedule: Continuous.

Agency: Regional Transportation Planning Office

Personnel: Local - 200 days
Costs: \$75,250 (Includes non-salary costs)

B.2 Task Name: Intermodal Plaza for AMTRAK, Greyhound & Grand Valley Transit

Objective: To complete a feasibility study for a Grand Junction Intermodal Plaza to be located at the historic Grand Union Depot in downtown Grand Junction to house AMTRAK, Greyhound Bus Lines, the new Grand Valley Transit system and other auxiliary transportation services. To identify, analyze, and prioritize space and use needs for all participating agencies.

Product: Adoption of a final report and feasibility analysis by the Transportation Technical Advisory Committee, Regional Transportation Policy Advisory Committee and members of the MPO.

Schedule: Draft report, April 2001. Final version completed by June 2001.

Agency: Regional Transportation Planning Office
City of Grand Junction Public Works
City of Grand Junction Community Development
AMTRAK Passenger Rail Corporation
Greyhound Bus Lines
Grand Valley Transit
Federal Transit Administration
The Great American Station Foundation

Personnel: Local - 75 days

Costs: \$30,000 (Includes non-salary costs)

C. IMPLEMENTATION TASKS

Implementation activities refer to lists of capital projects adopted by the MPO which establish policy guidance on the use of transportation funds in the urbanized area of Grand Junction.

C.1. Task Name: Amendments to the FY 2001-2006 Transportation Improvement Plan (TIP) as needed.

Objective: The Fiscal Years 2001-2006 TIP established capital projects in the urbanized area for which federal assistance is expected. It contains

an annual element showing specific projects to which funds have been committed by the participating agencies, including the City of Grand Junction's Engineering Dept., Mesa County Engineering Dept. and CDOT Region 3. Amendments to the FY 2001 - 2006 TIP are anticipated during FY2001, including new transit operating cost figures.

Products: Various amendments to the FY 2001-2006 TIP.

Schedule: Continuous.

Agency: MPO Administrator

Personnel: Local - 20 days

Costs: \$2,250 (Includes non-salary costs)

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Transportation Improvement Plan (TIP) Amendments	
Meeting Date:	July 5, 2000	
Date Prepared:	June 26, 2000	
Author:	Cliff Davidson	RTPO Director
Presenter Name:	Tim Moore	Public Works Manager
Workshop	X	Formal Agenda

Subject: Amendments to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2000 Transportation Improvement Plan (TIP).

Summary: The attached report includes a breakdown of all the amended federally-funded transportation-related projects within the urban boundary. Staff from the City of Grand Junction, Mesa County, and CDOT Region 3 have been consulted and concur with all the proposed amendments. All local funding changes have been made under separate budgets in City & County Public Works, as well as in CDOT Region 3's Engineering budget. Authority is granted to the MPO for TIP amendments under Section F, paragraphs 2a, 2b and 2c of the Grand Junction Urbanized Area Memorandum of Agreement dated July 2, 1984.

Background Information: The Transportation Improvement Plan (TIP) 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 by:

1. Coordinating projects in the urbanized area initiated by individual City, County, and State agencies.
2. Defining the costs of these projects and the available financial resources.
3. Prioritizing the projects to make the best use of available resources.

The TIP satisfies regulations jointly issued by the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA). An approved regional plan (2020) and TIP are necessary to maintain federal funding for highways and streets within the planning area and for federal assistance on transit programs.

The TIP is developed cooperatively by the Grand Junction/Mesa County Metropolitan Planning Organization (MPO) and contains all federally funded transportation projects in the urbanized area initiated by Mesa County, Grand Junction, or the Colorado Department of Transportation (CDOT). Annual adjustments of funds are made as required with input from the City, County, and CDOT.

The FY 2000 TIP amendment is required to reflect the federally-funded transportation-related projects within the Federal Aid Urban Boundary for fiscal year 2000.

Budget: This item does not affect the current budget.

Action Requested/Recommendation: Approve the joint resolution endorsing the proposed amendments in the attached report to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2000 Transportation Improvement Plan.

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

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

RESOLUTION

A JOINT RESOLUTION OF THE COUNTY OF MESA AND THE CITY OF GRAND JUNCTION CONCERNING ADOPTION OF FISCAL YEARS 2001-2006 TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, The City and County have been designated by the Governor as the Metropolitan Planning Organization for the Grand Junction/Mesa County Urbanized Area; and

WHEREAS, Part 2 of Article 1 of Title 29, Colorado Revised Statutes authorizes the parties to contract with one another to make the most efficient and effective use of their powers and responsibilities; and

WHEREAS, The City and County realize the importance of both short and long range planning in the development of an efficient transportation system, and are both aware that it is the responsibility of the Metropolitan Planning Organization to perform those planning functions; and

WHEREAS, The City and County, in their performance of those planning functions for the Urbanized Area, wish to use Federal Highway Administration transportation planning funds in coordination with the Colorado Department of Transportation;

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO AND THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the Fiscal Years 2001-2006 Transportation Improvement Plan, hereunto attached, is adopted by the Board of County Commissioners of the County of Mesa, Colorado on _____, and by the City Council of the City of Grand Junction, Colorado on _____.

CITY OF GRAND JUNCTION

COUNTY OF MESA

Mayor
Grand Junction City Council

Chair of the Board
Mesa County Board of Commissioners

____ day of _____, 2000

____ day of _____, 2000

Attest:

Attest:

City Clerk

County Clerk

TRANSPORTATION IMPROVEMENT PROGRAM
ADMINISTRATIVE AMENDMENT
FOR THE
GRAND JUNCTION/MESA COUNTY URBANIZED AREA

OCTOBER 1, 1999 TO SEPTEMBER 30, 2000



PREPARED BY THE

MESA COUNTY
REGIONAL TRANSPORTATION PLANNING OFFICE

IN COOPERATION WITH THE

COLORADO DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION DEVELOPMENT

CITY OF GRAND JUNCTION

MESA COUNTY

AND THE

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
FEDERAL TRANSIT ADMINISTRATION

June, 2000

INTRODUCTION

The Transportation Improvement Program (TIP) is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. The Grand Junction/Mesa County Metropolitan Planning Organization (MPO) is charged with carrying out continuing, comprehensive and cooperative transportation planning by:

Coordinating projects in the urbanized area initiated by individual City, County, and State agencies;

- ☞ Defining the costs of these projects and the available financial resources;
- ☞ Prioritizing the projects to make the best use of available resources.

The TIP serves not only the need in this area for an efficient transportation system, but also satisfies regulations jointly issued by the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA), regarding the content and purpose of the program. Amendments to an approved TIP are necessary (as per Section F, paragraphs 2a, 2b, and 2c of the Grand Junction Urbanized Area Memorandum of Agreement dated July 2, 1984) to maintain federal funding for highways and streets within the planning area, and for federal assistance on transit programs. It is developed by the Mesa County Regional Transportation Planning Office (RTPO) acting as the MPO.

CONTENTS

The TIP shall contain all federally funded transportation projects in the urbanized area initiated by Mesa County, Grand Junction or by the Colorado Department of Transportation (CDOT). It is also necessary to include operating and/or capital grants from the U.S. Department of Transportation's Federal Transit Administration to agencies (public or private) in the urbanized area. The urbanized area (or Federal Aid Urban Boundary) is defined by the boundary of the Metropolitan Planning Organization (MPO).

In 1985 the City and the County began a two-year cycle for sharing of Small Urban Program funds. This allows the money to be used more effectively on larger projects. Annual adjustments of funds were made as required with input from the City, County and CDOT. Beginning in 1992, the City and County began to apply for these funds jointly and coordinate their planned improvements in such a way as to maximize the efficiency of the funds expended.

FORMAT

Format for the TIP is specified by federal and state requirements. Projects are broken out by:

1. Funding Source - (STP, FTA, etc.)
2. Priority - The projects are listed by priority in the first year of the program.

Each project must identify the location, description, responsible agency, general purpose, whether the project has received or will receive federal/state funding beyond the program period, and the breakdown of funding by year and by source. This format is standardized by CDOT for all urbanized areas. The general purpose relates to whether the project either furthers the goals of the State of Colorado's 20-year Transportation Plan.

PROCESS

The projects in the TIP are originally proposed for inclusion by the implementing agencies. Projects are then considered by members of the Transportation Technical Advisory Committee (TTAC), which is composed of representatives from all public agencies involved in construction or operation of transportation systems in the Grand Junction Urbanized area.

After review of the program, the TIP is forwarded to the Transportation Policy Advisory Committee (TPAC), composed of local representatives from the Grand Junction City Council, the Mesa County Board of Commissioners, the Federal Highway Administration (FHWA), State Air Quality Control Commission and the local Transportation Commissioner and the. The TPAC may refer the program back to the TTAC or endorse the program and place it before the Mesa County Commissioners and the Grand Junction City Council for their approval. The Council and the County Commissioners will either approve the program or refer it back to the TPAC for consideration. A copy of the final document is sent to CDOT for review and approval.

Finally, the TIP is sent to the Governor for his approval and forwarded to the Federal Highway Administration and the Environmental Protection Agency for concurrence and/or comments. The FTA Region VIII office in Denver, Colorado also receives a copy of the approved document.

Amendments to the TIP are required when there are major changes in the cost of a project or when there are additions to or deletions of projects within the TIP. These are approved in the same manner as the program. Flexibility is required to allow for construction cost changes or for the allocation of additional Federal or State funds.

**TRANSPORTATION IMPROVEMENT PROGRAM
ADMINISTRATIVE AMENDMENTS
FY 1999-2004**

URBAN

Location: City of Grand Junction

Project Description: Move of \$127,00 from the 29 Road project (GJ60) to the 24 Road project (GJ58) in FY 2000 to complete the intersection into Canyon View Park.

Responsible Government: Mesa County

Past Funding: Y

Future Funding: Y

Long Range: Y

TSM: N

CAPITAL LINE ITEM - 29 Road project (GJ60)

Budget Year	2000 prior TIP total	2000 proposed decrease	2000 amended TIP total
Federal	\$119,000.00	-	\$17,000.00
Local	29,000.00	\$102,000.00 -\$25,000.00	4,000.00
TOTAL	\$148,000.00	- \$127,000.00	\$21,000.00

CAPITAL LINE ITEM - 24 Road project (GJ58)

Budget Year	2000 prior TIP total	2000 proposed increase	2000 amended TIP total
Federal	\$217,000.00	\$102,000.00	\$319,000.00
Local	55,000.00	25,000.00	80,000.00
TOTAL	\$272,000.00	\$127,000.00	\$399,000.00

TRANSIT

Location: Mesa County

Project Description: Administrative amendment reflecting additional funding for operating costs and capital costs (project administration and transit stop costs) for FY 2000.

Responsible Government: Mesa County

Past Funding: Y

Future Funding: Y

Long Range: Y

TSM: N

OPERATING (50/50) LINE ITEM

Budget Year	2000 prior TIP total	2000 proposed increase	2000 amended TIP total
Federal	\$375,000.00	\$92,000.00	\$467,000.00
Local	376,000.00	91,000.00	467,000.00
TOTAL	\$751,000.00	\$183,000.00	\$934,000.00

CAPITAL LINE ITEM

Budget Year	2000 prior TIP total	2000 proposed increase	2000 amended TIP total
Federal	\$254,000.00	\$66,000.00	\$320,000.00
Local	64,000.00	16,000.00	80,000.00
TOTAL	\$318,000.00	\$82,000.00	\$400,000.00

- - End of Administrative Amendments - -

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Proposed Assessments for Sanitary Sewer Improvement District No. SS-43-99		
Meeting Date:	July 5, 2000		
Date Prepared:	June 27, 3000		
Author:	Tim Woodmansee	Real Estate Manager	
Presenter Name:	Tim Woodmansee	Real Estate Manager	
Workshop		X	Formal Agenda

Subject: First Reading of a Proposed Assessing Ordinance for the apportionment of costs connected with Sanitary Sewer Improvement District No. SS-43-99.

Summary: Sanitary sewer facilities have been installed as petitioned by and for the special benefit of seven properties located in the vicinity of Marsh Lane and North 12th Street. The proposed ordinance would levy assessments in the amount of \$11,883.97 upon each of the seven benefiting parcels. A public hearing and second reading of the proposed ordinance will be conducted by the City Council on August 2, 2000.

Background Information: The petition requesting the improvements provides that all costs associated with this District be assessed against and upon the benefiting properties. Assessable costs include design, construction, inspection to provide sanitary sewer main lines, manholes and service lines to property boundaries, plus administration and compensation for easements.

The total project costs have been definitely ascertained to be \$83,187.78. The Proposed Assessing Ordinance would levy assessments in the amount of \$11,883.97 upon each of the seven benefiting parcels.

Budget: The 906 sewer fund will be reimbursed by the assessments to be levied.

Action Requested/Recommendation: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 2, 2000.

Citizen Presentation:	<input checked="" type="checkbox"/>	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

ORDINANCE NO.

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-43-99, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Sanitary Sewer Improvement District No. SS-43-99, in the City of Grand Junction, pursuant to Ordinance No. 178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Sanitary Sewer Improvement District No. SS-43-99, and the apportionment of cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Sanitary Sewer Improvement District No. SS-43-99, in the City of Grand Junction, Colorado, which said Notice was caused to be published in the Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on June 23, 2000, and the last publication thereof appearing on June 25, 2000); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said District assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that

certain Notice to property owners in Sanitary Sewer Improvement District No. SS-43-99, duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Sanitary Sewer Improvement District No. SS-43-99 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$88,179.05, said sum including a one-time charge of six percent (6%) for costs of collection and other incidentals; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

TAX SCHEDULE NO.: 2701-362-00-009 / LEGAL DESCRIPTION: Beginning 586.48 feet North of the W ¼ corner of Section 36, Township 1 North, Range 1 West of the Ute Meridian; thence North 60.6 feet; thence S 88°25' E 480.7 feet; thence N 83°03' E 202.2 feet; thence S 88°25' E 34 feet to the Highline Lateral No. 6; thence Southwesterly along said Lateral to a point 670 feet east of the point of beginning; thence West to the point of beginning.
ASSESSMENT.....\$12,597.00

TAX SCHEDULE NO.: 2701-362-00-010 / LEGAL DESCRIPTION: Beginning 586.48 feet North and 30 feet East of the Southwest corner of the NW ¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian; thence East 650 feet; thence South 100 feet; thence West 650 feet; thence North to the point of beginning.
ASSESSMENT.....\$12,597.00

TAX SCHEDULE NO.: 2701-362-00-011 / LEGAL DESCRIPTION: Beginning 386.48 feet North and 30 feet East of the Southwest corner of the NW ¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian; thence North 100 feet; thence East 553.25 feet; thence S 58°21' W 191 feet; thence West 391 feet to the point of beginning.
ASSESSMENT.....\$12,597.00

TAX SCHEDULE NO.: 2701-362-00-012 / LEGAL DESCRIPTION: Beginning 286.48 feet North and 30 feet East of the Southwest corner of the NW ¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian; thence North 100 feet; thence East 391 feet; thence S 50°26' E 156.9 feet; thence West 512 feet to the point of beginning.
ASSESSMENT.....\$12,597.00

TAX SCHEDULE NO.: 2701-362-00-013 / LEGAL DESCRIPTION: Beginning 286.48 feet North of the Southwest corner of the SW ¼ NW ¼ of Section 36,

Township 1 North, Range 1 West of the Ute Meridian; thence East 325 feet; thence South 50 feet; thence West 145 feet; thence South 100 feet; thence West 180 feet to the point of beginning, except road and part of cul-de-sac on north.

