

**GRAND JUNCTION CITY COUNCIL  
CITY AUDITORIUM, 250 NORTH 5TH STREET  
AGENDA**

**WEDNESDAY, OCTOBER 18, 2000, 7:30 P.M.**

**CALL TO ORDER**

Pledge of Allegiance

Invocation - Rocky Shrable, Sonrise Church of God

**PROCLAMATIONS / RECOGNITIONS**

PROCLAMATION DECLARING OCTOBER 22-28, 2000 AS "RED RIBBON WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING OCTOBER 27, 2000 AS "SENIOR COMPANION DAY" IN THE CITY OF GRAND JUNCTION

**APPOINTMENTS**

RATIFICATION OF URBAN TRAILS COMMITTEE APPOINTMENTS

**CITIZEN COMMENTS**

**\*\*\* CONSENT CALENDAR \*\*\***

1. **Minutes of Previous Meeting**

[Attach 1](#)

*Action: Approve the Minutes of the Regular Meeting October 4, 2000*

2. **Visitor and Convention Bureau Advertising Agency Contract**

[Attach 2](#)

The contract period is January 2, 2001 through December 31, 2001. The general scope of this contract includes professional advertising, marketing and promotional services with the primary purpose of promoting Grand Junction as a visitor destination. Firms were required to submit a plan that focused primarily on advertising, but also included the integration of public relations, research, promotions and web site development.

*Action: Award Visitor and Convention Bureau Advertising Contract to Hill & Tashiro Marketing and Advertising, in an Amount Not to Exceed \$300,000*

Staff presentation: Ron Watkins, Purchasing Manager  
Debbie Kovalik, Visitor and Convention Bureau Director

3. **20-Year Long-Range Strategic Facilities Plan** [Attach 3](#)

The long-range facility plan will be used to aid in long term planning for facility related capital improvements. It will be used by the City as a decision-making tool in evaluating the relative merits of various courses of action.

*Action: Award Contract for 20-Year Long-Range Strategic Facilities Plan to Blythe Design + co in an Amount Not to Exceed \$50,000 for FY2000 Plus a Final Amount to be Negotiated for FY2001, Not to Exceed \$50,000*

Staff presentation: Ron Watkins, Purchasing Manager  
Chuck Leyden, Fleet/Facilities Manager

4. **Change Order for Additional Work under the Persigo Wastewater Treatment Plant Final Clarifier Addition Contract** [Attach 4](#)

In 2001, the headworks at Persigo is budgeted to be reconstructed. Staff is proposing to contract with the existing contractor, Moltz Construction, already on site for the 2000 Final Clarifier Addition, to complete the headworks contract.

*Action: Approve Change Order in the Amount of \$378,000 for Additional Work (Headworks Component) under the Persigo Wastewater Treatment Plant Final Clarifier Addition Contract with Moltz Construction*

Staff presentation: Trent Prall, Utilities Engineer

5. **Lease of Unimproved Land at Fire Station No. 2 to the United States of America for GPS Meteorological Observation Site** [Attach 5](#)

The proposed lease is for a base term of one year with renewal options for 19 successive years. This is to be a no cost lease to the City, with the United States paying the City for actual costs to provide low wattage power to the facility, estimated to cost less than \$2.00 per year. The proposed resolution would authorize the National Oceanic and Atmospheric Administration to install, operate and maintain a GPS (Global Positioning Systems) Meteorological Station at Fire Station No. 2.

Resolution No. 98-00 – A Resolution Authorizing the Lease of City Owned Property to the United States of America, National Oceanic and Atmospheric Administration

*\*Action: Adopt Resolution No. 98-00*

Staff Presentation: Tim Moore, Public Works Manager

6. **Setting a Hearing on Vacating Temporary Drainage Easement and Turnaround and Utility Easements for the Renaissance in the Redlands Subdivision, Filing 2, Located at South Camp Road and Renaissance Boulevard** [File #FP-2000-126] [Attach 6](#)

Request to vacate 1) temporary turnaround and utility easement at the end of existing Athens Way; and 2) temporary drainage easement in the central portion of the site.

a. **Proposed Ordinance Vacating Temporary Turnaround and Utility Easement**

Proposed Ordinance Vacating Temporary Turnaround Access and Utility Easement for Athens Way

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

b. **Resolution Vacating Temporary Drainage Easement**

Resolution No. 99-00 – A Resolution Vacating a Temporary Drainage Easement within the Renaissance in the Redlands Subdivision

*\*Action: Adopt Resolution No. 99-00*

Staff presentation: Kristen Ashbeck, Senior Planner

7. **Setting a Hearing on Vacating a Temporary Turnaround Easement Located on Lot 1, Block 8, The Knolls Subdivision, Filing 2** [File #FPP-2000-141] [Attach 7](#)

The Knolls Subdivision is located south of the southeast corner of Cortland Avenue and 27 ½ Road in a PD zone. The developing portion of Filing 4 is now allowing for the continuation of Piazza Way. A temporary turnaround had been provided near Lot 5, Block 4, in Filing 2, and is to be vacated with this request.

Proposed Ordinance Vacating the Temporary Turnaround Easement Located on Piazza Way, The Knolls Subdivision, Filing 2

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

Staff presentation: Lori Bowers, Associate Planner

8. **Setting a Hearing on Amending the Zoning and Development Code, Adding a Mixed-Use Zoning District and Finalizing the Zoning, Design Standards and Guidelines for the 24 Road Corridor** [File #PLN-2000-192] [Attach 8](#)

The proposed Code amendment adding the Mixed-Use zone district, the zoning map and the 24 Road Design Standards and Guidelines were developed to implement the 24 Road Corridor Subarea Plan that was presented to Council last spring by the 24 Road Steering Committee.

- (1) Proposed Ordinance Amending the Sections 3.2 and 3.5, and Adding Section 3.3.J. to the Grand Junction Zoning and Development Code to Create a Mixed-Use Zoning District
- (2) Proposed Ordinance Adopting a New Zoning Map for the 24 Road Corridor Area
- (3) Proposed Ordinance Amending the Zoning and Development Code to Add Section 7.5, 24 Road Corridor Design Standards and Guidelines

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for November 1, 2000*

Staff presentation: Kathy Portner, Planning Manager

9. **Setting a Hearing on Redlands Parkway Bridge Annexation Located on Redlands Parkway Bridge across the Colorado River and Including Redlands Parkway Right-of-Way and Bridge** [File #ANX-2000-206] [Attach 9](#)

The 2.15-acre Redlands Parkway Bridge Annexation is located at the Redlands Parkway Bridge and the Colorado River and consists of a portion of the Colorado River.