ASSESSMENT\$12,597.00

TAX SCHEDULE NO.: 2701-362-00-014 / LEGAL DESCRIPTION: Beginning 236.48 feet North and 180 feet East of the Southwest corner of the SW ¼ NW ¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian; thence East 145 feet; thence South 100 feet; thence West 145 feet; thence North 100 feet to the point of beginning, except cul-de-sac.

ASSESSMENT\$12,597.00

TAX SCHEDULE NO.: 2701-362-00-015 / LEGAL DESCRIPTION: Beginning 286.48 feet North and 325 feet East of the Southwest corner of the SW ¼ NW ¼ of Section 36, Township 1 North, Range 1 West of the Ute Meridian; thence East 187 feet; thence S 50°51' E 82.2 feet; thence S 21°10' W 53.1 feet; thence S 20°26' E 51.9 feet; thence West 249.6 feet; thence North 150 feet to the point of beginning.

ASSESSMENT\$12,597.00

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty (30) days shall be conclusively considered and held an election on the part of such owner to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and

the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal 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, along with simple interest which has accrued at the rate of eight percent (8%) per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of eight percent (8%) per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at the rate of eight percent (8%) per annum as aforesaid; and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty (30) days after the final publication of this Ordinance, and an allowance of the six percent (6%) added for cost of collection and other incidentals shall be made on all payments made during said period of thirty (30) days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Sanitary Sewer Improvement District No. SS-43-99 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Sanitary Sewer Improvement District No. SS-43-99, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading, shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten (10) days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of

such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the city of Grand Junction.

INTRODUCED and ORDERED PUBLISHED this 5th day of July, 2000.

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	25 ½ Road and Eisenhower	
Meeting Date:	July 5, 2000	
Date Prepared:	June 26, 2000	
Author:	Bret Guillory	
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	X Formal Agenda

Subject: Award of a Construction Contract for **25½ Road and Eisenhower Street Connection** to **G&G Paving** in the amount of **\$62,778.00**.

Summary: Eight bids were received and opened on June 19, 2000 for the **25½ Road and Eisenhower Street Connection** project. The low bid was submitted by **G&G Paving** in the amount of **\$62,778.00**.

Background Information: The project involves construction of a connector street between Eisenhower Street and 25½ Road. Eisenhower Street is located along the east side of the Foresight business park. The new connector street will provide for access to Paterson Road from Foresight Park via a signalized intersection.

Right of way for the new connector street has been purchased by the City of Grand Junction. The right of way cost was approximately \$32,764.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	Bid Amount
G&G Paving	Grand	\$62,778.00
Bogue Construction	Fruita	\$63,164.80
Martinez Western	Rifle	\$63,437.88
Elam Construction	Grand	\$66,948.30
Skyline Contracting	Grand	\$68,228.25
M.A. Concrete Construction	Grand	\$68,557.50
United Companies	Grand	\$72,385.80
Vista Paving	Grand	\$92,109.62
Engineer's Estimate		\$67,641.75

Budget:

Project Costs:

Construction Contract	\$62,778.00
Engineering Design	\$4,900.00
Construction Engineering Cost (Estimate)	\$4,400.00
Right of Way (new 27 ½ Road alignment)	<u>\$32,764.00</u>
Total Project Costs	\$104,842.00

Funding:

2000 Budget	<u>\$99,824.00</u>
* (Contingency)	<u>\$5,000.00</u>
Balance remaining	<u>\$(18.00)</u>

* The contract amount for the project includes \$5,000 contingency that we do not anticipate using that will balance the account for the project. If additional funds are needed, they will be taken from Contract Street Maintenance, activity Code F00400.

Action Requested/Recommendation: Council approve award of contract for 25 ½ Road and Eisenhower Street Connection to G&G Paving in the amount of \$62,778.00. We would like to enlist City Council's input in the selection of a street name.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
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Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 13

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Offer to Purchase City Property by the Grand Junction Housing Authority		
Meeting Date:	July 5, 2000		
Date Prepared:	June 26, 2000		
Author:	Tim Woodmansee	Real Estate Manager	
Presenter Name:	Tim Woodmansee	Real Estate Manager	
	Workshop	X	Formal Agenda

Subject: Resolution authorizing the acceptance of an offer to sell to the Grand Junction Housing Authority Lots 19 through 26, Block 134 of the City of Grand Junction.

Summary: The Housing Authority has submitted a contract offering to purchase the subject property for the sum of \$25,000. The property consists of 8 city lots (approximately 25,000 square feet of vacant land) on the north side of Pitkin Avenue between 10th Street and 11th Street.

Background Information: The City purchased 10 lots in 1996 from the Public Service Company of Colorado for \$49,500. The City sold 2 of the lots the same year for \$20,000. The 8 remaining lots were to be exchanged for property adjacent to the Botanical Gardens, but that exchange never occurred.

In 1998, the City Council directed staff to sell the 8 remaining lots through a sealed bid process. This effort failed to yield any bids.

In 1999, the Grand Valley Transit Authority outlined a proposal to lease the property as a bus parking lot, but infrastructure requirements rendered this site cost prohibitive for their intended use.

Budget: The City's net investment in the 8 remaining lots is \$29,500.

Action Requested/Recommendation: Consider and act upon the proposed Resolution.

Citizen Presentation:	X	No	Yes	If Yes,
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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
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RESOLUTION NO. _____

**AUTHORIZING THE ACCEPTANCE OF AN OFFER TO SELL
TO THE GRAND JUNCTION HOUSING AUTHORITY
LOTS 19 THROUGH 26, BLOCK 134 OF THE
CITY OF GRAND JUNCTION**

WHEREAS, the City of Grand Junction is the owner of that certain real property described as Lots 19 through 26, Block 134 of the City of Grand Junction; and

WHEREAS, the Housing Authority of the City of Grand Junction has offered to purchase said property for a purchase price of \$25,000 in accordance with the terms and conditions of the attached Contract to Buy and Sell Real Estate; and

WHEREAS, the City Council has determined that said property is not held or used for park or any other governmental purposes; and

WHEREAS, the City Council has determined that the sale of said property to the Housing Authority of the City of Grand Junction, as proposed, is in the best interest of the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed, on behalf of the City and as the act of the City, to execute the attached Contract to Buy and Sell Real Estate with the Housing Authority of the City of Grand Junction, and to additionally sign all documents necessary and appropriate to convey said property to the Housing Authority of the City of Grand Junction.

2. That the City shall make no representations or warranties of any kind or nature whatsoever as to the physical condition of the property, including, without limitation, any warranties as to the environmental condition of the property or fitness of the property for any purposes whatsoever.

PASSED and ADOPTED this 5th day of July, 2000.

Attest:

President of the City Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Scariano/Williams Rezone		
Meeting Date:	July 5, 2000		
Date Prepared:	June 26, 2000		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

AGENDA TOPIC: Scariano/Williams Rezone - RMF-12 to CSR; File #RZ-2000-094.

SUMMARY: The City of Grand Junction, representing the owner, proposes to rezone a 1.86-acre parcel from RMF-12 to CSR (Community Services & Recreation). The parcel is located between 428 Ridgewood Lane to the east and Monument Little League ball fields to the west. The CSR zone district is proposed because the parcel is landlocked and serves as a buffer between the two uses. At its June 13, 2000 hearing the Planning Commission recommended approval of this rezone request.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: Adopt ordinance on first reading and schedule a hearing for July 19, 2000.

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

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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BACKGROUND INFORMATION				
Location:		West of 428 Ridgewood Lane		
Applicant:		City of Grand Junction for owner (Richard Scariano) and future owner (Anthony Williams)		
Existing Land Use:		Vacant		
Proposed Land Use:		No change proposed		
Surrounding Land Use:	North	Vacant		
	South	Vacant		
	East	Single family residential		
	West	Recreation (Monument Little League)		
Existing Zoning:		RMF-12		
Proposed Zoning:		CSR		
Surrounding Zoning:	North	RMF-12		
	South	RSF-4		
	East	RSF-4		
	West	RMF-12		
Growth Plan Designation:		Park		
Zoning within density range?		N/A	Yes	No

Action Requested: Recommendation to City Council on rezone.

Staff Analysis: Richard Scariano and Jeff Williams recently received approval of a boundary line adjustment involving Monument Little League (See file #LLA-2000-049). A portion of a landlocked parcel was divided and sold to the Little League (becoming parcel 1). The remaining portion (parcel 2) is 1.864 acres in size and is located on a wooded hillside. This parcel is being sold to Anthony & Treva Williams at 428 Ridgewood Lane to act as a buffer between their home and the Little League ballfields. The parcel was landlocked before the boundary line adjustment and remains landlocked, except for an easement for fire suppression and weed abatement. A note on the deed notifies present and future property owners that the parcel is landlocked and requires legal access before development can occur.

The parcel was recently rezoned to RMF-12 as part of the new zoning map adoption. As a condition of approval of the boundary line adjustment the applicant agreed to allow the City to rezone the parcel to CSR (Community Services and Recreation). Although a

deed restriction for open space purposes has not been placed on the property, the CSR zoning, coupled with the lack of legal access, is intended to help preserve the parcel as an open space buffer.

The CSR zone district allows one single family home per acre. The bulk requirements of the zone do not require street frontage. However, some sort of legal access is necessary to be provided to this parcel before development may proceed. The future owner of this parcel will be responsible for providing that access. The City sees no obligation on its part or on the part of an adjacent landowner to provide access to this parcel as a condition of future development approval.

The Planning Commission finds that the proposed rezone of this parcel meets the criteria established in Section 2.6A of the Grand Junction Zoning and Development Code as noted below:

- 1. The existing zoning was in error at the time of adoption:** The parcel was rezoned to RMF-12 from PZ (Public Zone) with adoption of the new zoning map. The RMF-12 zoning was applied because it was the closest density to the Growth Plan designation of residential medium high 8-12 dwellings per acre, which is north, and southwest of this parcel. The Growth Plan designation of "Park" was determined to be a mistake since this parcel was privately owned. The adjacent parcel owned by Monument Little League should have been the extent of the Park designation.
- 2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.:** Yes. Although it is unknown how long the Monument Little League has had their facilities in this location, the rezone is a result of wanting to maintain an open space buffer between the lighted ball fields and residential uses to the east.
- 3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances:** Yes. The CSR zoning limits development on the parcels and assists in preserving the parcel for its intended use as an open space buffer.
- 4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines:** Yes. Although the Growth Plan Map may be in error on this parcel the rezone to CSR implements the Park designation of the Map. Policies of the Growth Plan support the preservation of open space areas not suitable for development.

5. **Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development:** No. Adequate facilities are not available and this is why the CSR zoning is requested.
6. **There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs:** not applicable
7. **The community or neighborhood will benefit from the proposed zone:** Yes. The benefit to the community providing an open space buffer between recreational uses and an existing single family neighborhood. The CSR zone district limits development on this parcel to one dwelling, whereas the RMF-12 zoning had the potential for 22 dwellings.

PLANNING COMMISSION RECOMMENDATION: At its June 13, 2000 hearing, the Planning Commission recommended approval of this rezone.

bn\rz\00094scariano-williamsccr.doc\report prepared06262000

scariano1scariano2

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ZONING A LANDLOCKED PARCEL FROM RMF-12 TO CSR,
LOCATED WEST OF 428 RIDGEWOOD LANE**

Recitals.

The City of Grand Junction, representing the owner, proposes to rezone a 1.86-acre parcel from RMF-12 to CSR (Community Services & Recreation). The parcel is located between 428 Ridgewood Lane to the east and Monument Little League ball fields to the west. The CSR zone district is proposed because the parcel is landlocked and serves as a buffer between the two uses.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 2.6A of Grand Junction Zoning and Development Code and recommended approval of this zone change at its June 13, 2000 hearing.

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

Council finds that the proposed rezone meets the criteria as set forth in Section 2.6A of the Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from RMF-12 to CSR:

A parcel of land situated in the SW1/4NE1/4 Sec 10 T1S R1W UM, Mesa Co, CO, being more particularly described as follows: Beg at a pt on the N line of the SW1/4NE1/4 Sec 10, whence the Mesa Co Survey Marker for the center N1/16 cor Sec 10 bears N89°50'06"W 1028.39'; thence along the N line of the SW1/4NE1/4 Sec 10 S89°50'06"E 294.71'; thence S34°08'54"W 138.10'; thence S16°34'54"W 157.00'; thence S58°31'54"W 287'; thence N09°53'13"E 421.69' to POB..

INTRODUCED for FIRST READING and PUBLICATION this day of 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:	G Road North Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 29, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of Intent to Annex and exercising land use jurisdiction immediately for the G Road North Enclave Annexation. The proposed annexation area is generally located between 25 ½ Road and 26 ½ Road north of G Road and south of H Road, but including one property north of H Road. File ANX-2000-114

Summary: The 274 acre G Road North Enclave Annexation area consists of 73 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the G Road North Enclave Annexation.

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:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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BACKGROUND INFORMATION					
Location:		Located generally between 25 ½ Road and 26 ½ Road and north of G Road and south of H Road, but including one property north of H Road.			
Applicants:		City of Grand Junction Staff Rep: Dave Thornton			
Existing Land Use:		Residential and Agricultural			
Proposed Land Use:		No Change			
Surrounding Land Use:	North	Residential and Agricultural			
	South	Residential and Agricultural			
	East	Residential			
	West	Residential and Agricultural			
Existing County Zoning:		RSF-R, RSF-2, PUD at approx. 2 units/acre (County)			
Proposed City Zoning:		RSF-R, RSF-2 and PD			
Surrounding Zoning:	North	RSF-1			
	South	RSF-1			
	East	RSF-1 and RSF-4			
	West	RSF-1			
Growth Plan Designation:		Residential Low Density: .5 to 2 acre lot sizes Residential Medium Low: 2 to 4 units/acre Residential Medium density: 4 to 8 units/acre			
Zoning within density range?		X	Yes	X	No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 274 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The G Road North Enclave has been enclaved since May 7, 1995

The G Road North Enclave is one of two annexations located north of G Road being considered at the same time for annexation.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on May 25th. Letters have been sent to affected property owners and residents throughout the process.

G ROAD NORTH ENCLAVE ANNEXATION SUMMARY		
File Number:	ANX-2000-114	
Location:	Located generally between 25 ½ Road and 26 ½ Road and north of G Road and south of H Road, but including one property north of H Road.	
Tax ID Number:	See address list	
Parcels:	73	
Estimated Population:	108	
# of Parcels (owner occupied):	38	
# of Dwelling Units:	47	
Acres land annexed:	274 acres for annexation area	
Developable Acres Remaining:	Approx. 175 acres	
Right-of-way in Annexation:	See Map	
Previous County Zoning:	RSF-R, RSF-2, PUD at approx. 1 unit per 2 acres (County)	
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres (RSF-2) Residential Single Family not to exceed 2 unit per acre (PD) Residential Single Family at approx. 1 unit per 2 acres	
Current Land Use:	Residential and Agricultural	
Future Land Use:	Same	
Values:	Assessed:	= \$ 1,031,927
	Actual:	= \$ 9,708,200
Census Tract:	10 and 16	
Address Ranges:	See Map	
Special Districts:	Water:	Ute Water
	Sewer:	
	Fire:	Grand Junction Rural Fire

	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
July 5th	Notice of Intent to Annex & (30 Day Notice)
July 11th	Planning Commission considers Zone of Annexation
August 2nd	First Reading on Annexation & Zoning by City Council
August 16th	Public hearing on Annexation and Zoning by City Council
Sept. 17th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [G Road North Annexation](#).

Attachments:

- Notice of Intent to Annex Resolution
- G Road North Enclave Annexation Map
[Grdnrth1](#)

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

G ROAD NORTH ENCLAVE

**LOCATED GENERALLY BETWEEN 25 ½ ROAD AND 26 ½ ROAD AND NORTH OF
G ROAD AND SOUTH OF H ROAD, BUT INCLUDING ONE PROPERTY NORTH OF
H ROAD**

**AND INCLUDING BUT NOT LIMITED TO ALL OR A PORTION OF THE FOLLOWING
RIGHTS-OF-WAYS: 25 ½ ROAD, 26 ROAD, G ROAD, 26 ½ ROAD, G ½ ROAD,
ELVIRA DRIVE, PARTRIDGE COURT, KELLY DRIVE, CLARKDELL COURT,
COTTONWOOD DRIVE, LUJAN CIRCLE, AND INTERSTATE-70**

CONSISTING OF APPROXIMATELY 274 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the [5th day of July, 2000](#), the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the G Road North Enclave and more particularly described as follows:

A parcel of land situate in Sections 26, 34 & 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 35, Township 1 North, Range 1 West; thence S 00°00'00" E along the west line of the SE 1/4 SW 1/4 of said Section 35 a distance of 496.50 feet to a point; thence N 90°00'00" W a distance of 509.74 feet to a point; thence S 18°42'28" W a distance of 466.13 feet to a point; thence N 90°00'00" E a distance of 55.85 feet to a point; thence S 00°00'00" E a distance of 350.65 feet to a point on the north right of way line for G Road; thence N 89°52'19" W along the north right of way line for said G Road a distance of 2936.60 feet to a point; thence N

35°19'00" E a distance of 284.26 feet to a point; thence N 01°51'00" E a distance of 119.87 feet to a point; thence S 90°00'00" W a distance of 526.90 feet to a point on the east right of way line for 25 1/2 Road; thence N 00°00'00" E along the east right of way line for said 25 1/2 Road a distance of 299.25 feet to a point; thence N 74°10'00" E a distance of 36.41 feet to a point; thence N 88°01'10" E a distance of 596.93 feet to a point on the east bank of a Drain Ditch; thence along the east bank of said Drain Ditch the following 4 courses:

- 1) N 23°01'00" E a distance of 88.18 feet to a point;
- 2) N 73°38'00" E a distance of 174.67 feet to a point;
- 3) N 47°25'00" E a distance of 271.65 feet to a point;
- 4) N 37°29'00" E a distance of 370.07 feet to a point;

thence S 89°56'30" E a distance of 23.45 feet to the SE 1/16 corner of Section 34, Township 1 North, Range 1 West; thence N 00°13'29" E along the east line of the NW 1/4 SE 1/4 of said Section 34 a distance of 1320.25 feet to the CE 1/16 corner of said Section 34; thence N 90°00'00" E a distance of 25.52 feet to a point on the centerline for the Grand Valley Canal; thence along the centerline for said Grand Valley Canal the following 6 courses:

- 1) N 29°34'51" E a distance of 30.01 feet to a point;
- 2) N 45°25'42" E a distance of 125.11 feet to a point;
- 3) N 61°21'09" E a distance of 89.95 feet to a point;
- 4) N 79°34'22" E a distance of 41.76 feet to a point;
- 5) N 88°41'25" E a distance of 35.29 feet to a point;
- 6) S 64°03'24" E a distance of 59.02 feet to a point on the centerline for Leach Creek; thence N 55°42'53" E along the centerline for said Leach Creek a distance of 60.40 feet to a point on the north right of way line for G 1/2 Road; thence along the north right of way line for said G 1/2 Road the following 6 courses:

- 1) S 46°51'15" E a distance of 271.87 feet to a point;
- 2) S 38°24'46" E a distance of 235.17 feet to a point;
- 3) S 51°46'49" E a distance of 111.57 feet to a point;
- 4) S 86°06'20" E a distance of 122.96 feet to a point;
- 5) N 74°01'57" E a distance of 257.85 feet to a point;
- 6) N 63°49'52" E a distance of 67.07 feet to a point on the southerly right of way line for I-70; thence N

05°22'00" W along said southerly right of way line a distance of 409.20 feet to a point; thence crossing said I-70 N 04°09'39" E a distance of 435.39 to a point on the northerly right of way line for said I-70; thence along the northerly right of way line for said I-70 the following 2 courses:

- 1) N 10°44'00" E a distance of 242.30 feet to a point;
- 2) S 89°33'00" E a distance of 80.00 feet to a point;

thence N 47°29'58" E a distance of 603.31 feet to a point on the north line of the SW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West; thence S 88°14'45" E along the north line of said SW 1/4 NW 1/4 a distance of 34.48 feet to a point; thence N 00°00'00" E a distance of 36.54 feet to the southeast corner of Lot 2 of Replat of Sunny Knoll Subdivision; thence N 46°53'23" W along the northeasterly boundary line of said Lot 2 a distance of 330.62 feet to the northeast corner of said Lot 2; thence N 19°41'44"

W a distance of 53.85 feet to a point on the northerly right of way line for Kelly Drive; thence along the northerly right of way line for said Kelly Drive the following 2 courses:

- 1) N 53°53'00" E a distance of 119.00 feet to a point;
- 2) N 59°41'00" E a distance of 114.39 feet to a point;

thence N 14°31'00" W a distance of 355.84 feet to a point on the centerline for Rice Wash; thence along the centerline for said Rice Wash the following 6 courses:

- 1) N 52°09'00" E a distance of 43.31 feet to a point;
- 2) N 26°41'14" W a distance of 258.09 feet to a point;
- 3) N 24°22'00" E a distance of 261.30 feet to a point;
- 4) N 00°39'35" E a distance of 59.69 feet to a point;
- 5) N 40°07'00" E a distance of 498.81 feet to a point;
- 6) N 36°06'10" E a distance of 152.56 feet to a point;

thence S 01°43'40" W a distance of 528.21 feet to a point on the north line of said Section 35; thence S 89°55'00" E along the north line of said Section 35 a distance of 112.92 feet to a point; thence S 00°05'00" W a distance of 501.66 feet to a point; thence N 66°08'00" E a distance of 90.30 feet to a point; thence N 88°15'00" E a distance of 122.90 feet to a point; thence S 59°49'00" E a distance of 106.20 feet to a point; thence N 88°42'00" E a distance of 88.70 feet to the northwest corner of Lot 4 of Replat of Lot 2, Saccomanno Minor Subdivision; thence S 00°00'28" W along the west boundary line of said Lot 4 a distance of 817.31 feet to the southwest corner of said Lot 4; thence S 89°49'51" E along the south line of the NE 1/4 NW 1/4 of said Section 35 a distance of 1315.95 feet to the northwest corner of the N 1/2 SW 1/4 NE 1/4 of said Section 35; thence S 89°52'42" E along the north line of the N 1/2 SW 1/4 NE 1/4 of said Section 35 a distance of 30.00 feet to a point; thence S 00°07'46" E a distance of 714.63 feet to a point on the southeasterly right of way line for I-70; thence along the southeasterly right of way line for said I-70 the following 3 courses:

- 1) S 69°23'47" W a distance of 90.65 feet to a point;
- 2) S 69°32'00" W a distance of 125.00 feet to a point;
- 3) S 70°32'30" W a distance of 174.24 feet to the northwest corner of Lot 9 of North Rolling Acres Subdivision;

thence S 34°18'29" E along the westerly boundary line of said Lot 9 a distance of 167.57 feet to the southwest corner of said Lot 9; thence S 40°58'30" E a distance of 56.00 feet to a point on the southerly right of way line for Cottonwood Drive; thence along the southerly right of way line for said Cottonwood Drive the following 3 courses:

- 1) N 49°01'30" E a distance of 128.32 feet to a point;
- 2) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°22'05" and a long chord bearing N 66°30'56" E a distance of 79.80 feet to a point;
- 3) N 76°56'00" E a distance of 33.88 feet to a point on the north-south centerline for said Section 35;

thence S 00°00'00" E along said north-south centerline a distance of 397.60 feet to the C 1/4 corner of said Section 35; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 35 a distance of 428.70 feet to a point; thence S 05°49'21" W a distance of 165.56 feet to the centerline of a Drain Ditch; thence along the centerline of said Drain Ditch the following 4 courses:

- 1) S 76°03'00" W a distance of 135.20 feet to a point;

- 2) S 73°07'00" W a distance of 170.00 feet to a point;
 - 3) S 61°03'00" W a distance of 445.00 feet to a point;
 - 4) S 80°35'00" W a distance of 193.33 feet to a point;
- thence S 00°02'01" E along the west line of the NE 1/4 SW 1/4 of said Section 35 a distance of 826.04 feet to the point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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

- 1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
- 2. That the ordinance annexing the subject area for introduction and first reading on the 2nd day of August, 2000 with second reading of the proposed annexation ordinance on August 16, 2000.
- 3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk

PUBLISHED
July 7, 2000
July 14, 2000
July 21, 2000
July 28, 2000

Attach 16

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Chamblee/Boydston Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Resolution for Notice of Intent to Annex and exercising land use jurisdiction immediately for the Chamblee/Boydston Enclave Annexation. The proposed annexation area is located at 714 and 720 24 ½ Road. File ANX-2000-115

Summary: The 9.60 acre Chamblee/Boydston Enclave Annexation area consists of 2 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the notice of intent to annex and exercise land use immediately for the Chamblee/Boydston Enclave Annexation.

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

Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent		Indiv. Consideration		Workshop
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BACKGROUND INFORMATION				
Location:		714 and 720 24 ½ Road		
Applicants:		City of Grand Junction Staff Rep: Dave Thornton		
Existing Land Use:		Residential and Agricultural		
Proposed Land Use:		No Change		
Surrounding Land Use:	North	Residential and Church		
	South	Residential and Agricultural		
	East	Residential		
	West	Residential, Agricultural and Park		
Existing County Zoning:		RSF-R		
Proposed City Zoning:		RSF-R		
Surrounding Zoning:	North	RMF-8		
	South	RMF-5		
	East	RMF-5		
	West	PD, RSF-4, and CSR		
Growth Plan Designation:		Residential Medium density: 4 to 8 units/acre Residential Medium High density: 8 to 12 units/acre		
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 9.6 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Chamblee/Boydston Enclave has been enclaved since May 7, 1995

The Chamblee/Boydston Enclave is one of two annexations located north of G Road being considered at the same time for annexation.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on May 25th. Letters have been sent to affected property owners and residents throughout the process.

CHAMBLEE/BOYDSTUN ENCLAVE ANNEXATION SUMMARY	
File Number:	ANX-2000-115
Location:	714 and 720 24 ½ Road
Tax ID Number:	2701-334-00-123 and 2701-334-00-048
Parcels:	2
Estimated Population:	5
# of Parcels (owner occupied):	2
# of Dwelling Units:	2
Acres land annexed:	9.60 acres for annexation area
Developable Acres Remaining:	7 acres
Right-of-way in Annexation:	None
Previous County Zoning:	RSF-R
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:	Residential and Agricultural
Future Land Use:	Same
Values:	Assessed: = \$ 33,150
	Actual: = \$ 332,040
Census Tract:	9
Address Ranges:	714 through 720 24 ½ Road (even only)
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire
	Drainage: Grand Junction Drainage District
	School: District 51
	Pest:

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
July 5th	Notice of Intent to Annex & (30 Day Notice)
July 11th	Planning Commission considers Zone of Annexation
August 2nd	First Reading on Annexation & Zoning by City Council
August 16th	Public hearing on Annexation and Zoning by City Council
Sept. 17th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [Chamblee/Boydston Annexation](#).

Attachments:

- Notice of Intent to Annex Resolution
- Chamblee/Boydston Enclave Annexation Maps (2)
[Chamblee1](#)[chamblee2](#)

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS**

CHAMBLEE/BOYDSTUN ENCLAVE

LOCATED AT 714 AND 720 24 ½ ROAD

CONSISTING OF APPROXIMATELY 9.60 ACRES

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO,**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 5th day of July, 2000, the Community Development Director filed with the City Clerk of the City of Grand Junction, Colorado, a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Chamblee/Boydston Enclave and more particularly described as follows:

Lot 50, Pomona Park Subdivision, County of Mesa, State of Colorado

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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

1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area pursuant to the Municipal Annexation Act of 1965.
2. That the ordinance annexing the subject area for introduction and first reading on the 2nd day of August, 2000 with second reading of the proposed annexation ordinance on August 16, 2000.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this ___ day of _____, 2000.

Attest:

President of the Council

City Clerk

<i>PUBLISHED</i>
July 7, 2000
July 14, 2000
July 21, 2000
July 28, 2000

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	G Road South Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of the Ordinance to Annex the G Road South Annexation. The proposed annexation area is generally located between 25 ½ Road and 26 ½ Road between G Road and F Road and with a portion of the area extending east of 26 ½ Road near Round Hill Drive and Horizon Drive. File ANX-2000-087

Summary: 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the annexation ordinance for the G Road South Enclave 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:	
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Placement on Agenda:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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BACKGROUND INFORMATION			
Location:	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 Dr. and Horizon Dr.		
Applicants:	City of Grand Junction Staff Rep: Dave Thornton		
Existing Land Use:	Residential and Agricultural		
Proposed Land Use:	No Change		
Surrounding Land Use:	North	Residential and Agricultural	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:	RSF-R, RSF-1, PUD at approx. 2 units/acre (County)		
Proposed Zoning:	RSF-R, RSF-1, RSF-2		
Surrounding Zoning:	North	RSF-2 (Mesa County) RSF-4 (City)	
	South	RSF-4 (City)	
	East	RSF-1 and RSF-4 (City)	
	West	RSF-4 and PD (City)	
Growth Plan Designation:	Residential Low Density: .5 to 2 acre lot sizes Residential Medium Low: 2 to 4 units/acre Residential Medium density: 4 to 8 units/acre Residential Medium High: 8 to 12 units/acre Public/Institutional		
Zoning within density range?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 383.71 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The G Road South Enclave has been enclaved since May 7, 1995

The G Road South Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in July.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

G ROAD SOUTH ENCLAVE ANNEXATION SUMMARY		
File Number:	ANX-2000-087	
Location:	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 Dr. and Horizon Dr.	
Tax ID Number:	See address list	
Parcels:	221	
Estimated Population:	405	
# of Parcels (owner occupied):	168	
# of Dwelling Units:	176	
Acres land annexed:	383.715 acres for annexation area	
Developable Acres Remaining:	80 acres	
Right-of-way in Annexation:	See Map	
Previous County Zoning:	RSF-R, RSF-1, PUD at approx. 2 units/acre (County)	
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres (RSF-1) Residential Single Family not of exceed 1 unit per acre (RSF-2) residential Single Family not to exceed 2 units/acre	
Current Land Use:	Residential and Agricultural	
Future Land Use:	Same	
Values:	Assessed:	= \$ 3,522,713
	Actual:	= \$ 34,,821,960
Census Tract:	10	
Address Ranges:	See Map	

Special Districts:	Water:	Ute Water
	Sewer:	
	Fire:	Grand Junction Rural Fire
	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [G Road South Enclave Annexation](#).