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

Resolution No. 100-00 – 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 – Redlands Parkway Bridge Annexation Located on the Redlands Parkway across the Colorado River and Including the Redlands Parkway Right-of-Way and Bridge

*\*Action: Adopt Resolution No.100-00 and Set a Hearing for December 6, 2000*

**b. Set a Hearing on Annexation Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Redlands Parkway Bridge Annexation, Approximately 2.15 Acres, Located on the Redlands Parkway across the Colorado River and Including the Redlands Parkway Right-of-Way and Bridge

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 6, 2000*

Staff presentation: Dave Thornton, Principal Planner

10. **Setting a Hearing on C.H.C. Cellular Annexation No. 1 and No. 2 Located at 2784 Winters Avenue** [File #ANX-2000-186] [Attach 10](#)

The 10.85-acre C.H.C. Cellular Annexation No. 1 and No. 2 is located at 2784 Winters Avenue.

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

Resolution No. 101-00 – 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 – C.H.C. Cellular Annexation, a Serial Annexation Comprising C.H.C. Cellular Annexation No. 1 and No. 2 Located at 2784 Winters Avenue and Including the Winters Avenue Right-of-Way

*\*Action: Adopt Resolution No. 101-00 and Set a Hearing for December 6, 2000*

**b. Set Hearings on Annexation Ordinances**

(1) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, C.H.C. Cellular Annexation No. 1, Approximately 0.82 Acres Located at 2784 Winters Avenue and Including a Portion of the Winters Avenue Right-of-Way

(2) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, C.H.C. Cellular Annexation No. 2, Approximately 10.03 Acres Located at 2784 Winters Avenue and Including a Portion of the Winters Avenue Right-of-Way

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for December 6, 2000*

Staff presentation: Patricia Parish, Associate Planner

11. **Setting a Hearing on Zoning Route 30 Partners Annexation to C-1, Located at 520 30 Road** [File #ANX-2000-172] [Attach 11](#)

First reading of the zoning ordinance to zone the Route 30 Partners Annexation Light Commercial, C-1, located at 520 30 Road.

Proposed Ordinance Zoning Route 30 Partners Annexation to Light Commercial, C-1 Zone District, Located at 520 30 Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

Staff presentation: Lisa Gerstenberger, Senior Planner

12. **Setting a Hearing on Zoning Mesa Moving Annexation to I-2, Located at 2225 River Road and 681 Railroad Blvd** [File #ANX-2000-177] [Attach 12](#)

The 12.38-acre Mesa Moving Annexation area consists of two parcels of land located at 2225 River Road and 681 Railroad Blvd (also known as 637 Railroad Blvd on the Assessor's records). One currently houses Mesa Moving and United Van Lines and the other parcel consists of 2 acres of vacant land. Mesa Moving would like to construct a new truck service facility for their business on the vacant lot. The owner of the property has signed a petition for annexation. The proposed zoning designation is I-2 (Heavy Industrial).

Proposed Ordinance Zoning the Mesa Moving Annexation to I-2 (Heavy Industrial), Located at 2225 River Road and 681 Railroad Blvd

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

Staff presentation: Lori Bowers, Associate Planner

13. **2000 Community Development Block Grant Subrecipient Contract with The Energy Office** [Attach 13](#)

This contract formalizes the City's award of \$55,000 to the Energy Office for the rehabilitation of six duplexes (12 residential units) to be rented by the Energy Office to low and moderate income residents, located at 1838-1848 Linden Avenue. These funds come from the City's 2000 Community Development Block Grant Program.

*Action: Authorize the City Manager to Sign the 2000 Community Development Block Grant Subrecipient Contract with the Energy Office*

Staff presentation: David Varley, Assistant City Manager

14. **Setting Hearings on Amending Chapters 6 and 33 of the City of Grand Junction Code of Ordinances Regarding Animal Control** [Attach 14](#)

This ordinance makes two changes to the City of Grand Junction Code of Ordinances. First, the Zoning and Development Code (Chapter 33) is being changed to permit registered participants of Community Cat Care to care for more than three cats, so long as these persons follow the requirements set forth by Community Cat Care. The second change is to the Animal Control Regulations (Chapter 6) to require that registered participants of Community Cat Care have the cats they are caring for vaccinated.

- (1) Proposed Ordinance Amending Chapter 6, Section 6-58(a) of the Code of Ordinances of the City of Grand Junction, Colorado
- (2) Proposed Ordinance Amending Chapter 33 (Zoning and Development Code), Section 4.3.A.4.a of the Code of Ordinances of the City of Grand Junction, Colorado

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for November 1, 2000*

Staff presentation: Stephanie Rubinstein, Staff City Attorney

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

---

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

15. **Public Hearing - Brutsche Annexation Located at 20 1/2 Road and F 3/4 Road** [Attach 15](#)  
[File #ANX-2000-143]

The 10-acre Brutsche Annexation consists of one parcel of land that is sandwiched between the Independence Ranch Subdivision in the City and the Country Meadows Subdivision in the County. The parcel will be encompassed within the Independence Ranch Filings 7-13 revised preliminary plan for low-density single family lots.

**a. Resolution Accepting Petition**

Resolution No. 102-00 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Brutsche Annexation is Eligible for Annexation, Located at the Northwest Corner of 20½ Road and F¾ Road

*\*Action: Adopt Resolution No. 102-00*

**b. Annexation Ordinance**

Ordinance No. 3295 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Brutsche Annexation, Approximately 10 Acres Located at the Northwest Corner of 20½ Road and F¾ Road

*\*Action: Adopt Ordinance No. 3295 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

16. **Public Hearing - Zoning Brutsche Annexation to PD, Located North of F¾ Road at 20½ Road** [File #ANX-2000-143] [Attach 16](#)

The applicant requests to revise the Preliminary Plan for the remaining filings of the Independence Ranch Subdivision by adding a 10 acre parcel that is being annexed into the City. Upon annexation the parcel and the remaining filings of Independence Ranch will be zoned to PD (Planned Development) with an overall density of 1.7 dwellings per acre. At its September 19, 2000 hearing, the Planning Commission recommended approval of this request.