Attachments:

- Annexation Ordinance
- G Road South Enclave Annexation Map
Grdsth1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

G ROAD SOUTH ENCLAVE ANNEXATION

**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,
STEPASIDE DRIVE, MYRTLE LANE, DAHLIA DRIVE, LARKSPUR DRIVE, CREST
RIDGE DRIVE, G ROAD, 26 ½ ROAD, AND HORIZON DRIVE**

CONSISTING OF APPROXIMATELY 383.71 ACRES

WHEREAS, on the 17th day of May, 2000 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the G Road South Enclave, and more particularly described as follows:

A parcel of land situate in Section 2 and 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 2; thence S 00°00'00" W along the north-south centerline of said Section 2 a distance of 1977.00 feet to a point; thence N 90°00'00" E a distance of 481.12 feet to the northwest corner of Lot 8 of Round Hill Subdivision; thence S 00°00'00" W along the west line of said Lot 8 a distance of 251.65 feet to the southwest corner of said Lot 8; thence along the northwesterly right of way line for F 1/2 Road the following 3 courses:

- 1) 461.32 feet along the arc of a curve concave to the southeast, having a radius of 560.00 feet, a delta angle of 47°11'58" and a long chord bearing S 55°35'59" W a distance of 448.39 feet to a point;
- 2) S 32°00'00" W a distance of 87.40 feet to a point;

3) 40.32 feet along the arc of a curve to the right, having a radius of 39.83 feet, a delta angle of 58°00'00" and a long chord bearing S 61°00'00" W a distance of 38.62 feet to a point on the east right of way line for 26 1/2 Road;

thence S 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 60.00 feet to a point; thence N 89°51'00" E a distance of 320.00 feet to the southeast corner of Lot 4 of said Round Hill Subdivision; thence S 00°00'00" W a distance of 314.00 feet to the south right of way line for the Grand Valley Highline Canal; thence N 89°45'20" W along the south right of way line for said Grand Valley Highline Canal a distance of 318.54 feet to a point on the east right of way line for said 26 1/2 Road; thence S 00°00'00" W along said east right of way line a distance of 159.52 feet to a point; thence N 90°00'00" E a distance of 235.46 feet to a point; thence S 00°00'00" W a distance of 99.00 feet to a point; thence S 52°30'57" E along the southwesterly right of way of the abandoned Grand River Valley Railroad a distance of 500.30 feet to a point on the southerly right of way line for Horizon Drive; thence S 53°51'00" W along the southerly right of way line for said Horizon Drive a distance of 771.91 feet to a point on the east right of way line for said 26 1/2 Road; thence N 00°00'00" W along said east right of way line a distance of 13.24 feet to a point; thence N 90°00'00" W a distance of 10.00 feet to a point on said east right of way line; thence N 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 160.49 feet to a point on the northwesterly edge of the Grand Valley Canal; thence N 53°51'00" E along the northwesterly edge of said Grand Valley Canal a distance of 231.51 feet to a point; thence N 00°00'00" W a distance of 50.00 feet to a point; thence N 84°05'00" W a distance of 143.00 feet to a point; thence N 90°00'00" W a distance of 104.70 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°00'00" W along said west right of way line a distance of 292.30 feet to a point intersecting the west right of way line for said 26 1/2 Road and the north right of way line for Northacres Road; thence N 90°00'00" W a distance of 1131.93 feet to a point; thence N 00°02'00" W a distance of 134.80 feet to a point; thence N 85°37'21" W along the southerly right of way line for the Grand Valley Canal a distance of 151.25 feet to a point; thence N 00°02'00" W a distance of 3.49 feet to a point on the south side of the maintenance road for the Grand Valley Canal; thence along the south side of the maintenance road of said Grand Valley Canal the following 7 courses:

- 1) N 72°35'00" W a distance of 113.28 feet to a point;
- 2) N 48°23'00" W a distance of 354.14 feet to a point;
- 3) N 65°30'00" W a distance of 103.40 feet to a point;
- 4) S 88°23'00" W a distance of 56.66 feet to a point;
- 5) S 58°43'00" W a distance of 109.72 feet to a point;
- 6) S 48°09'00" W a distance of 449.29 feet to a point;
- 7) S 74°09'00" W a distance of 378.13 feet to a point on the section line common with Section 2 and Section 3;

thence N 90°00'00" E a distance of 280.50 feet to a point; thence S 00°02'00" E a distance of 656.50 feet to a point; thence N 90°00'00" E a distance of 66.06 feet to a point; thence S 00°02'00" E a distance of 260.09 feet to a point; thence N 90°00'00" W a distance of 346.50 feet to a point on the section line common with said Section 2 and Section 3; thence S 00°00'00" W along said common section line a distance of 670.28 feet to a point; thence S 87°41'00" W a distance of 462.25 feet to a point; thence N

00°00'00" W a distance of 90.72 to a point; thence N 34°10'00" W a distance of 21.11 feet to a point; thence N 65°53'00" W a distance of 78.20 feet to a point; thence S 87°57'00" W a distance of 147.62 feet to a point on the centerline for 25 7/8 Road; thence crossing the west 1/2 of said 25 7/8 Road S 88°17'28" W a distance of 31.50 feet to a point; thence along the southerly right of way line for Meander Drive the following 8 courses:

- 1) 21.49 feet along the arc of a curve concave to the southeast, having a radius of 37.50 feet, a delta angle of 32°50'20" and a long chord bearing S 53°33'30" W a distance of 21.20 feet to a point;
- 2) S 37°08'00" W a distance of 102.17 feet to a point;
- 3) 176.75 feet along the arc of a curve to the right, having a radius of 100.00 feet, a delta angle of 101°16'13" and a long chord bearing S 87°46'00" W a distance of 154.60 feet to a point;
- 4) N 41°36'00" W a distance of 72.60 feet to a point;
- 5) 32.14 feet along the arc of a curve to the left, having a radius of 50.00 feet, a delta angle of 36°49'47" and a long chord bearing N 60°00'54" W a distance of 31.39 feet to a point;
- 6) N 78°26'00" W a distance of 70.60 feet to a point;
- 7) 105.50 feet along the arc of a curve to the right, having a radius of 75.00 feet, a delta angle of 80°35'46" and a long chord bearing N 38°08'00" W a distance of 97.00 feet to a point;
- 8) N 02°10'00" E a distance of 34.50 feet to a point;

thence S 48°28'00" W a distance of 210.00 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 3; thence S 79°58'00" W a distance of 405.40 feet to a point; thence N 90°00'00" W a distance of 261.40 feet to a point on the west line of the E 1/2 SW 1/4 SE 1/4 of said Section 3; thence N 00°00'35" W along said west line a distance of 933.43 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said south line a distance of 658.51 feet to the SE 1/16 corner of said Section 3; thence N 00°09'22" W along the east line of the NW 1/4 SE 1/4 of said Section 3 a distance of 1311.06 feet to the CE 1/16 corner of said Section 3; thence N 00°01'06" W a distance of 30.00 feet to a point on the north right of way line for F 1/2 Road; thence N 00°01'06" W a distance of 116.47 feet to a point on the southwesterly right of way line for the Grand Valley Canal; thence N 61°15'48" W along said southwesterly right of way line a distance of 482.36 feet to a point; thence leaving said southwesterly right of way line N 00°27'24" W a distance of 384.66 feet to a point; thence N 29°56'46" W a distance of 195.69 feet to a point; thence N 00°02'42" E a distance of 399.30 feet to a point on the north line of the SW 1/4 NE 1/4 of said Section 3; thence S 89°59'00" W a distance of 531.70 feet to a point; thence N 00°00'00" W a distance of 617.70 feet to a point on the south boundary line of Grisier-Ritter Minor Subdivision; thence N 89°59'37" E along said south boundary line a distance of 521.00 feet to the southeast corner of said Grisier-Ritter Minor Subdivision; thence N 00°00'00" W along the east boundary line of said Grisier-Ritter Subdivision a distance of 688.50 feet to a point on the north line of the NE 1/4 of Section 3; thence N 89°55'53" E along the north line of said NE 1/4 a distance of 1848.39 feet to the northeast corner of said Section 3; thence N 90°00'00" E along the north line of the NW 1/4 of Section 2 a distance of 2635.76 feet to the N 1/4 corner of said Section 2 and point of beginning, containing 406.83 acres more or less.

Excepting the Patterson/Sholes Enclave Annexation containing 8.92 acres more or less and excepting the Northfield Estates Enclave Annexation containing 14.20 acres more or less.

G Road South Enclave Annexation contains a net acreage of 383.71 acres more or less.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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 commonly known as the G Road South Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No.

INTRODUCED on first reading on the 21st day of June, 2000.

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

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	G Road South Enclave Annexation Zoning		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of the Ordinance for the Zone of Annexation for the [G Road South Annexation](#). The proposed annexation area is generally located between 25 ½ Road and 26 ½ Road between G Road and F Road and with a portion of the area extending east of 26 ½ Road near Round Hill Drive and Horizon Drive. Consideration of the zone of annexation to Residential Single Family with a maximum density of one unit per acre (RSF-1), Residential Single Family with a maximum of 2 unites per acre (RSF-2) and Residential Single Family Rural with a maximum density on 1 unit per 5 acres (RSF-R) for the [G Road South Annexation](#). [File ANX-2000-087](#)

Summary: 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 requires a City to zone newly annexed areas within 90 days of annexation. Property owners have requested that proposed City zoning be identical with existing Mesa County zoning for their properties.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: It is recommended that City Council [approve on second reading the zone of annexation ordinance](#) for the [G Road South Enclave Annexation](#).

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

Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:	
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Placement on Agenda:		Consent	<input checked="" type="checkbox"/>	Indiv. Consideration		Workshop
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<i>BACKGROUND INFORMATION</i>						
Location:		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 Dr. and Horizon Dr.				
Applicants:		City of Grand Junction Staff Rep: Dave Thornton				
Existing Land Use:		Residential and Agricultural				
Proposed Land Use:		No Change				
Surrounding Land Use:	North	Residential and Agricultural				
	South	Residential				
	East	Residential				
	West	Residential				
Existing Zoning:		RSF-R, RSF-1, PUD at approx. 2 units/acre (County)				
Proposed Zoning:		RSF-R, RSF-1, RSF-2				
Surrounding Zoning:	North	RSF-2 (Mesa County) RSF-4 (City)				
	South	RSF-4 (City)				
	East	RSF-1 and RSF-4 (City)				
	West	RSF-4 and PD (City)				
Growth Plan Designation:		Residential Low Density: .5 to 2 acre lot sizes Residential Medium Low: 2 to 4 units/acre Residential Medium density: 4 to 8 units/acre Residential Medium High: 8 to 12 units/acre Public/Institutional				
Zoning within density range?		<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

Staff Analysis:

ZONE OF ANNEXATION:

At a neighborhood meeting with City Council members, County Commissioners and area property owners in attendance, the general request by area residents was for the City to zone this enclave area the same as existing County zoning. Under the 1998 Persigo Agreement with Mesa County, the City is allowed to zone newly annexed areas

the same as existing County zoning. City Council has directed staff to propose city zoning identical to and/or compatible with Mesa County zoning for this entire enclave area. Please review the attached "Proposed Zoning Map". The proposed zoning of RSF-R, RSF-1 and RSF-2 is identical to or nearly identical to corresponding Mesa County zoning for each property in this enclave. Please note that some of the proposed zoning does not meet the Growth Plan's Future Land Use Map recommended densities. Future development on these properties may include rezoning to higher densities supported by the Growth Plan Future Land Use map.

RSF-R ZONE DISTRICT

- All properties currently zoned AFT (recently changed to RSF-R with the County's new zoning code) are proposed as RSF-R in the City.
- None of the proposed RSF-R conforms to the recommended densities found on the Growth Plans Future Land Use map including the Growth Plan's designation of Residential Low: .5 to 2 acre lot sizes or Residential Medium Low: 2 to 4 units/acre or Residential Medium High: 8 to 12 units/acre.
- Rezone requests for future developments to higher densities within the Future Land Use map's recommended densities can be expected for some or all of these properties that are proposed for RSF-R.

RSF-1 ZONE DISTRICT

- The majority of the area is proposed as RSF-1.
- The entire area proposed as RSF-1 conforms to the Growth Plan's designation of Residential Low Density: .5 to 2 acre lot sizes, except that area south of F ½ Road and east of 26 Road where the designation is currently Residential Medium density: 4 to 8 units/acre.

RSF-2 ZONE DISTRICT

- There are 2 lots on Meander Drive proposed as RSF-2. What makes these two lots different from the rest of the Meander Drive area is a minor subdivision approved by Mesa County in 1993 that created 3 lots from one lot, making two of the lots less than 1 acre in size. As a result the County rezoned the 3-lot subdivision to a Planned Unit Development (PUD) zone to accommodate the lot sizes. After talking to the owner of the one lot which is over 1 acre in size the property owner requested that his lot be included in the RSF-1 zone district and not the RSF-2. The City's RSF-2 zone district is generally in conformance and compatible with the County PUD zone approved in 1993. The only substantial exceptions are a minor difference in the rear yard setback that only affects a portion of the 607 Meander Drive property and an increase of 5 ft. in the northern side yard setback of 609 Meander Drive. Neither changes in setback affects any existing structures. Both property owners have been consulted and understand the recommendation to RSF-2 for their properties.
- The entire area proposed as RSF-2 conforms to the Growth Plan's designation of Residential Low Density: .5 to 2 acre lot sizes.

Zoning and Development Code criteria:

Section 2.14.F: “Land annexed to the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning.”

Section 2.6: Approval Criteria. In order to maintain internal consistency between this code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption;
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines;
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
7. The community or neighborhood will benefit from the proposed zone.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: [Planning Commission recommended approval at their meeting on June 13th](#). It is recommended that City Council [approve](#) the zone of annexation to RSF-R, RSF-1 and RSF-2 for the [G Road South Enclave Annexation as shown on the proposed zoning map for the following reasons:](#)

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

Attachments:

- Zone of Annexation Ordinance
- Pomona Park Enclaves/G Road South Area Proposed Zoning Map

See map attached to annexation

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Zoning the G Road South Enclave Annexation to:

- **Residential Single Family Rural with a maximum of 1 units per five acres (RSF-R),**
- **Residential Single Family one with a maximum of 1 unit per acre (RSF-1), and**
- **Residential Singel Family Two with a maximum of 2 units per acre (RSF-2)**

Located between 25 ½ Road and 26 ½ 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 RSF-R, RSF-1, and RSF-2 zone districts to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-R, RSF-1, and RSF-2 zone districts be established for the following reasons:

- These zone districts meet the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- These zone districts meet the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following properties shall be zoned Residential Single Family Rural with a maximum density of one units per five acres (RSF-R\) zone district:

2945-031-00-140

BEG N 0DEG02'24SEC W 173FT + N 61DEG15'48SEC W292.83FT FR SE COR SW4NE4 SEC 3 1S 1W N 61DEG15'48SEC W 188.57FT N 0DEG27'24SEC W 347.36FT N 29DEG56'46SEC W 195.69FT N 0DEG02'42SEC E 69.30FT S 89DEG56'12SEC E 150FT S 50DEG27'28SEC E 274.99FT S 0DEG02'24SEC E 263.34FT ALG ARC OF CURVE TO LEFT WHOSERADIUS IS 50FT CHORD BEARS S 34DEG26'38SEC W 69.36FTS 89DEG32'36SEC W 58.72FT S 0DEG27'24SEC W 180.90FT TO BEG

2945-031-00-141

BEG N 0DEG02'24SEC W 397.58FT + N 47DEG02'24SEC W136.73FT + N 0DEG02'24SEC W 10.0FT FR SE COR SW4NE4SEC 3 1S 1W ALG ARC OF CURVE

TO LEFT WHOSE RADIUS IS 50FT CHORD BEARS N 31DEG55'02SEC W 56.81FT N
0DEG02'24SEC W 591.50FT N 89DEG58'24SEC W 391.72FT N 0DEG02'42SEC E
180.0FT S 89DEG58'24SEC E 421.45FT S 0DEG02'24SEC E 819.71FT TO BEG