Ordinance No. 3296 – An Ordinance Zoning Independence Ranch Filings 7-13, Located North of F¾ Road at 20½ Road to City PD

*\*Action: Adopt Ordinance No. 3296 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

17. **Public Hearing - Ephemeral Resources Annexation No. 1, No. 2 and No. 3, Located at the Southwest Corner of 29 5/8 Road and D Road** [File #ANX-2000-144] [Attach 17](#)

The Ephemeral Resources Annexation No. 1, No. 2 and No. 3 is located at the southwest corner of 29 5/8 Road and D Road and includes portions of 29 Road and D Road right-of-way. The 110.86-acre annexation area consists of seven parcels of land. Owners have signed a petition for annexation as part of a proposed gravel mine with accessory uses.

**a. Resolution Accepting Petitions**

Resolution No. 103–00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Ephemeral Resources Annexation No. 1, No. 2 and No. 3, Located at 29 5/8 Road and D Road, and Including Portions of 29 Road and D Road Rights-of-Way, is Eligible for Annexation

*\*Action: Adopt Resolution No. 103–00*



**b. Annexation Ordinances**

- (1) Ordinance No. 3297 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ephemeral Resources Annexation No. 1, Approximately 0.50 Acres Located in Portions of the 29 Road Right-of-Way
- (2) Ordinance No. 3298 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ephemeral Resources Annexation No. 2, Approximately 0.49 Acres Located in Portions of the 29 Road and D Road Rights-of-Way
- (3) Ordinance No. 3299 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ephemeral Resources Annexation No. 3, Approximately 109.87 Acres Located at 29 5/8 Road and D Road and Including Portions of the 29 Road and D Road Rights-of-Way

*\*Action: Adopt Ordinances No. 3297, No. 3298 and No. 3299 on Second Reading*

Staff presentation: Patricia Parish, Associate Planner

18. **Public Hearing - Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road** [File #ANX-2000-144] [Attach 18](#)

The Ephemeral Resources Annexation is located at the southwest corner of 29 5/8 Road and D Road and includes 29 Road and D Road rights-of-way. The 110.86-acre Ephemeral Resources Annexation area consists of seven parcels of land. Owners of the property have signed a petition for annexation as part of a proposed development for gravel mining operation. State law requires the City to zone property that is annexed into the City of Grand Junction. The proposed zoning is similar to the existing Mesa County zoning of Residential Single Family-Rural. The Planning Commission forwarded a positive recommendation.

Ordinance No. 3300 – An Ordinance Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road

*\*Action: Adopt Ordinance No. 3300 on Second Reading*

Staff presentation: Patricia Parish, Associate Planner

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

20. **OTHER BUSINESS**

21. **ADJOURNMENT**

## Attach 1

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

October 4, 2000

The City Council of the City of Grand Junction, Colorado, convened into regular session the 4th day of October, 2000, at 7:32 p.m. at the City Auditorium, 250 N. 5<sup>th</sup> Street. Those present were Earl Payne, Jack Scott, Jim Spehar, Janet Terry, Reford Theobold, and President of the Council Gene Kinsey. Cindy Enos-Martinez was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Kinsey called the meeting to order and Councilmember Theobold led in the Pledge of Allegiance. The audience remained standing during the invocation by Miriam Greenwald, Para-Rabbinic Fellow, Representing the Jewish Community.

#### **ADMINISTER OATH OF OFFICE TO NEW CITY MANAGER KELLY E. ARNOLD**

The Mayor administered the Oath of Office to City Manager Kelly E. Arnold.

#### **PROCLAMATION DECLARING OCTOBER 7, 2000 AS "OKTOBERFEST DAY" IN THE CITY OF GRAND JUNCTION**

#### **PROCLAMATION DECLARING OCTOBER 11, 2000 AS "SAVE TODAY" IN THE CITY OF GRAND JUNCTION**

#### **PRESENTATION OF CERTIFICATE OF APPOINTMENT TO NEWLY APPOINTED MEMBER , WALID BOU-MATAR, OF THE RIVERFRONT COMMISSION**

#### **CONSENT ITEMS**

Upon motion by Councilmember Payne, seconded by Councilmember Scott and carried by roll call vote, the following Consent Items #1 through #11 were approved:

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the Regular Meeting September 20, 2000*

2. **Amending the Signatories on the City's Bank Accounts**

New City Manager Kelly E. Arnold needs to be added as an authorized signatory on the Alpine Bank accounts. Approval of the resolution will authorize a change removing David Varley and adding Kelly E. Arnold as a signatory on the Payroll and Accounts Payable clearing accounts.

Resolution No. 93-00 - A Resolution Amending Resolution No. 66-00, Passed and Adopted by the City Council July 5, 2000, that Modified Section (d) of Resolution No. 69-98 Relative to Authorized Signatures

*Action: Adopt Resolution No. 93-00*

3. **Renewal of Davis Lease for Somerville, Anderson and Click Ranches**

The current ranch lease on the City-owned Somerville, Anderson and Click ranches to Cliff and Judy Davis expired May, 2000. The City Council conducted interviews of potential lessees in August of last year and directed staff to negotiate a lease renewal with the Davises. The proposed resolution ratifies the Interim City Manager's approval of the lease agreement.

Resolution No. 94-00 – A Resolution Ratifying the Interim City Manager's Signature on the Davis Lease Renewal for the Somerville, Anderson and Click Ranches

*Action: Adopt Resolution No. 94-00*

4. **Alley Improvement District No. ST-01, Phase A**

Petitions have been submitted requesting a Local Improvement District be created to reconstruct the following five alleys:

East/West Alley from 8<sup>th</sup> to 9<sup>th</sup>, between Chipeta Avenue and Ouray Avenue  
East/West Alley from 9<sup>th</sup> to 10<sup>th</sup>, between Colorado Avenue and Ute Avenue  
East/West Alley from 10<sup>th</sup> to 11<sup>th</sup>, between Main Street and Colorado Avenue  
East/West Alley from 10<sup>th</sup> to 11<sup>th</sup>, between Hill Avenue and Teller Avenue  
“T” shaped Alley from 18<sup>th</sup> to 19<sup>th</sup>, between Elm Avenue and Bunting Avenue

The proposed resolution is the first step in the formal process for creating the proposed Improvement District. A hearing to allow public comment for or against the proposed Improvement District is scheduled for the November 15<sup>th</sup>, 2000 City Council meeting.

Resolution No. 95-00 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create within Said City Alley Improvement District No. ST-01, Phase A, and Authorizing the City Engineer to Prepare Details and Specifications for the Same

*Action: Adopt Resolution No. 95-00 and Set a Hearing for November 15, 2000*

5. **Revocable Permit to Mesa State College to Allow the Installation of Buried Communications Lines across Public Right-of-Way for North 12<sup>th</sup> Street**

The Mesa State College Foundation has acquired the property located at the northeast corner of 12<sup>th</sup> Street and Kennedy Avenue for education purposes. Mesa State College is proposing to extend communications lines from the main campus to the subject property by boring under the public right-of-way for North 12<sup>th</sup> Street.

Resolution No. 96-00 – A Resolution Authorizing the Issuance of a Revocable Permit to Mesa State College Foundation

*Action: Adopt Resolution No. 96-00*

6. **Amendment to the Transportation Improvement Plan**

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. The proposed resolution amends the Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006 Transportation Improvement Plan (TIP).

Resolution No. 97-00 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Administrative Amendments to the Fiscal Year 2001-2006 Transportation Improvement Program

*Action: Adopt Resolution No. 97-00*

7. **Setting a Hearing on the Adoption of 2000 International Building Codes**

The proposed ordinance is for the adoption of the National Electric Code and the family of 2000 International Codes to include: International Building, Residential, Fire, Mechanical, Fuel Gas, Property Maintenance, and Energy Conservation Code. The ordinance also adopts the 2000 Uniform Plumbing Code. The City of Grand Junction is currently using the 1994 Editions of the Uniform Codes.

Proposed Ordinance of the City of Grand Junction, Colorado, Adopting and Amending the Latest Edition of the International Building Code, the Uniform Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electric Code, and the International Energy Conservation Code to be Applied Throughout the City of Grand Junction with Certain Amendments Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area and Maintenance of all Buildings or Structures in the City of Grand Junction; Providing for the Issuance of Permits and Collection of Fees Therefor; Authorizing Fees to be Set by Resolution and Providing for Penalties for the

Violation Thereof and Repealing All Other Ordinances and Parts Of Ordinances in Conflict Herewith.

*Action: Adopt Proposed Ordinance and Set a Hearing for November 1, 2000*

8. **Setting a Hearing on Zoning Brutsche Annexation to PD, Located North of F<sup>3</sup>/<sub>4</sub> Road at 20<sup>1</sup>/<sub>2</sub> Road** [File #ANX-2000-143]

The applicant requests to revise the Preliminary Plan for the remaining filings of the Independence Ranch Subdivision by adding a 10 acre parcel that is being annexed into the City. Upon annexation the parcel and the remaining filings of Independence Ranch will be zoned to PD (Planned Development) with an overall density of 1.7 dwellings per acre. At its September 19, 2000 hearing, the Planning Commission recommended approval of this request.

Proposed Ordinance Zoning Independence Ranch Filings 7-13, Located North of F 3/4 Road at 20 1/2 Road to City PD

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 18, 2000*

9. **Setting a Hearing on Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road** [File #ANX-2000-144]

First reading of the zone of annexation for the 100.86-acre Ephemeral Resources Annexation located at the southwest corner of 29 5/8 Road and D Road and includes portions of the 29 Road and D Road rights-of-way.

Proposed Ordinance Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 18, 2000*

10. **2000 Community Development Block Grant Subrecipient Contract with Grand Valley Catholic Outreach**

This contract formalizes the City's award of \$130,000 to the Grand Valley Catholic Outreach for acquisition of the Homeless Day Center located at 302 Pitkin Avenue. These funds come from the City's 2000 Community Development Block Grant Program.

*Action: Authorize the City Manager to Sign the 2000 Community Development Block Grant Subrecipient Contract with the Grand Valley Catholic Outreach*

Staff presentation: David Varley, Assistant City Manager

11. **Existing Industry Incentive Request**

Existing Business Expansion Incentive Committee request for \$47,200 in expansion funds for Hamilton Sundstrand.

*Action: Approve Existing Business Expansion Incentive Committee's Request for \$47,200 in Expansion Funds for Hamilton Sundstrand*

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

---

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

**PUBLIC HEARING - VACATING A PORTION OF 25 ROAD AND F 1/2 ROAD RIGHT-OF-WAY (GARRETT ESTATES SUBDIVISION)** [FILE #FP-2000-128]

The developer of Garrett Estates Subdivision requests to vacate a portion of excess right-of-way for 25 Road and F ½ Road that is not needed per the Major Street Plan. The vacated right-of-way will be incorporated into the final plat of Garrett Estates, a 55-lot single family development on approximately 12.16 acres at the northeast corner of 25 Road and F ½ Road.

The Mayor opened the hearing at 7:40 p.m.

Pat O'Connor, engineer with Banner Associates, 2777 Crossroads Blvd., stated both 25 Road and F ½ Road are currently designated collector streets. A collector is required to have 60 feet of right-of-way. The current right-of-way along the western boundary of Garrett Estates on 25 Road is 80 feet. The right-of-way along the southern boundary on F ½ Road is 66 feet. He requested a reduction in those rights-of-way for half-street improvements.

Bill Nebeker, Senior Planner, Community Development Department, concurred with Mr. O'Connor's presentation. Staff found the vacation conforms with criteria in Section 2-11(c) of the Zoning and Development Code, and recommended approval. The ordinance has been written so it does not become effective until the plat is recorded. If this property was not vacated, there would simply be excess right-of-way that would later have to be maintained by the Homeowners Association. He could see no reason to retain the additional right-of-way.

Councilmember Spehar asked if it is normal procedure, when vacating right-of-way, that it revert to the adjoining property owners. Bill Nebeker said yes.

There were no other comments. The hearing was closed at 7:50 p.m.

Ordinance No. 3294 – An Ordinance Vacating a Portion of 25 Road and F ½ Road adjacent to Garrett Estates Subdivision

Upon motion by Councilmember Theobold, seconded by Councilmember Spehar and carried by roll call vote, Ordinance No. 3294 was adopted on second reading and ordered published.

## **OTHER BUSINESS**

### **Explanation of Short Meeting**

Councilmember Payne asked the Mayor to explain why this meeting was so short. Mayor Kinsey said public notice was made on tonight's items. The Monday night workshop is held to consider and discuss these items with an opportunity for public input. Formal hearings are fully discussed at the regular Council meeting.

Councilmember Theobold highlighted the consent item regarding the existing industry incentive request. He explained that the perception is that Council does nothing for existing businesses that are currently in the valley, but it does as with this request which was for Hamilton Sundstrand, an existing business. There is also a perception that MCEDC funds does not require high paying jobs. Actually Council wants high paying jobs. In this case, some of the jobs will average \$15/hour, with some averaging \$25/hour. Those salaries are far in excess of the standards set by the MCEDC. Sundstrand employs approximately 270 people.