2945-031-00-142

BEG N 0DEG02'24SEC W 173.0FT + N 61DEG15'48SEC W 481.4FT + N
0DEG27'24SEC W 347.36 + N 29DEG56'46SEC W 195.69FT + N 0DEG02'42SEC E
69.3FT FR SE COR SW4NE4 SEC 3 1S 1W N 0DEG02'42SEC E 150.0FT S
89DEG58'24SEC E 391.72FT S 0DEG02'24SEC E 591.50FT ALG ARC CURVE TO
LEFT WHOSE RADIUS IS 50FT CHORD BEARS N 84DEG05'19SEC W 30.16FT N
0DEG02'24SEC W 263.34FT N 50DEG27'28SEC W 274.99FT N 89DEG56'12SEC
W 150.0FT TO BEG

2945-031-00-143

BEG N 0DEG02'24SEC W 173.0FT FR SE COR SW4NE4 SEC 3 1S 1W N
61DEG15'48SEC W 292.83FT N 0DEG27'24SEC W 180.90FT N 89DEG32'36SEC E
58.72FT ALG ARC CURVE TO LEFT WHOSE RADIUS IS 50FT CHORD BEAR S
58DEG15'26SEC E 75.23FT S 47DEG02'24SEC E 185.02FT S 0DEG02'24SEC E
156.22FT TO BEG

2945-031-00-123

BEG S 688.5FT + N 89DEG59' E 265FT FR N4 COR SEC 3 1S 1W N 89DEG59' E
521FT S 632.5FT S 89DEG59' W 761FT N 15FT N 89DEG59' E 240FT N 617.5FT TO
POB

2945-031-00-138

BEG NE COR NW4NE4 SEC 3 1S 1W S 0DEG00'49SEC E 1321.63FT N
89DEG58'41SEC W 531.53FT S 0DEG00'35SEC W 870.80FT E 514.97FT N
0DEG00'49SEC W 450.63FT E 16.50FT TO BEG

2945-031-00-147

BEG 243.60FT W OF NE COR NW4NE4 SEC 3 1S 1W S 450FT W 290.40FT N 450FT E
290.40FT TO BEG

2945-031-00-148

BEG 16.5FT W OF NE COR NW4NE4 SEC 3 1S 1W S 450FT TO APT 16.5FT W +
871FT N OF SE COR SD NW4NE4 W 227.1FT N 450FT E TO BEG

2945-034-00-067

BEG NE COR SW4SE4 SEC 3 1S 1W W 662FT S 16MIN E 914.8FT E 261.4FT N
79DEG58MIN E 405.4FT N 11MIN W 843.5FT TO BEG

The following properties shall be zone Residential Single Family with a maximum density of one unit per acre (RSF-1) zone district:

A parcel of land situate in Section 2 and 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 2; thence S 00°00'00" W along the north-south centerline of said Section 2 a distance of 1977.00 feet to a point; thence N 90°00'00" E a distance of 481.12 feet to the northwest corner of Lot 8 of Round Hill Subdivision; thence S 00°00'00" W along the west line of said Lot 8 a distance of 251.65 feet to the southwest corner of said Lot 8; thence along the northwesterly right of way line for F 1/2 Road the following 3 courses:

1) 461.32 feet along the arc of a curve concave to the southeast, having a radius of 560.00 feet, a delta angle of 47°11'58" and a long chord bearing S 55°35'59" W a distance of 448.39 feet to a point;

2) S 32°00'00" W a distance of 87.40 feet to a point;

3) 40.32 feet along the arc of a curve to the right, having a radius of 39.83 feet, a delta angle of 58°00'00" and a long chord bearing S 61°00'00" W a distance of 38.62 feet to a point on the east right of way line for 26 1/2 Road;

thence S 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 60.00 feet to a point; thence N 89°51'00" E a distance of 320.00 feet to the southeast corner of Lot 4 of said Round Hill Subdivision; thence S 00°00'00" W a distance of 314.00 feet to the south right of way line for the Grand Valley Highline Canal; thence N 89°45'20" W along the south right of way line for said Grand Valley Highline Canal a distance of 318.54 feet to a point on the east right of way line for said 26 1/2 Road; thence S 00°00'00" W along said east right of way line a distance of 159.52 feet to a point; thence N 90°00'00" E a distance of 235.46 feet to a point; thence S 00°00'00" W a distance of 99.00 feet to a point; thence S 52°30'57" E along the southwesterly right of way of the abandoned Grand River Valley Railroad a distance of 500.30 feet to a point on the southerly right of way line for Horizon Drive; thence S 53°51'00" W along the southerly right of way line for said Horizon Drive a distance of 771.91 feet to a point on the east right of way line for said 26 1/2 Road; thence N 00°00'00" W along said east right of way line a distance of 13.24 feet to a point; thence N 90°00'00" W a distance of 10.00 feet to a point on said east right of way line; thence N 00°00'00" W along the east right of way line for said 26 1/2 Road a distance of 160.49 feet to a point on the northwesterly edge of the Grand Valley Canal; thence N 53°51'00" E along the northwesterly edge of said Grand Valley Canal a distance of 231.51 feet to a point; thence N 00°00'00" W a distance of 50.00 feet to a point; thence N 84°05'00" W a distance of 143.00 feet to a point; thence N 90°00'00" W a distance of 104.70 feet to a point on the west right of way line for said 26 1/2 Road; thence N 00°00'00" W along said west right of way line a distance of 292.30 feet to a point intersecting the west right of way line for said 26 1/2 Road and the north right of way line for Northacres Road; thence N 90°00'00" W a distance of 1131.93 feet to a point; thence N 00°02'00" W a

distance of 134.80 feet to a point; thence N 85°37'21" W along the southerly right of way line for the Grand Valley Canal a distance of 151.25 feet to a point; thence N 00°02'00" W a distance of 3.49 feet to a point on the south side of the maintenance road for the Grand Valley Canal; thence along the south side of the maintenance road of said Grand Valley Canal the following 7 courses:

- 1) N 72°35'00" W a distance of 113.28 feet to a point;
- 2) N 48°23'00" W a distance of 354.14 feet to a point;
- 3) N 65°30'00" W a distance of 103.40 feet to a point;
- 4) S 88°23'00" W a distance of 56.66 feet to a point;
- 5) S 58°43'00" W a distance of 109.72 feet to a point;
- 6) S 48°09'00" W a distance of 449.29 feet to a point;
- 7) S 74°09'00" W a distance of 378.13 feet to a point on the section line common with Section 2 and Section 3;

thence N 90°00'00" E a distance of 280.50 feet to a point; thence S 00°02'00" E a distance of 656.50 feet to a point; thence N 90°00'00" E a distance of 66.06 feet to a point; thence S 00°02'00" E a distance of 260.09 feet to a point; thence N 90°00'00" W a distance of 346.50 feet to a point on the section line common with said Section 2 and Section 3; thence S 00°00'00" W along said common section line a distance of 670.28 feet to a point; thence S 87°41'00" W a distance of 462.25 feet to a point; thence N 00°00'00" W a distance of 90.72 to a point; thence N 34°10'00" W a distance of 21.11 feet to a point; thence N 65°53'00" W a distance of 78.20 feet to a point; thence S 87°57'00" W a distance of 147.62 feet to a point on the centerline for 25 7/8 Road; thence crossing the west 1/2 of said 25 7/8 Road S 88°17'28" W a distance of 31.50 feet to a point; thence along the southerly right of way line for Meander Drive the following 8 courses:

- 1) 21.49 feet along the arc of a curve concave to the southeast, having a radius of 37.50 feet, a delta angle of 32°50'20" and a long chord bearing S 53°33'30" W a distance of 21.20 feet to a point;
 - 2) S 37°08'00" W a distance of 102.17 feet to a point;
 - 3) 176.75 feet along the arc of a curve to the right, having a radius of 100.00 feet, a delta angle of 101°16'13" and a long chord bearing S 87°46'00" W a distance of 154.60 feet to a point;
 - 4) N 41°36'00" W a distance of 72.60 feet to a point;
 - 5) 32.14 feet along the arc of a curve to the left, having a radius of 50.00 feet, a delta angle of 36°49'47" and a long chord bearing N 60°00'54" W a distance of 31.39 feet to a point;
 - 6) N 78°26'00" W a distance of 70.60 feet to a point;
 - 7) 105.50 feet along the arc of a curve to the right, having a radius of 75.00 feet, a delta angle of 80°35'46" and a long chord bearing N 38°08'00" W a distance of 97.00 feet to a point;
 - 8) N 02°10'00" E a distance of 34.50 feet to a point;
- thence S 48°28'00" W a distance of 210.00 feet to a point on the east line of the SW 1/4 SE 1/4 of said Section 3; thence S 79°58'00" W a distance of 405.40 feet to a point; thence N 90°00'00" W a distance of 261.40 feet to a point on the west line of the E 1/2 SW 1/4 SE 1/4 of said Section 3; thence N 00°00'35" W along said west line a distance of 933.43 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 3; thence

S 89°55'41" E along said south line a distance of 658.51 feet to the SE 1/16 corner of said Section 3; thence N 00°09'22" W along the east line of the NW 1/4 SE 1/4 of said Section 3 a distance of 1311.06 feet to the CE 1/16 corner of said Section 3; thence N 00°01'06" W a distance of 30.00 feet to a point on the north right of way line for F 1/2 Road; thence N 00°01'06" W a distance of 116.47 feet to a point on the southwesterly right of way line for the Grand Valley Canal; thence N 61°15'48" W along said southwesterly right of way line a distance of 482.36 feet to a point; thence leaving said southwesterly right of way line N 00°27'24" W a distance of 384.66 feet to a point; thence N 29°56'46" W a distance of 195.69 feet to a point; thence N 00°02'42" E a distance of 399.30 feet to a point on the north line of the SW 1/4 NE 1/4 of said Section 3; thence S 89°59'00" W a distance of 531.70 feet to a point; thence N 00°00'00" W a distance of 617.70 feet to a point on the south boundary line of Grisier-Ritter Minor Subdivision; thence N 89°59'37" E along said south boundary line a distance of 521.00 feet to the southeast corner of said Grisier-Ritter Minor Subdivision; thence N 00°00'00" W along the east boundary line of said Grisier-Ritter Subdivision a distance of 688.50 feet to a point on the north line of the NE 1/4 of Section 3; thence N 89°55'53" E along the north line of said NE 1/4 a distance of 1848.39 feet to the northeast corner of said Section 3; thence N 90°00'00" E along the north line of the NW 1/4 of Section 2 a distance of 2635.76 feet to the N 1/4 corner of said Section 2 and point of beginning, containing 406.83 acres more or less.

Excepting out the following parcels formerly annexed into the City limits and already zoned:

LOT 1, 2, 3, 5, 18, 19, 20, 21, 22, 23 NORTHFIELD ESTATES SUB SEC 2 1S 1W

LOTS 1, 2 & 3 NORTHFIELD WEST MINOR SUB SEC 2 1S 1W

LOTS 1, 2, & 3 GALLEY MINOR SUB SEC 3 1S 1W

And;

Excepting out the following parcels located within the G Road South Enclave Annexation Area:

2945-031-00-140

BEG N 0DEG02'24SEC W 173FT + N 61DEG15'48SEC W292.83FT FR SE COR SW4NE4 SEC 3 1S 1W N 61DEG15'48SEC W 188.57FT N 0DEG27'24SEC W 347.36FT N 29DEG56'46SEC W 195.69FT N 0DEG02'42SEC E 69.30FT S 89DEG56'12SEC E 150FT S 50DEG27'28SEC E 274.99FT S 0DEG02'24SEC E 263.34FT ALG ARC OF CURVE TO LEFT WHOSERADIUS IS 50FT CHORD BEARS S 34DEG26'38SEC W 69.36FTS 89DEG32'36SEC W 58.72FT S 0DEG27'24SEC W 180.90FT TO BEG

2945-031-00-141

BEG N 0DEG02'24SEC W 397.58FT + N 47DEG02'24SEC W136.73FT + N
0DEG02'24SEC W 10.0FT FR SE COR SW4NE4SEC 3 1S 1W ALG ARC OF CURVE
TO LEFT WHOSE RADIUS IS50FT CHORD BEARS N 31DEG55'02SEC W 56.81FT N
0DEG02'24SEC W 591.50FT N 89DEG58'24SEC W 391.72FTN 0DEG02'42SEC E
180.0FT S 89DEG58'24SEC E 421.45FT S 0DEG02'24SEC E 819.71FT TO BEG

2945-031-00-142

BEG N 0DEG02'24SEC W 173.0FT + N 61DEG15'48SEC W481.4FT + N
0DEG27'24SEC W 347.36 + N 29DEG56'46SEC W 195.69FT + N 0DEG02'42SEC E
69.3FT FR SE COR SW4NE4 SEC 3 1S 1W N 0DEG02'42SEC E 150.0FT S
89DEG58'24SEC E 391.72FT S 0DEG02'24SEC E 591.50FT ALG ARC CURVE TO
LEFT WHOSE RADIUS IS 50FT CHORD BEARSN 84DEG05'19SEC W 30.16FT N
0DEG02'24SEC W 263.34FT N 50DEG27'28SEC W 274.99FT N 89DEG56'12SEC
W150.0FT TO BEG

2945-031-00-143

BEG N 0DEG02'24SEC W 173.0FT FR SE COR SW4NE4SEC 3 1S 1W N
61DEG15'48SEC W 292.83FT N 0DEG27'24SEC W180.90FT N 89DEG32'36SEC E
58.72FT ALG ARC CURVE TOLEFT WHOSE RADIUS IS 50FT CHORD BEAR S
58DEG15'26SECE 75.23FT S 47DEG02'24SEC E 185.02FT S 0DEG02'24SEC E
156.22FT TO BEG

2945-031-00-123

BEG S 688.5FT + N 89DEG59' E 265FT FR N4 COR SEC 3 1S1W N 89DEG59' E
521FT S 632.5FT S
89DEG59' W 761FT N15FT N 89DEG59' E 240FT N 617.5FT TO POB

2945-031-00-138

BEG NE COR NW4NE4 SEC 3 1S 1W S 0DEG00'49SEC E 1321.63FT N
89DEG58'41SEC W531.53FT S 0DEG00'35SEC W 870.80FT E 514.97FT N
0DEG00'49SEC W 450.63FT E16.50FT TO BEG

2945-031-00-147

BEG 243.60FT W OF NE COR NW4NE4 SEC 3 1S 1W S 450FT W290.40FT N 450FT
E 290.40FT TO BEG

2945-031-00-148

BEG 16.5FT W OF NE COR NW4NE4 SEC 3 1S 1W S450FT TO APT 16.5FT W +
871FT N OF SE COR SD NW4NE4 W 227.1FT N450FT E TO BEG

2945-034-00-067

BEG NE COR SW4SE4 SEC 3 1S 1W W 662FT S 16MIN E914.8FT E 261.4FT N
79DEG58MIN E 405.4FT N 11MIN W843.5FT TO BEG

2945-034-23-002

LOT 2 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

2945-034-23-003

LOT 3 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

The following properties shall be zone Residential Single Family with a maximum density of two units per acre (RSF-2) zone district:

2945-034-23-002

LOT 2 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

2945-034-23-003

LOT 3 HILLTOP HEIGHTS WEST SUB SEC 3 1S 1W

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this ____ day of July, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Clark/Wilson Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of Ordinance to Annex the Clark/Wilson Annexation. The proposed annexation area is located at 2522 and 2524 F ½ Road. File ANX-2000-088

Summary: 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the annexation ordinance for the Clark/Wilson Enclave Annexation.