### **Open House Scheduled for New City Manager Kelly Arnold**

Councilmember Theobold announced there will be an open house on Monday, October 30, 2000 from 4:00 to 6:00 p.m., at City Hall, so the community can welcome the new City Manager Kelly Arnold. The regularly scheduled workshop will follow at 7:00 p.m.

### **Committed Area Map for Development**

City Attorney Dan Wilson noted the Planning Department has prepared a draft of what Staff thinks might be the committed areas within the 201 boundary. This relates to Amendment #24 which will be on the November ballot. It is apparent from the work done by the department that there are so many parcels with so much history that it is going to be difficult to know which areas are subdivided, and which areas have water and sewer. If property owners have a question, they should take a look at the map and inquire.

## **ADJOURNMENT**

The Mayor adjourned the meeting at 7:58 p.m.

Stephanie Nye, CMC  
City Clerk



**Attach 2**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Visitor &amp; Convention Bureau Advertising Agency Svcs</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 10, 2000</b>		
<b>Author:</b>	<b>Ron Watkins</b>	<b>Title: Purchasing Manager</b>	
<b>Presenter Name:</b>	<b>Ron Watkins Debbie Kovalik</b>	<b>Title: Purchasing Manager Title: GJVCB Director</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject: Visitor & Convention Bureau Advertising Agency Contract  
Contract Period January 2, 2001 through December 31,2001.**

**Summary:** The general scope of this contract includes professional advertising, marketing and promotional services with the primary purpose of promoting Grand Junction as a visitor destination. Firms were required to submit a plan that focused primarily on advertising, but also included the integration of public relations, research, promotions and web site development.

**Background Information:** The following responsive/responsible firms were short listed finalists that participated in an oral interview/presentation process with the selection committee:

- **Hill & Tashiro Marketing and Advertising, Edwards, Colorado**
- **Tandem Creative, Inc., Denver, Colorado**
- **Jones Creative Works, Inc., Denver, Colorado**

The selection committee consisted of Ron Watkins, Purchasing Manager; Debbie Kovalik, GJVCB Executive Director; Irene Carlow and Beverly Craddock, GJVCB staff members; GJVCB Board of Directors.

**Budget:** GJVCB 2001 FY Budget is \$300,000. Media is billed at direct cost to the City. Out-of-pocket expenses for typograph, photography, illustration, broadcast production, printing, etc. shall be billed to the City at the agency's cost with no markup. All services rendered by subcontractors will be billed through the agency and the GJVCB will authorize payment to the agency at cost without markup.

**Action Requested/Recommendation:** Authorize the City Manager to sign a contract with the selected firm, Hill & Tashiro Marketing and Advertising, not to exceed \$ 300,000.

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

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





**Attach 3**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Long Range Strategic Facilities Plan</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 10, 2000</b>		
<b>Author:</b>	<b>Ron Watkins</b>	<b>Title: Purchasing Manager</b>	
<b>Presenter Name:</b>	<b>Chuck Leyden</b> <b>Ron Watkins</b>	<b>Title: Fleet/Facilities Manager</b> <b>Title: Purchasing Manager</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject: Long Range Strategic Facilities Plan**

**Summary:** The long-range facility plan will be used to aid in long term planning for facility related capital improvements. It will be used by the City as a decision making tool in evaluating the relative merits of various courses of action related to:

- Analysis and projection of future facility requirements
- Logical and timely replacement or renovation of current City facilities
- Optimizing customer service and operational efficiency

The long-range plan will encompass the next twenty-(20) years. The recommended firm shall survey the Parks Department, Police Department, Fire Department and Public Works Department to determine their staffing and operational projections and develop facility requirements to meet their projected needs during the next 20 years. The assessment will include:

- Suitability for current use
- Suitability for expansion
- Probable remaining life
- Extent of rehabilitation/repairs/expansion that would be required to continue for 20 years.

**Background Information:** The following responsive/responsible firms were short listed finalists that participated in an oral interview/presentation process with the selection committee:

- **Blythe Design + co, Grand Junction, Colorado**
- **Kenneth Hunt P.C., Grand Junction, Colorado**
- **MHTN Architects, Inc., Salt Lake City, Utah/Chamberlin Architects, Grand Junction, Colorado**
- **Fawhaus Architects, Inc., Grand Junction, Colorado**

The selection committee consisted of Ron Watkins, Purchasing Manager; Chuck Leyden, Facilities Manager; Tim Moore, Public Works Manager; Don Hobbs, Parks Asst. Director; Lt. Robert Knight of Police Department; Fire Chief Rick Beaty.

**Budget:** There is \$50,000 in the 2000 FY Facilities Budget and \$50,000 in the 2001 budget for this contract initiative.

**Action Requested/Recommendation:** Authorization for the City Manager to sign a contract with the selected firm, Blythe Design + co, Grand Junction, Colorado in behalf of the City, not to exceed \$50,000 for FY2000 plus a final amount to be negotiated, not to exceed \$50,000 for FY2001. Blythe Design’s pricing proposal is in the amount of \$46,600 plus normal reimbursable expenses such as printing, long-distance phone charges, etc. The pricing proposal does not include additional services that may be required throughout the contract on a “as required” basis. However, hourly rates have been established in the proposal and will be included in the contract documents. Additional professional services will be only at the request of the City and individual expenditures approved by the appropriate City authority.

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

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

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

**Attach 4**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Approval of Change Order for Persigo WWTP Final Clarifier Addition</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 10, 2000</b>		
<b>Author:</b>	<b>Trent Prall</b>	<b>Utility Engineer</b>	
<b>Presenter Name:</b>	<b>Trent Prall</b>	<b>Utilities Engineer</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Approval of Change Order for the **Persigo WWTP Final Clarifier Addition** in the amount of **\$378,000** for additional work at the headworks component of the plant.

**Summary:** In 2001, the headworks at Persigo is budgeted to be reconstructed. Staff is proposing to contract with the existing contractor, Moltz Construction, already on site for the 2000 Final Clarifier Addition, to complete the headworks contract.

**Background Information:**

The bar screens at the headworks building at Persigo are scheduled to be reconstructed in 2001. Staff is proposing that the City take advantage of the opportunity to save approximately \$20-\$25,000 by contracting with our existing contractor, Moltz Construction, who is currently constructing our final clarifier at Persigo.

Equipment and machinery account for approximately \$245,000 of the \$378,000 change order. Moltz Construction has agreed to receive bids from the two, pre-qualified, manufacturers of the new screening equipment. This change order would amend the existing Final Clarifier Addition contract to include work at the headworks portion of the plant.

The bar screens in the headworks portion of the Persigo WWTP have been in use for 16 years and are due for replacement. The bar screens are the very first step in removing solids from the raw sewage coming into the plant. Currently the screens remove 1 inch and larger items. Smaller items are then settled out when the sewage slows down in the primary clarifiers. Funds have been budgeted to replace one of the two bar screens in 2000 and another in 2001 with similar equipment. Staff is proposing to upgrade the original bar screen replacement by replacing the screens with a smaller opening and use a ¼ inch screen.

Persigo operators have recently toured many treatment plants that utilize a ¼ inch “step” screen. These small screens are able to remove a lot more of the solids at the headworks and thereby reduce the loading at other key plant components such as the primary clarifiers and grit removal systems. Wear and tear on the raw sewage pumps would be significantly reduced as well. Staff believes the additional cost of the smaller screens will be saved in 4 years as a result of lower operational costs at Persigo.

With Moltz construction already on site, the City has an opportunity to save approximately 5-6% of the costs normally associated with the project through a design-build approach. There is a cost saving for the design-build option because there is no preparation of bidding documents, nor any fees associated with advertisement and bidding. Because the City would be negotiating with the contractor already on site, the design does not have to be 100% complete.

A comparison of project costs using the design-build and conventional design-bid are shown below:

	Conventional	Design-Build w/Moltz
Consultant Design / Construction oversight	\$ 19,000	\$ 14,000
In-house administration / project management	\$ 6,000	\$ 6,000
Bid documents	\$ 1,600	\$ -
Bidding	\$ 2,400	\$ -
Extra mobilization (3% of construction)	\$ 11,340	
Construction costs (without mobilization)	\$ 378,000	\$ 378,000
<b>Total project costs</b>	<b>\$ 418,340</b>	<b>\$ 398,000</b>

The equipment for the project, which accounts for \$245,000 of the \$378,000 construction budget (65%), would still be bid out, however Moltz Construction would be responsible for receiving the bids as the general contractor.

Other intangible benefits of the design-build approach with Moltz already on site include: 1.) continue working with a qualified contractor with plant experience, 2.) good working relationship between owner, contractor, and engineer; 3.) commitment to safety and quality from Contractor; 4.) limit contract coordination to one contractor on site. 5.) complete the work earlier. With the equipment having a 12-week lead time. The change order is the only way to construct the improvements in winter of 2001; however bidding the project out next fall and then construct in late November and December is also an option.

The current contract with Moltz Construction of Salida, CO is for \$1,555,000. The proposed \$378,000 change order would represent an increase of 24.3%; this is just under the 25% threshold that the City Council adopted Purchasing Manual allows for change orders.

In order to determine the reaction of a large change order on the local contracting community, staff requested that Toby Cummings, Director of the Associated Builders and Contractors (ABC), check with his various committees of contractors to get feedback on the City’s large change order proposal. Given the very technical, and





**Attach 5**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Resolution authorizing the lease of 9 square feet of unimproved land at Fire Station No. 2 to the United States of America.</b>		
<b>Meeting Date:</b>	<b>September 20, 2000</b>		
<b>Date Prepared:</b>	<b>September 14, 2000</b>		
<b>Author:</b>	<b>Tim Woodmansee</b>	<b>Real Estate Manager</b>	
<b>Presenter Name:</b>	<b>Tim Moore</b>	<b>Public Works Manager</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Resolution authorizing the lease of 9 square feet of unimproved land at Fire Station No. 2 to the United States of America for use as a GPS Meteorological Observation Site.

**Summary:** The proposed resolution would authorize the National Oceanic and Atmospheric Administration to install, operate and maintain a GPS Meteorological station at Fire Station No. 2.

**Background Information:** The NOAA Weather Forecast Systems Laboratory in Boulder is heading a project that more accurately measures climatic conditions. The increased accuracy is attributed to the use of Global Positioning Systems (GPS) with links to the Next Generation Radar System (NEXRAD) located on City property on top of the Grand Mesa. Information from these combined systems would be monitored by the National Weather Service at Walker Field Airport.

The proposed lease at Fire Station No. 2 would be the 5th use of this new technology on the North American Continent. The system measures temperature, barometric pressure, wind speed & direction, relative humidity and precipitation. The use of GPS increases the accuracy of these measurements, aids in forecasting, and will provide this information to users via the internet.

The proposed lease is for a base term of one-year with renewal options for 19 successive years. This is to be a no cost lease to the City, with the United States paying the City for actual costs to provide low wattage power to the facility, estimated to cost less than \$2.00 per year.

The City's Community Development Department has determined that no special permits will be required for this proposed use.

**Action Requested/Recommendation:** Pass and adopt proposed resolution.

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

**RESOLUTION NO.**

**AUTHORIZING THE LEASE OF CITY OWNED PROPERTY TO THE  
UNITED STATES OF AMERICA, NATIONAL OCEANIC AND ATMOSPHERIC  
ADMINISTRATION**

WHEREAS, the City of Grand Junction believes it is the owner of certain real property located at the southeast corner of 28 ¼ Road and Patterson Road in the City, commonly known as Fire Station Number 2 and more particularly described as follows:

Commencing at the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; thence S 02°07'42" E a distance of 30.0 feet to the True Point of Beginning; thence S 02°07'42" E a distance of 350.0 feet; thence N 89°50'00" E a distance of 420.0 feet; thence N 02°07'42" W a distance of 350.0 feet; thence S 89°50'00" W a distance of 420.0 feet to the Point of Beginning, Excepting therefrom road right-of-way along the west as described by instrument recorded in Book 1245 at Page 841 in the office of the Mesa County Clerk and Recorder; and

WHEREAS, the United States of America, on behalf of the National Oceanic and Atmospheric Administration, is desirous of securing a ground lease for nine (9.0) square feet of the above described City property for the purposes of installing, operating and maintaining GPS Surface Observation System Meteorological Equipment; and

WHEREAS, the City Council of the City of Grand Junction has determined that such action would be beneficial to the health, safety and welfare 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:

That the City Manager is hereby authorized, on behalf of the City and as the act of the City, to execute and enter into the attached Lease Agreement with the United States of America for the terms, covenants, conditions, restrictions, duties and obligations therein provided.

PASSED and ADOPTED this 18th day of October, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**Attach 6**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Renaissance in the Redlands Filing 2 – Vacation of Easements</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 11, 2000</b>		
<b>Author:</b>	<b>Kristen Ashbeck</b>	<b>Senior Planner</b>	
<b>Presenter Name:</b>	<b>Same</b>		
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** FP-2000-126 Renaissance in the Redlands Filing 2

**Summary:** Request to vacate: 1) temporary turnaround and utility easement at the end of existing Athens Way; and 2) temporary drainage easement in the central portion of the site.