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:	
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Placement on Agenda:		Consent	<input checked="" type="checkbox"/>	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION			
Location:		2522 and 2524 F ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Residential and Agricultural	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Residential and Agricultural	
	South	Industrial Park	
	East	Residential	
	West	Residential and Agricultural	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		RSF-R	
Surrounding Zoning:	North	PD (City)	
	South	Industrial Office Park I-O (City)	
	East	PD (City)	
	West	PD (City)	
Growth Plan Designation:		Residential Medium density: 4 to 8 units/acre	
Zoning within density range?		Yes	X No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 4.85 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Clark/Wilson Enclave has been enclaved since May 7, 1995

The Clark/Wilson Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in six to eight weeks from now.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

CLARK/WILSON ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-088
Location:	2522 and 2524 F ½ Road
Tax ID Number:	2945-032-00-026 and 2945-032-00-118
Parcels:	2
Estimated Population:	5
# of Parcels (owner occupied):	2
# of Dwelling Units:	2
Acres land annexed:	4.85 acres for annexation area
Developable Acres Remaining:	2 acres
Right-of-way in Annexation:	346' north of F ½ Rd, See Map
Previous County Zoning:	RSF-R (County)
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:	Residential and Agricultural
Future Land Use:	Same
Values:	Assessed: = \$ 12,360
	Actual: = \$ 126,850
Census Tract:	10
Address Ranges:	2522 and 2524 F ½ Road
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School: District 51
	Pest:

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [Clark/Wilson Enclave Annexation](#).

Attachments:

- Annexation Ordinance
 - Clark/Wilson Enclave Annexation Map
 - Pomona Park Enclaves/G Road South Area Map
- Clark1clark2

(Clark Wilson Enclave Staff Report.doc)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

CLARK/WILSON ENCLAVE ANNEXATION

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

WHEREAS, on the 17th day of May, 2000 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Clark/Wilson Enclave, and more particularly described as follows:

A parcel of land situate in the NW 1/4 and SW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of Section 3; thence N 89°57'00" W along the south line of the SW 1/4 NW 1/4 of said Section 3 a distance of 165.00 feet to the True Point of Beginning for the parcel described herein; thence N 00°01'03" W a distance of 330.00 feet to a point; thence S 89°57'00" E a distance of 165.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 3; thence N 00°01'03" W along the west line of said SE 1/4 NW 1/4 a distance of 981.62 feet to the NW 1/16 corner of said Section 3; thence S 89°31'00" E along the north line of the SE 1/4 NW 1/4 of said Section 3 a distance of 64.52 feet to a point on the northeasterly right of way line for the Grand Valley Canal; thence S 13°57'04" E along the northeasterly right of way line for said Grand Valley Canal a distance of 213.81 feet to a point; thence leaving said northeasterly right of way line S 00°01'03" E a distance of 1123.68 feet to a point; thence S 89°57'00" E along a line 20.00' south of and parallel with the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 64.92 feet to a point; thence S 00°05'40" W a distance of 13.00 feet to a point on the south right of way line for F 1/2 Road; thence N 89°57'00" W along said south right of way line a distance of 345.89 feet to a point; thence N 00°01'03" W a distance of 33.00 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 3 and point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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 commonly known as the Clark/Wilson Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No. _____

INTRODUCED on first reading on the 21st day June, 2000.

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

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Clark/Wilson Enclave Annexation Zoning		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second [Reading of the Ordinance](#) for the Zone of Annexation for the [Clark/Wilson Annexation](#). The proposed annexation area is located at 2522 and 2524 F ½ Road. This is a request to consider a zone to Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R). File ANX-2000-088

Summary: 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 requires the City to zone newly annexed areas within 90 days of the annexation. Property owners have requested that proposed City zoning be identical with existing Mesa County zoning for their properties.

Background Information: [See Attached](#)

Budget: [N/A](#)

Action Requested/Recommendation: It is recommended that City Council [approve on second reading the Zone of Annexation ordinance](#) for the [Clark/Wilson Enclave Annexation](#).

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

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION			
Location:	2522 and 2524 F ½ Road		
Applicants:	City of Grand Junction Staff Rep: Dave Thornton		
Existing Land Use:	Residential and Agricultural		
Proposed Land Use:	No Change		
Surrounding Land Use:	North	Residential and Agricultural	
	South	Industrial Park	
	East	Residential	
	West	Residential and Agricultural	
Existing Zoning:	RSF-R (County)		
Proposed Zoning:	RSF-R		
Surrounding Zoning:	North	PD (City)	
	South	Industrial Office Park I-O (City)	
	East	PD (City)	
	West	PD (City)	
Growth Plan Designation:	Residential Medium density: 4 to 8 units/acre		
Zoning within density range?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

Staff Analysis:

ZONE OF ANNEXATION:

At a neighborhood meeting with City Council members, County Commissioners and area property owners in attendance, the general request by area residents was for the City to zone this enclave area the same as existing County zoning. Under the 1998 Persigo Agreement with Mesa County, the City is allowed to zone newly annexed areas the same as existing County zoning. City Council has directed staff to propose city zoning identical to and/or compatible with Mesa County zoning for this entire enclave area. Please review the attached "Proposed Zoning Map". The proposed zoning of RSF-R is identical to or nearly identical to corresponding Mesa County zoning for both properties in this enclave. Please note that some of the proposed zoning does not meet the Growth Plan's Future Land Use Map recommended densities. Future development on these properties may include rezoning to higher densities supported by the Growth Plan Future Land Use map.

RSF-R ZONE DISTRICT

- Both properties currently zoned AFT (recently changed to RSF-R with the County's new zoning code) are proposed as RSF-R in the City.
- The proposed RSF-R does not conform to the recommended densities found on the Growth Plan Future Land Use map currently designated as Residential Medium: 4 to 8 units/acre.
- Rezone requests for future developments to higher densities within the Future Land Use map's recommended densities may occur for either or both of these properties that are proposed for RSF-R.

Zoning and Development Code criteria:

Section 2.14.F: "Land annexed to the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning."

Section 2.6: Approval Criteria. In order to maintain internal consistency between this code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption;
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines;
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
7. The community or neighborhood will benefit from the proposed zone.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: [Planning Commission recommended approval at their meeting on June 13th](#). It is recommended that City Council [approve](#) the zone of annexation to RSF-R for the [Clark/Wilson Enclave Annexation for the following reasons:](#)

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

Attachments:

- Zone of Annexation Ordinance
- Clark/Wilson Enclave Annexation Map
- Pomona Park Enclaves/G Road South Area Proposed Zoning Map

See maps attached to annexation file

[\(Clark Wilson Enclave Staff Zoning PC Report.doc\)](#)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Zoning the Clark/Wilson Enclave Annexation to Residential Single Family Rural with a maximum of 1 units per five acres (RSF-R)

Located at 2522 and 2524 F ½ 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 an RSF-R zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-R zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following properties shall be zoned Residential Single Family Rural with a maximum density of one units per five acres (RSF-R) zone district

Includes the following two tax parcels 2945-032-00-026 & 2945-032-00-118

A parcel of land situate in the NW 1/4 and SW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the CW 1/16 corner of Section 3; thence N 89°57'00" W along the south line of the SW 1/4 NW 1/4 of said Section 3 a distance of 165.00 feet to the True Point of Beginning for the parcel described herein; thence N 00°01'03" W a distance of 330.00 feet to a point; thence S 89°57'00" E a distance of 165.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 3; thence N 00°01'03" W along the west line of said SE 1/4 NW 1/4 a distance of 981.62 feet to the NW 1/16 corner of said Section 3; thence S 89°31'00" E along the north line of the SE 1/4 NW 1/4 of said Section 3 a distance of 64.52 feet to a point on the northeasterly right of way line for the Grand Valley Canal; thence S 13°57'04" E along the northeasterly right of way line for said

Grand Valley Canal a distance of 213.81 feet to a point; thence leaving said northeasterly right of way line S 00°01'03" E a distance of 1123.68 feet to a point; thence S 89°57'00" E along a line 20.00' south of and parallel with the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 64.92 feet to a point; thence S 00°05'40" W a distance of 13.00 feet to a point on the south right of way line for F 1/2 Road; thence N 89°57'00" W along said south right of way line a distance of 345.89 feet to a point; thence N 00°01'03" W a distance of 33.00 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 3 and point of beginning.

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this ____ day of July, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Sutton/Rickerd Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of the Ordinance to annex the Sutton/Rickerd Annexation. The proposed annexation area is located at 2543 G Road and 689 25 ½ Road. File ANX-2000-089

Summary: 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the annexation ordinance for the Sutton/Rickerd Enclave 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:	
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Placement on Agenda:		<input type="checkbox"/> Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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BACKGROUND INFORMATION			
Location:	2543 G Road and 689 25 ½ Road		
Applicants:	City of Grand Junction Staff Rep: Dave Thornton		
Existing Land Use:	Residential and Agricultural		
Proposed Land Use:	No Change		
Surrounding Land Use:	North	Church, Residential and Agricultural	
	South	Residential	
	East	Residential	
	West	Residential and Agricultural	
Existing Zoning:	RSF-R (County)		
Proposed Zoning:	RSF-R		
Surrounding Zoning:	North	RSF-4 (City)	
	South	PD and RSF-4 (City)	
	East	RSF-2 and RSF-4 (City)	
	West	PD (City)	
Growth Plan Designation:	Residential Medium density: 4 to 8 units/acre		
Zoning within density range?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 5.73 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Sutton/Rickerd Enclave has been enclaved since May 7, 1995

The Sutton/Rickerd Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in July.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

SUTTON/RICKERD ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-087
Location:	2543 G Road and 689 25 ½ Road
Tax ID Number:	2945-032-00-020 and 2945-032-00-092
Parcels:	2
Estimated Population:	5
# of Parcels (owner occupied):	2
# of Dwelling Units:	2
Acres land annexed:	5.73 acres for annexation area
Developable Acres Remaining:	2 acres
Right-of-way in Annexation:	659' south ½ of G Rd & 558' west ½ of 25 ½ Road, See Map
Previous County Zoning:	RSF-R (County)
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:	Residential and Agricultural
Future Land Use:	Same
Values:	Assessed: = \$ 21,180
	Actual: = \$ 217,470
Census Tract:	10
Address Ranges:	2543 thru 2549 G Road (odd only) 689 thru 699 25 ½ Road (odd only)
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire
	Drainage: Grand Junction Drainage District
	School: District 51
	Pest:

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [Sutton/Rickerd Enclave Annexation](#).

Attachments:

- Annexation Ordinance
 - Sutton/Rickerd Enclave Annexation Map
 - Pomona Park Enclaves/G Road South Area Map
- Sutton1sutton2

(Sutton Rickerd Enclave Staff Report.doc)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

SUTTON/RICKERD ENCLAVE ANNEXATION

LOCATED AT 2543 G ROAD AND 689 25 ½ ROAD

**AND INCLUDING A PORTION OF THE
G ROAD AND 25 ½ ROAD RIGHTS-OF-WAYS**

CONSISTING OF APPROXIMATELY 5.73 ACRES

WHEREAS, on the 17th day of May, 2000 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Sutton/Rickerd Enclave, and more particularly described as follows:

A parcel of land situate in the NE 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of Section 3; thence S 00°16'55" E along the north-south centerline of said Section 3 a distance of 558.13 feet to a point; thence S 89°43'05" W a distance of 336.55 feet to the northwest corner of Lot 39 of Moonridge Falls Filing No. One Subdivision; thence N 00°16'55" W a distance of 313.02 feet to the northeast corner of Outlot C of Moonridge Falls Filing No. Two Subdivision; thence along the centerline of Leach Creek the following 5 courses:

- 1) N 69°35'56" W a distance of 54.46 feet to a point;
- 2) N 78°00'00" W a distance of 50.00 feet to a point;
- 3) N 63°00'00" W a distance of 77.00 feet to a point;
- 4) N 78°00'00" W a distance of 120.00 feet to a point;
- 5) S 67°00'00" W a distance of 40.07 feet to a point on the west line of the E 1/2 NE 1/4 NW 1/4 of said Section 3;

thence N 00°16'09" W along the west line of said E 1/2 NE 1/4 NW 1/4 a distance of 170.01 feet to a point on the north line of said Section 3; thence N 89°43'41" E along the north line of said Section 3 a distance of 658.97 feet to the N 1/4 corner of said Section 3 and point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

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 commonly known as the Sutton/Rickerd Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No. _____

INTRODUCED on first reading on the 21st day June, 2000.

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

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Sutton/Rickerd Enclave Annexation Zoning		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of the Zone of Annexation Ordinance for the Sutton/Rickerd Annexation. The proposed annexation area is located at 2543 G Road and 689 25 ½ Road. Consideration of the zone of annexation to Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R) for the Sutton/Rickerd Annexation. File ANX-2000-089

Summary: 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 requires the City to zone newly annexed areas within 90 days of the annexation. Property owners have requested that proposed City zoning be identical with existing Mesa County zoning for their properties.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the Zone of Annexation ordinance for the Sutton/Rickerd Enclave Annexation.

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

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION			
Location:		2543 G Road and 689 25 ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Residential and Agricultural	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Church, Residential and Agricultural	
	South	Residential	
	East	Residential	
	West	Residential and Agricultural	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		RSF-R	
Surrounding Zoning:	North	RSF-4 (City)	
	South	PD and RSF-4 (City)	
	East	RSF-2 and RSF-4 (City)	
	West	PD (City)	
Growth Plan Designation:		Residential Medium density: 4 to 8 units/acre	
Zoning within density range?		Yes	X No

Staff Analysis:

ZONE OF ANNEXATION:

At a neighborhood meeting with City Council members, County Commissioners and area property owners in attendance, the general request by area residents was for the City to zone this enclave area the same as existing County zoning. Under the 1998 Persigo Agreement with Mesa County, the City is allowed to zone newly annexed areas the same as existing County zoning. City Council has directed staff to propose city zoning identical to and/or compatible with Mesa County zoning for this entire enclave area. Please review the attached "Proposed Zoning Map". The proposed zoning of RSF-R is identical to or nearly identical to corresponding Mesa County zoning for both properties in this enclave. Please note that some of the proposed zoning does not meet the Growth Plan's Future Land Use Map recommended densities. Future development on these properties may include rezoning to higher densities supported by the Growth Plan Future Land Use map.

RSF-R ZONE DISTRICT

- Both properties currently zoned AFT (recently changed to RSF-R with the County's new zoning code) are proposed as RSF-R in the City.

- The proposed RSF-R does not conform to the recommended densities found on the Growth Plans Future Land Use map currently designated as Residential Medium: 4 to 8 units/acre.
- Rezone requests for future developments to higher densities within the Future Land Use map’s recommended densities may occur for either or both of these properties that are proposed for RSF-R.

Zoning and Development Code criteria:

Section 2.14.F: “Land annexed to the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning.”

Section 2.6: Approval Criteria. In order to maintain internal consistency between this code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption;
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines;
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
7. The community or neighborhood will benefit from the proposed zone.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: [Planning Commission recommended approval at their meeting on June 13th](#). It is recommended that City Council [approve](#) the zone of

annexation to RSF-R for the [Sutton/Rickerd Enclave Annexation for the following reasons:](#)

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

Attachments:

- Zone of Annexation Ordinance
- Sutton/Rickerd Enclave Annexation Map
- Pomona Park Enclaves/G Road South Area Proposed Zoning Map

See maps attached to annexation file

([Sutton/Rickerd Enclave Zoning CC Report.doc](#))

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Zoning the Sutton/Rickerd Enclave Annexation to Residential Single Family Rural with a maximum of 1 units per five acres (RSF-R)

Located at 2543 G Road and 689 25½ 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 an RSF-R zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-R zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following properties shall be zoned Residential Single Family Rural with a maximum density of one units per five acres (RSF-R) zone district

Includes the following two tax parcels 2945-032-00-020 & 2945-032-00-092

A parcel of land situate in the NE 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 corner of Section 3; thence S 00°16'55" E along the north-south centerline of said Section 3 a distance of 558.13 feet to a point; thence S 89°43'05" W a distance of 336.55 feet to the northwest corner of Lot 39 of Moonridge Falls Filing No. One Subdivision; thence N 00°16'55" W a distance of 313.02 feet to the northeast corner of Outlot C of Moonridge Falls Filing No. Two Subdivision; thence along the centerline of Leach Creek the following 5 courses:

- 1) N 69°35'56" W a distance of 54.46 feet to a point;
- 2) N 78°00'00" W a distance of 50.00 feet to a point;
- 3) N 63°00'00" W a distance of 77.00 feet to a point;
- 4) N 78°00'00" W a distance of 120.00 feet to a point;

5) S 67°00'00" W a distance of 40.07 feet to a point on the west line of the E 1/2 NE 1/4 NW 1/4 of said Section 3;
thence N 00°16'09" W along the west line of said E 1/2 NE 1/4 NW 1/4 a distance of 170.01 feet to a point on the north line of said Section 3; thence N 89°43'41" E along the north line of said Section 3 a distance of 658.97 feet to the N 1/4 corner of said Section 3 and point of beginning.

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this ____ day of July, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	P.S. Substation Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of Ordinance to Annex the P.S. Substation Enclave Annexation. The proposed annexation area is located at the SW corner of 25 ½ Road and F ½ Road. File ANX-2000-090

Summary: 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the annexation ordinance for the P.S. Substation Enclave Annexation.

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

Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:	
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Placement on Agenda:		Consent	<input checked="" type="checkbox"/>	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION			
Location:		SW corner of 25 ½ Road F ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Public Service Substation	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Residential	
	South	Industrial/Office	
	East	Residential	
	West	Industrial/Office	
Existing Zoning:		Planned Industrial (County)	
Proposed Zoning:		Industrial Office Park (I-O)	
Surrounding Zoning:	North	Planned Development (PD)	
	South	Industrial Office Park (I-O)	
	East	Industrial Office Park (I-O)	
	West	Planned Development (PD)	
Growth Plan Designation:		Commercial/Industrial	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 2.13 acres of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The P.S. Substation Enclave has been enclaved since May 7, 1995

The P.S. Substation Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in July.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

P.S. SUBSTATION ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-090
Location:	SW corner 25 ½ Road and F ½ Road
Tax ID Number:	2945-033-00-158
Parcels:	1
Estimated Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	2.123 acres for annexation area
Developable Acres Remaining:	0
Right-of-way in Annexation:	None
Previous County Zoning:	Planned Industrial
Proposed City Zoning:	Industrial Office Park (I-O)
Current Land Use:	Public Service Substation
Future Land Use:	Same
Values:	Assessed: = \$ Unknown
	Actual: = \$ Unknown
Census Tract:	10
Address Ranges:	Up to 2549 F ½ Road (odd only) Up to 649 25 ½ Road (odd only)
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School: District 51
	Pest:

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [P.S. Substation Enclave Annexation](#)

Attachments:

- Annexation Ordinance
- P.S. Substation Enclave Annexation Map
- Pomona Park Enclaves/G Road South Area Map

Pssub1pssub2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

P.S. SUBSTATION ENCLAVE ANNEXATION

LOCATED AT THE SW CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

CONSISTING OF APPROXIMATELY 2.13 ACRES

WHEREAS, on the 17th day of May, 2000 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the P.S Substation Enclave, and more particularly described as follows:

A parcel of land situate in the NE 1/4 SW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 3; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 30.00 feet to a point; thence S 00°00'00" W a distance of 20.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along the west right of way line for 25 1/2 Road a distance of 315.00 feet to a point; thence leaving said west right of way line N 90°00'00" W a distance of 295.00 feet to a point; thence N 00°00'00" E a distance of 315.00 feet to a point on the south right of way line for F 1/2 Road; thence N 90°00'00" E along said south right of way line a distance of 295.00 feet to the point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R S.

**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 commonly known as the P.S. Substation Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No.

INTRODUCED on first reading on the 21st day June, 2000.

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

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	P.S. Substation Enclave Annexation Zoning		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of the Ordinance for the Zone of Annexation for the P.S. Substation Enclave Annexation. The proposed annexation area is located at the SW corner of 25 ½ Road and F ½ Road. This is a request to consider a zone of annexation to Industrial Office Park (I-O) for the P.S. Substation Enclave Annexation. File ANX-2000-090

Summary: 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 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 on second reading the Zone of Annexation Ordinance for the P.S. Substation Enclave Annexation.

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

Report results back to Council:	X	No		Yes	When:
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Placement on Agenda:		Consent	X	Indiv. Consideration	Workshop
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BACKGROUND INFORMATION			
Location:		SW corner of 25 ½ Road F ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Public Service Substation	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Residential	
	South	Industrial/Office	
	East	Residential	
	West	Industrial/Office	
Existing Zoning:		Planned Industrial (County)	
Proposed Zoning:		Industrial Office Park (I-O)	
Surrounding Zoning:	North	Planned Development (PD)	
	South	Industrial Office Park (I-O)	
	East	Industrial Office Park (I-O)	
	West	Planned Development (PD)	
Growth Plan Designation:		Commercial/Industrial	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ANNEXATION:

At a neighborhood meeting with City Council members, County Commissioners and area property owners in attendance, the general request by area residents was for the City to zone this enclave area the same as existing County zoning. Under the 1998 Persigo Agreement with Mesa County, the City is allowed to zone newly annexed areas the same as existing County zoning. City Council has directed staff to propose city zoning identical to and/or compatible with Mesa County zoning for this entire enclave area. Please review the attached "Proposed Zoning Map".

The proposed zoning of Industrial Office (I-O) is identical to or nearly identical to corresponding Mesa County Planned Industrial zoning for this property and also conforms to the adopted Growth Plan future land use map.

INDUSTRIAL OFFICE PARK (I-O) ZONE DISTRICT

- Previous to the recent adoption of the new City zoning map and Development Code, City zoning for Forsight Industrial Park was Planned Industrial (PI), the same zoning as existing Mesa County zoning for this property.
- Public Service’s main facility is located in the Forsight Industrial Park area and zoned I-O. Public Service has a substation located on this property which is located adjacent to the main facility and the only parcel located within the Forsight Industrial Park area being annexed.
- This property’s zoning should be the same zone district as the Forsight Industrial Park area.

Zoning and Development Code criteria:

Section 2.14.F: “Land annexed to the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning.”

Section 2.6: Approval Criteria. In order to maintain internal consistency between this code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption;
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines;
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
7. The community or neighborhood will benefit from the proposed zone.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: Planning Commission recommended approval at their meeting on June 13th. It is recommended that City Council approve the zone of annexation to I-0 for the P.S. Substation Enclave Annexation for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan future land use map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

Attachments:

- Zone of Annexation Ordinance
- P.S. Substation Enclave Annexation Map
- Pomona Park Enclaves/G Road South Area Proposed Zoning Map

See maps attached to annexation file

(P S Substation Enclave Staff Zoning CC Report.doc)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Zoning the P.S. Substation Enclave Annexation to Industrial Office Park (I-O)

Located at the SW Corner of 25 ½ Road and F ½ 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 an I-O zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-O zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned Industrial Office Park (I-O) zone district

Includes the following tax parcel 2945-033-00-158

A parcel of land situate in the NE 1/4 SW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 3; thence N 90°00'00" W along the north line of the NE 1/4 SW 1/4 of said Section 3 a distance of 30.00 feet to a point; thence S 00°00'00" W a distance of 20.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°00'00" W along the west right of way line for 25 1/2 Road a distance of 315.00 feet to a point; thence leaving said west right of way line N 90°00'00" W a distance of 295.00 feet to a point; thence N 00°00'00" E a distance of 315.00 feet to a point on the south right of way line for F 1/2 Road; thence N 90°00'00" E along said south right of way line a distance of 295.00 feet to the point of beginning.

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this ____ day of July, 2000.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Puckett Enclave Annexation		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of the Ordinance to Annex the Puckett Annexation. The proposed annexation area is located at 2563 F ½ Road. File ANX-2000-091

Summary: 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.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the annexation ordinance for the Puckett Enclave Annexation.

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

Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:	
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Placement on Agenda:		Consent	<input checked="" type="checkbox"/>	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION			
Location:		2563 F ½ Road	
Applicants:		City of Grand Junction Staff Rep: Dave Thornton	
Existing Land Use:		Residential	
Proposed Land Use:		No Change	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		RSF-R (County)	
Proposed Zoning:		RSF-R	
Surrounding Zoning:	North	PD (residential)	
	South	PD (residential)	
	East	PD (residential)	
	West	PD (residential)	
Growth Plan Designation:		Residential Medium Low density: 2 to 4 units/acre	
Zoning within density range?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing one acre of land. Under the 1998 Persigo Agreement with Mesa County the City is to annex all Enclave areas within 5 years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years. The Puckett Enclave has been enclaved since May 7, 1995

The Puckett Enclave is one of five annexations located south of G Road being considered at the same time for annexation. There are two enclave annexations located north of G Road that will also be considered this year and will come before City Council beginning in July.

Members of City Council and the Mesa County Board of County Commissioners met with affected property owners and residents on April 27th. Letters have been sent to affected property owners and residents throughout the process.

PUCKETT ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2000-091
Location:	2563 F ½ Road
Tax ID Number:	2945-034-00-125
Parcels:	1
Estimated Population:	2
# of Parcels (owner occupied):	1
# of Dwelling Units:	1
Acres land annexed:	1.00 acres for annexation area
Developable Acres Remaining:	None
Right-of-way in Annexation:	194' south ½ of F ½ Road, See Map
Previous County Zoning:	RSF-R (County)
Proposed City Zoning:	(RSF-R) Residential Single Family Rural not to exceed 1 unit per 5 acres
Current Land Use:	Residential
Future Land Use:	Same
Values:	Assessed: = \$ 10,110
	Actual: = \$ 103,780
Census Tract:	10
Address Ranges:	2563 F ½ Road
Special Districts:	Water: Ute Water
	Sewer:
	Fire: Grand Junction Rural Fire Grand Junction Drainage District
	Drainage:
	School: District 51
	Pest:

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council [approve](#) the [Puckett Enclave Annexation](#).

Attachments:

- Zone of Annexation Ordinance
- Puckett Enclave Annexation Map
- Pomona Park Enclaves/G Road South Area Map

Puckett1puckett2

(Puckett Enclave Staff Report.doc)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PUCKETT ENCLAVE ANNEXATION

LOCATED AT 2563 F ½ ROAD

**AND INCLUDING A PORTION OF THE
F ½ ROAD RIGHT-OF-WAY**

CONSISTING OF APPROXIMATELY 1.00 ACRES

WHEREAS, on the 17th day of May, 2000 the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction, a tract of land in the County of Mesa, State of Colorado, commonly known as the Puckett Enclave, and more particularly described as follows:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 3; thence N 89°53'37" E along the north line of the NW 1/4 SE 1/4 of said Section 3 a distance of 478.29 feet to the True Point of Beginning of the parcel described herein; thence N 89°53'37" E along the north line of said NW 1/4 SE 1/4 a distance of 193.60 feet to a point; thence leaving said north line S 00°06'23" E a distance of 225.00 feet to a point; thence S 89°53'37" W a distance of 193.60 feet to a point; thence N 00°06'23" W a distance of 225.00 feet to the point on the north line of the NW 1/4 SE 1/4 of said Section 3 and point of beginning.

The area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than 3 years, pursuant to 31-12-106(1). C. R. S.

**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 commonly known as the Puckett Enclave, is hereby annexed to the City of Grand Junction, Colorado.

That the effective date of this annexation shall be the effective date of Ordinance No.

INTRODUCED on first reading on the 21st day of June, 2000.

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

Attest:

President of the Council

City Clerk

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Puckett Enclave Annexation Zoning		
Meeting Date:	July 5, 2000		
Date Prepared:	June 16, 2000		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Second Reading of the Ordinance for the Zone of Annexation for the Puckett Annexation. The proposed annexation area is located at 2563 F ½ Road. This is a request to consider a zone of annexation to Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R) for the Puckett Annexation. File ANX-2000-091

Summary: The 1.00 acre Puckett Enclave Annexation area consists of one parcel of land completely surrounded by existing Grand Junction City limits. State law requires the City to zone newly annexed areas within 90 days of the annexation. Property owners have requested that proposed City zoning be identical with existing Mesa County zoning for their properties.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve on second reading the Zone of Annexation ordinance for the Puckett Enclave 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:	
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Placement on Agenda:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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BACKGROUND INFORMATION			
Location:	2563 F ½ Road		
Applicants:	City of Grand Junction Staff Rep: Dave Thornton		
Existing Land Use:	Residential		
Proposed Land Use:	No Change		
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:	RSF-R (County)		
Proposed Zoning:	RSF-R		
Surrounding Zoning:	North	PD (residential)	
	South	PD (residential)	
	East	PD (residential)	
	West	PD (residential)	
Growth Plan Designation:	Residential Medium Low density: 2 to 4 units/acre		
Zoning within density range?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

Staff Analysis:

ZONE OF ANNEXATION:

At a neighborhood meeting with City Council members, County Commissioners and area property owners in attendance, the general request by area residents was for the City to zone this enclave area the same as existing County zoning. Under the 1998 Persigo Agreement with Mesa County, the City is allowed to zone newly annexed areas the same as existing County zoning. City Council has directed staff to propose city zoning identical to and/or compatible with Mesa County zoning for this entire enclave area. Please review the attached "Proposed Zoning Map". The proposed zoning of RSF-R is identical to or nearly identical to corresponding Mesa County zoning for this property in this enclave. Please note that the proposed zoning does not meet the Growth Plan's Future Land Use Map recommended densities for the Puckett Enclave. Future development on this property may include rezoning to a higher density supported by the Growth Plan Future Land Use map.

RSF-R ZONE DISTRICT

- This property currently zoned AFT (recently changed to RSF-R with the County's new zoning code) is proposed as RSF-R in the City.

- The proposed RSF-R does not conform to the recommended densities found on the Growth Plans Future Land Use map currently designated as Residential Low: 2 to 4 units/acre.
- Rezone requests for future development to a higher density within the Future Land Use map's recommended density may occur for this property.

Zoning and Development Code criteria:

Section 2.14.F: "Land annexed to the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning."

Section 2.6: Approval Criteria. In order to maintain internal consistency between this code and the Zoning Maps, map amendments must only occur if:

1. The existing zoning was in error at the time of adoption;
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances;
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines;
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
7. The community or neighborhood will benefit from the proposed zone.

<i>ANNEXATION SCHEDULE</i>	
May 17th	Notice of Intent to Annex & (30 Day Notice)
June 13th	Planning Commission considers Zone of Annexation
June 21st	First Reading on Annexation & Zoning by City Council
July 5th	Public hearing on Annexation and Zoning by City Council
August 6th	Effective date of Annexation and Zoning

Action Requested/Recommendation: Planning Commission recommended approval at their meeting on June 13th. It is recommended that City Council approve the zone of annexation to RSF-R for the Puckett Enclave Annexation for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.

- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

Attachments:

- Zone of Annexation Ordinance
- Puckett Enclave Annexation Map
- Pomona Park Enclaves/G Road South Area Proposed Zoning Map

See maps attached to annexation file

[\(Puckett Enclave Staff Zoning PC Report.doc\)](#)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Zoning the Puckett Enclave Annexation to Residential Single Family Rural with a maximum of 1 unit per five acres (RSF-R)

Located at 2563 F 1/2 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 an RSF-R zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-R zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following properties shall be zoned Residential Single Family Rural with a maximum density of one unit per five acres (RSF-R) zone district

Includes the following tax parcel 2945-034-00-125

A parcel of land situate in the NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 3; thence N 89°53'37" E along the north line of the NW 1/4 SE 1/4 of said Section 3 a distance of 478.29 feet to the True Point of Beginning of the parcel described herein; thence N 89°53'37" E along the north line of said NW 1/4 SE 1/4 a distance of 193.60 feet to a point; thence leaving said north line S 00°06'23" E a distance of 225.00 feet to a point; thence S 89°53'37" W a distance of 193.60 feet to a point; thence N 00°06'23" W a distance of 225.00 feet to the point on the north line of the NW 1/4 SE 1/4 of said Section 3 and point of beginning.

Introduced on first reading this 21st day of June, 2000.

PASSED and ADOPTED on second reading this ____ day of July, 2000.

President of the Council

ATTEST:

City Clerk

Attach 27

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	RZP-2000-067, The Legends Subdivision		
Meeting Date:	July 5, 2000		
Date Prepared:	June 28, 2000		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: RZP-2000-067, Second reading of the ordinance and public hearing to rezone The Legends Subdivision to the Planned Development (PD) district.

Summary: The Planning Commission at the hearing of June 13, 2000, recommended that the City Council rezone The Legends Subdivision to the PD district. The rezone area is comprised of approximately 35 acres. The site is located at the southeast corner of the intersection of 28 ½ Road and Patterson Road. The site will ultimately be developed with 178 residential dwelling units comprised of a mix of single family detached, single family attached and four unit condominium structures.

Background Information: See attached.

Budget: N/A

Action Requested/Recommendation:, That the City Council conduct the public hearing for the second reading of the ordinance to rezone The Legends Subdivision to the PD district, making the findings that the rezoning is consistent with the Growth Plan, the zoning of adjacent properties and Section 2.6 of the Zoning and Development Code.

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

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

AGENDA TOPIC: RZP-20000-067, The Legends Subdivision

SUMMARY: A rezoning of approximately 35 acres from the Residential Single Family not to exceed five dwelling units per acre (RSF-5) district to a Planned Development (PD) district.

ACTION REQUESTED: Second reading of the ordinance and public hearing to rezone the 35 acres to the Planned Development (PD) district.

BACKGROUND INFORMATION		
Location:		At the southeast corner of 28 ½ Road and Patterson Road.
Applicants:		Abell Partners, LLC RG Consulting Engineers, Inc.
Existing Land Use:		Undeveloped commercial property
Proposed Land Use:		Mixture of detached and attached single family residences with townhouse development (four-plexes) in the northerly end of the site.
Surrounding Land Use:	North	Existing residential and future park site
	South	
	East	Vacant residentially designated land
	West	
Existing Zoning:		Planned Development (PD) and Residential Single Family not to exceed five dwellings per acre (RSF-5)
Proposed Zoning:		Planned Development
Surrounding Zoning:	North	CSR and RMF-5
	South	RMF-5
	East	RMF-12
	West	PD
Growth Plan Designation:		<u>North 20.78 acres: Residential Medium High (8-12 dwelling units per acre)</u> South 11.49 acres: Residential Medium (4-8 dwelling units per acre)

Project Analysis:

Rezoning: *The petitioner is requesting approval of a rezoning of approximately 11.5 acres from the Residential Single Family not to exceed five dwelling units per acre (RSF-5) district to a Planned Development not to exceed three dwelling units per acre (PD-3) district in order to incorporate the acreage into the preliminary plat for the Legends Subdivision. The Legends Subdivision (previously 23.5 acres in area) was zoned to a Planned Residential-6.5 dwelling units per acre (PR-6.5) district at the time of annexation of the project site by the City.*

With the adoption of the new Zoning and Development Code and the associated new zoning map, the project area was rezoned to a Planned Development (PD) district.

At this time, it is recommended that the additional acreage be rezoned to the Planned Development (PD) district, consistent with the bulk of the subdivision. A Planned Development ordinance has been prepared, based on the overall project design. The PD ordinance includes the area of Filing 1.

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows:

1. The existing zoning was in error at the time of adoption;

The zoning at the time of adoption was not in error, but to maintain project consistency, the additional acreage should be rezoned to the PD district.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;

There has been a change in the aspect that the project petitioner has acquired the additional acreage and desires to incorporate it into the overall development plan.

1. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;

The proposed zoning will be consistent with the zoning of The Legends subdivision and the subdivision located northwest of the rezone area. The proposed rezoning will not create adverse impacts as identified above.

2. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;

The project as submitted is consistent with the Growth Plan and other plans, policies, codes and other regulations of the City.

3. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;

Public water and sewer are currently available to the project site. Additional sewer line capacity is currently being planned by the sewer district which is anticipated to be in place prior to line capacity being reached.

4. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and

While there may be adequate land available, the proposed rezoning is not for additional density, but to maintain project consistency.

5. The community or neighborhood will benefit from the proposed zone.

There will be a benefit to the community and neighborhood by providing a consistent zoning pattern and as a result of improvements that are required of the project that ultimately will result in improved east/west traffic movements.

Preliminary Plan: The petitioner has submitted a revised preliminary plan, adding 11.49 acres to the preliminary plan area. The area of filings 2 through 7 of the previous plan have been redesigned to accommodate the additional acreage and to reduce the amount of grading that will be required to develop the project.

The project will be developed in eight phases, with Filing #1 currently in the process of being recorded. With the additional acreage, the overall project will contain a total of 178 residential dwelling units, comprised of 98 single family attached and detached dwelling units and 80 townhouse units in four-plex type buildings to be located in the northerly portion of the project site.

Lot sizes will range from 5,323 square feet to 11,246 square feet. The site is served with water for domestic and fire suppression purposes by the Ute Water district, and will receive sewer service from the Central Grand Valley Sanitation District.

Open Space/Recreation: The project is supplying approximately 12.23 acres of open space of which approximately .59 acres is dedicated for active recreation space comprised of two locations. The northerly area will be developed with a barbecue area and volleyball court (Tract B) and the southerly area will be developed with a playground and picnic area (Tract H).

In additions, the project will be dedicating a pedestrian path easement to the City adjacent to the Grand Valley Canal, and area for a bike path adjacent to Indian Wash along the property's east line as requested by the Parks Department. An additional path is proposed within Tract D which will provide additional passive recreational opportunities. Access to the canal path will be supplied from 28 ½ Road, Norma Jean Court and Cagney Court.

The Homeowners Association will be responsible for owning and maintaining the open space areas with the exception of the path improvements within the easements required by the City.

Lot Configuration and Bulk Requirements:

Townhouse Development:

1. Minimum street frontage..... As designated on the Preliminary Plan.
2. Maximum height of structures..... 32 feet.
3. Minimum lot width..... As designated on the Preliminary Plan.
4. Minimum setbacks..... As designated on the Preliminary Plan.

Single Family Dwelling (detached)

1. Minimum street frontage..... 15 feet.
2. Maximum height of structures..... 32 feet.
3. Minimum lot width..... 40 feet.
4. Minimum side yard setback
 - Principal structure..... 5 feet.
 - Accessory structure..... 3 feet.
5. Minimum rear yard setback
 - Principal structure..... 10 feet.
 - Accessory structure..... 3 feet.
6. Minimum front yard setback..... 15 feet from the front property line for the residence and 20 feet from the front property line for the garage.

Single Family Dwellings (attached)

1. Minimum street frontage.....15 feet.
2. Maximum height of structures..... 32 feet.
3. Minimum lot width..... 40 feet.
4. Minimum side yard setback
 - Principal structure.....5/0 feet.
 - Accessory structure..... 3 feet.
5. Minimum rear yard setback
 - Principal structure.....10 feet.
 - Accessory structure..... 3 feet.

6. Minimum front yard setback.....15 feet from the front property line for the residence and 20 feet from the front property line for the garage.

Project Background/Summary: The original preliminary plat for The Legends Subdivision (formally known as The Vistas) permitted the development of 152 dwelling units, comprised of attached and detached single family units and townhouse units in four-plex blocks on approximately 23.5 acres. The original preliminary plan would have required massive grading of the site. The plan provided a total of 4.36 acres of active and passive open space.

As part of the original preliminary plan, 28 ½ Road was to be closed off, and a new road (Legends Drive) would be constructed through the northerly part of the subdivision to Patterson Road. As part of the Final Plat review of Filing 1, the applicant requested that construction of this road and closure of 28 ½ Road occur at the time of future filings. This request was granted by the Planning Commission. Other conditions of the original preliminary plan have been carried over to the current project as appropriate.

Drainage: The project is proposing to utilize a drainage detention basin to be located in the southwest corner of the project site. This detention basin will discharge into the Grand Valley Canal. A drainage release agreement with the Grand Valley Canal company will be required to be submitted with the submittal of the final plat for Filing 2. The southwesterly portion of the project will discharge storm water directly into Indian Wash.

Access/Streets: The project site will be accessed from Grand Falls Drive which will be extended through the site, a new connection to Patterson Road, and the road to be constructed at the southerly end of the subdivision (Presley Avenue) from 28 ½ Road, that is being designed to ultimately cross Indian Wash and connect to 29 Road at some future date. 28 ½ Road is proposed to be closed off at Patterson Road due to sight distance problems. The petitioner is requesting that this closure be deferred until the filing of the final plat for Filing 4, when they propose to construct the Legends Way connection to Patterson Road.

The petitioner is also required to provide acceleration and deceleration lanes on Patterson Road at the new Legends Way road connection when this road is developed.

Recommendation: The Planning Commission recommends that the City Council approve RZP-2000-067, for the rezoning of The Legends subdivision consisting of 34.99 acres, to the Planned Development (PD) zone district (per the attached ordinance), finding the rezoning to be consistent with the Growth Plan, Section 2.6 of the Zoning and Development Code and adjacent property zoning.

- Attachments:**
- a. Planned Development Ordinance
 - b. General location map

- c. Preliminary Plat map
- d. General project report

Legends1legends2legendpg1legendpg2legendpg3legendpg4legendpg5legendpg6

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**ZONING TWO PARCELS OF LAND LOCATED
SOUTH OF PATTERSON ROAD AND EAST OF 28½ ROAD TO PD
(THE LEGENDS SUBDIVISION)**

Recitals.

A rezone from the Planned Development (PD) district and the Residential Single Family not to exceed five dwellings per acre (RSF-5) district to the Planned Development (PD) has been requested for the properties located at the Southeast corner of Patterson Road and 28 ½ Road for purposes of developing a 178 dwelling unit subdivision. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (4-8 dwelling units per acres and 8-12 dwelling 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 the PD and RSF-5 districts to the PD district.

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

Beginning at the North ¼ Section 7 T1S R1E UM; thence South 00° 17' 43" East, a distance of 50.00' to the true point of beginning; thence South 00° 17' 43" East, a distance of 65.23'; thence North 89° 42' 17" East, a distance of 115.00'; thence South 00° 17' 43" East, a distance of 1199.43'; thence South 89° 58' 50" West, a distance of 90.00'; thence South 00° 17' 25" East, a distance of 250.90'; thence North 80° 34' 38" East, a distance of 94.68'; thence South 79° 02' 22" East, a distance of 676.00'; thence North 58° 39' 38" East, a distance of 195.00'; thence South 87° 52' 22" East, a distance of 138.00'; thence South 56° 03' 22" East, a distance of 263.00'; thence North 85° 29' 34" East, a distance of 12.96'; thence North 00° 10' 31" West, a distance of 44.70'; thence South 72° 36' 18" East, a distance of 24.93'; thence South 72° 36' 18" East a distance of 75.07'; thence North 42° 33' 42" East, a distance of 543.00'; thence South 89° 53' 42" West, a distance of 464.00'; thence South 89° 58' 57" West, a distance of 494.02'; thence North 00° 12' 21" West, a distance of 1266.55'; thence South 89° 48' 34" West, a distance of 825.42'; which is the point of beginning, having an area of 1405719.71 square feet, 32.271 acres.

1) The use allowed for this zone and property shall be mixed residential (98 single family attached and detached dwelling units and 80 single family townhouse units in four unit blocks) along with .59 acres of active recreational open space, consisting of a

volleyball court with barbecue facilities (Tract B) and a children's playground with picnic facilities (Tract G) and 11.64 acres of passive open space with various trails and a detention facility as described in applicant's project narrative and reflected on the preliminary plat contained in City Community Development Department File RZP-2000-067.

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

Townhouse Development:

- a. Minimum street frontage..... As designated on the Preliminary Plan.
- b. Maximum height of structures..... 32 feet.
- c. Minimum lot width..... As designated on the Preliminary Plan.
- d. Minimum setbacks..... As designated on the Preliminary Plan.

Single Family Dwelling (detached)

- a. Minimum street frontage..... 15 feet.
- b. Maximum height of structures..... 32 feet.
- c. Minimum lot width..... 40 feet.
- d. Minimum side yard setback
 - Principal structure..... 5 feet.
 - Accessory structure..... 3 feet.
- e. Minimum rear yard setback
 - Principal structure..... 10 feet.
 - Accessory structure..... 3 feet.
- f. Minimum front yard setback..... 15 feet from the front property line for the residence and 20 feet from the front property line for the garage.

Single Family Dwellings (attached)

- a. Minimum street frontage..... 15 feet.
- b. Maximum height of structures..... 32 feet.
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- d. Minimum side yard setback
 - Principal structure..... 5/0 feet.
 - Accessory structure..... 3 feet.
- e. Minimum rear yard setback
 - Principal structure..... 10 feet.
 - Accessory structure..... 3 feet.
- f. Minimum front yard setback..... 15 feet from the front property line for the residence and 20 feet from the front property line for the garage.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of June, 2000.

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

ATTEST:

City Clerk

President of Council

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Salary for Interim City Manager		
Meeting Date:	July 5, 2000		
Date Prepared:	June 28, 2000		
Author:	Stephanie Nye	City Clerk	
Presenter Name:	John Shaver	Asst. City Attorney	
	Workshop	X	Formal Agenda

Subject: Adopting the salary for David Varley as interim City Manager.

Summary: Mark Achen is retiring effective July 7, 2000. The City Council appointed David Varley as interim City Manager by Resolution. Since the City Manager's salary is set by ordinance, the proposed ordinance sets that amount for David Varley to \$93,786.00 per year, prorated appropriately.

Background Information: N/A

Budget: Salary as set above.

Action Requested/Recommendation: Adopt ordinance as proposed.

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

Report results back to Council:	X	No		Yes	When:
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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ORDINANCE NO. _____

**AMENDING ORDINANCE 3220 CONCERNING THE SALARY OF THE CITY
MANAGER**

RECITALS. On June 7, 2000 the City Council named David A. Varley Interim City Manager. Mr. Varley will assume the position of City Manager following the resignation of Mark K. Achen. Mr. Achen's resignation becomes effective on July 7, 2000.

Pursuant to the City Charter the salary of the City Manager is set by ordinance. The salary for Mr. Achen was most recently established by Ordinance 3220. This Ordinance amends Ordinance 3220 and sets the salary of Mr. Varley as the Interim City Manager.

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

That the portion of Ordinance 3220 setting the salary of the City Manager is amended, repealed and replaced by this Ordinance and the salary of the Interim City Manager David A. Varley shall be set as of July 8, 2000 at \$93,786.00 per year and as customarily prorated if he serves less than one year, to compensate him for his service to the City of Grand Junction. The balance of Ordinance 3220 is unchanged.

Introduced on first reading this 21st day of June 2000.

Passed and adopted on second reading this _____ day of _____, 2000.

President of the Council

Attest:

City Clerk