**Background Information:** See attached staff report.

**Budget:** N/A

**Action Requested/Recommendation:** Set hearing for second reading of ordinance vacating temporary turnaround and utility easement and approve resolution vacating temporary drainage easement.

<b>Citizen Presentation:</b>	<b>x</b>	<b>No</b>	<b>Yes</b>	<b>If Yes,</b>
<b>Name:</b>				
<b>Purpose:</b>				

<b>Report results back to Council:</b>	<b>x</b>	<b>No</b>	<b>Yes</b>	<b>When:</b>	
--	----------	-----------	------------	--------------	--

<b>Placement on Agenda:</b>	<b>x</b>	<b>Consent</b>	<b>Indiv. Consideration</b>	<b>Workshop</b>
-----------------------------	----------	----------------	-----------------------------	-----------------

**AGENDA TOPIC:** FP-2000-126 Renaissance in the Redlands Filing 2

**SUMMARY:** Request to vacate: 1) temporary turnaround and utility easement; and 2) temporary drainage easement.

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>Renaissance Boulevard and South Camp Road</b>	
<b>Applicant:</b>		<b>Cobble Ridge Construction Representative: Independent Survey, Vince Popish</b>	
<b>Existing Land Use:</b>		<b>Vacant</b>	
<b>Proposed Land Use:</b>		<b>Detached Single Family</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Vacant</b>	
	<b>South</b>	<b>Single Family Residential (Filing 1)</b>	
	<b>East</b>	<b>Vacant</b>	
	<b>West</b>	<b>Liberty Baptist Church</b>	
<b>Existing Zoning:</b>		<b>Residential Single Family 4 units per acre (RSF-4)</b>	
<b>Proposed Zoning:</b>		<b>Same</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>PD</b>	
	<b>South</b>	<b>RSF-4</b>	
	<b>East</b>	<b>RSF-4 and PUD (Mesa County)</b>	
	<b>West</b>	<b>RSF-4</b>	
<b>Growth Plan Designation:</b>		<b>Residential (2 to 4units per acre)</b>	
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>
			<b>No</b>

**ACTION REQUESTED:** Approve vacation of temporary drainage and turnaround and utility easements.

**STAFF ANALYSIS**

**Project Background/Summary:** The applicant is proposing to subdivide the remaining 13.8-acre portion of the Renaissance in the Redlands into 39 detached single family residential lots. This constitutes the second and final filing of the project. The Final Plat

for the subdivision was approved by the Planning Commission at its October 10, 2000 meeting.

Per the adopted Minor Street Plan for this area, proposed access to the project will primarily be from the extension of Renaissance Boulevard to the westerly property line. The street system of Filing 2 also connects with that of Filing 1 with an extension of Athens Way. A street stub will be provided to the north property line for the potential access to the adjacent undeveloped parcel.

Since this is the second filing of an existing subdivision, all utilities are available and can be extended in the rights-of-way and easements of the proposed streets within Filing 2. The various utilities made no comments of significance regarding the proposed project. The site is to be irrigated with existing rights for the property.

**Vacation of Easements.** The applicant is requesting to vacate a temporary drainage easement in the central portion of the site and a temporary turnaround and utility easement at the end of the presently-constructed Athens Way. Both easements were platted with Filing 1 and are no longer needed. The vacation requests meet the criteria of Section 2-11 of the Zoning and Development Code as follows.

**Conforms with Adopted Plans of the City.** Both vacation requests conform with the Growth Plan, major street plan and other adopted plans and policies of the City.

**Landlocking.** No parcel will be landlocked as a result of either vacation.

**Restricted Access.** Access will not be restricted to any parcel due to the vacation requests.

**No Adverse Impacts.** The vacations will not have adverse impacts on health, safety, and/or welfare of the general community.

**Provision of Public Services.** Provision of public services will not be impacted by the proposed vacations.

**Benefits to City.** The vacations will allow for the completion of a desired public street (Athens Way) connecting this neighborhood and appropriate drainage facilities for the project.

#### **PLANNING COMMISSION RECOMMENDATION (10/10/00 – 5-0):**

Recommendation of approval of the vacation of temporary drainage and turnaround and utility easements with the finding that the vacations are consistent with the Growth Plan, the Major Street Plan and Section 2.11 of the Zoning and Development Code.

- Attachments:**
- a. Vacation Ordinance and Resolution
  - b. General Location Map
  - c. Reductions of plat showing easements to be vacated.

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. \_\_\_\_\_**

**VACATING A TEMPORARY TURNAROUND ACCESS  
AND UTILITY EASEMENT FOR ATHENS WAY**

The applicant is proposing to construct Filing 2 of the Renaissance In The Redlands subdivision on the vacant parcel northwest of the intersection of Renaissance Boulevard and South Camp Road. When the first filing of this subdivision was platted, a temporary turnaround and utility easement for Athens Way was required. The applicant is proposing to vacate the easement that was previously dedicated with Filing 1 and replace it with dedication and construction of an extension of Athens Way to the northern part of the site.

The Grand Junction Planning Commission, having heard and considered the request at its October 10, 2000 hearing and found the criteria of Section 2-11 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE TEMPORARY TURNAROUND ACCESS AND UTILITY EASEMENT FOR ATHENS WAY DESCRIBED BELOW IS HEREBY VACATED:

Commencing at the Northeast corner of the NW4 SW4 of Sec 18 T1S R1W, of the UM, from the Southeast corner of the NW4 SW4 of Sec 18, bears S0°29'29"E, 1320.45'; along said line S0°29'29"E, 632.52', to the Northeast corner of Block 2 of Renaissance in the Redlands; S89°38'00"W, 138.46' to the Point of Beginning. Along a curve to the right with a radius of 20.00' and a length of 17.87' whose chord bears N25°13'25"E, 17.28' to a point of radius of 47' and a length of 231.62' whose chord bears S89°38'00"W, 58.93 to a point of reverse curvature; along said curve to the right with a radius of 20.00' and a length of 17.87', whose chord bears S25°57'25"E, 17.28'; S00°22'00"E, 12.82'; thence said easement contains 0.174 acres as described.

INTRODUCED for FIRST READING and PUBLICATION this 18<sup>th</sup> day of October, 2000.  
PASSED on SECOND READING this 1<sup>st</sup> day of November, 2000.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of Council



**CITY OF GRAND JUNCTION, COLORADO**

**Resolution No. \_\_\_\_\_**

**VACATING A TEMPORARY DRAINAGE EASEMENT  
WITHIN THE RENAISSANCE IN THE REDLANDS SUBDIVISION**

WHEREAS the applicant is proposing to construct Filing 2 of the Renaissance In The Redlands subdivision on the vacant parcel northwest of the intersection of Renaissance Boulevard and South Camp Road; and

WHEREAS when the first filing of this subdivision was platted, a temporary drainage easement for the development within Filing 1 was required; and

WHEREAS the applicant is proposing to vacate the easement that was previously dedicated with Filing 1 and replace it with dedication of private open space and construction of detention facilities for the entire development; and

WHEREAS the Grand Junction Planning Commission, having heard and considered the request at its October 10, 2000 hearing and found the criteria of Section 2-11 of the Zoning and Development Code to have been met, recommended approval of the vacation request.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE TEMPORARY DRAINAGE EASEMENT DESCRIBED BELOW IS HEREBY VACATED:

Commencing at the southeast Block corner of Block 3 of the Renaissance in the Redlands subdivision as recorded in Plat Book Pages 169-170 of the Mesa County Recd. From whence the east angle point of said Block 3, also being the NE corner of Lot 1, Block 3, of said Block 3, also being the Northeast corner of Lot 1, Block 3, bears N40°23'58"W, 129.50'; along a curve to the left being the North ROW of Renaissance Boulevard with a radius of 424.00' to the Point of Beginning. N07°22'15"W, 210.84'; S89°37'25"W, 21.30'; S00°22'35"E, 687.48'; S89°45'08"W, 194.25'; S00°01'37"W, 29.21'; S89°58'23"E, 174.71'; S00°02'00"E, 184.46'; S89°15'48"W, 30.00'; S00°02'00"E, 75.01'; S89°15'48"W, 22.53'; S00°22'35"E, 408.24'; S89°37'25"W, 21.30'; N07°22'15"W, 185.32' to a point on a horizontal curve on the north ROW of Renaissance Boulevard; along said curve to the right with a radius of 424.00' a length of 31.17', whose chord bears S36°34'47"W, 31.71' to the Point of Beginning.

PASSED AND APPROVED this 18<sup>th</sup> day of October, 2000.

ATTEST:

---

City Clerk

---

President of Council

**Attach 7**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
<b>Subject:</b>	<b>First Reading of the Ordinance vacating a temporary Turn Around Easement located on Lot 1, Block 8, The Knolls Subdivision, Filing 2</b>	
<b>Meeting Date:</b>	<b>October 18, 2000</b>	
<b>Date Prepared:</b>	<b>October 12, 2000</b>	
<b>Author:</b>	<b>Lori V. Bowers</b>	<b>Associate Planner</b>
<b>Presenter Name:</b>	<b>Lori V. Bowers</b>	
	<b>Workshop</b>	<b>X      Formal Agenda</b>

Subject: First Reading of the Ordinance vacating a temporary Turn Around Easement located on Lot 1, Block 8, The Knolls Subdivision, Filing 2

Summary: First reading of the ordinance to vacate the temporary turn-around easement for The Knolls Subdivision, Filing 2. The Knolls Subdivision is located south of the southeast corner of Cortland Avenue and 27 ½ Road in a PD zone. The developing portion of Filing 4 is now allowing for the continuation of Piazza Way. A temporary turn-around had been provided near Lot 5, Block 4, in Filing 2, and is to be vacated with this request. File #FPP-2000-141.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: First reading of the ordinance to vacate the temporary turnaround right-of-way easement located on Piazza Way, the Knolls Subdivision, Filing 2.

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

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

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

**AGENDA TOPIC:** First reading of the ordinance to vacate the temporary turn-around easement for The Knolls Subdivision, Filing 2. The Knolls Subdivision is located south of the southeast corner of Cortland Avenue and 27 ½ Road in a PD zone. The developing portion of Filing 4 is now allowing for the continuation of Piazza Way. A temporary turn-around had been provided near Lot 5, Block 4, in Filing 2, and is to be vacated with this request. File #FPP-2000-141.

**SUMMARY:** On July 18, 2000, the Planning Commission approved a new preliminary plan for The Knolls Subdivision. The approval allowed for a Growth Plan Amendment from Residential Medium (4 to 8 du/ac) to Residential Medium Low (2 to 4 du/ac). With the reduced density a rezone to a new Planned Development (PD) zone was approved, all under the old code. (Also approved was a variation in the street standards for the patio homes in future filings). This Subdivision is 32.518 acres in size. With the development of Filing 4, the applicants are requesting a vacation of a temporary turn-around easement. A temporary turn-around had previously been used for traffic on Piazza Way heading south. It is no longer needed as Piazza Way will be constructed and extended to 27 ½ Road. Staff and Planning Commission recommend approval of the vacation of the temporary turn around right-of-way.

**ACTION REQUESTED:** First reading of the ordinance to vacate the temporary turnaround right-of-way easement located on Piazza Way, the Knolls Subdivision, Filing 2.

<b>BACKGROUND INFORMATION</b>		
<b>Location:</b>	<b>South of SE Corner 27 ½ &amp; Cortland Road</b>	
<b>Applicants:</b>	<b>O.P. Development Co. LLC</b>	
<b>Existing Land Use:</b>	<b>Vacant</b>	
<b>Proposed Land Use:</b>	<b>Residential (24 Single-Family Homes)</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Single Family (The Knolls)</b>
	<b>South</b>	<b>Single Family (Spring Valley)</b>
	<b>East</b>	<b>Single Family (Spring Valley)</b>
	<b>West</b>	<b>Single family residential &amp; vacant</b>
<b>Existing Zoning:</b>	<b>PD2.5</b>	
<b>Proposed Zoning:</b>	<b>No change proposed</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>Planned Development</b>
	<b>South</b>	<b>RMF-5</b>
	<b>East</b>	<b>RSF-4 &amp; RMF-5</b>

	<b>West</b>	<b>RMF-5</b>		
<b>Growth Plan Designation:</b>	<b>Residential Medium 4 to 8 units per acre</b>			
<b>Zoning within density range?</b>	<b>X</b>	<b>Yes</b>		<b>No</b>

**Staff Analysis**

**Background:** The Knolls Planned Development, originally approved in 1997, was 66 acres in size. It included 33.8 acres in Filings 1-3 located north of this site, including a 4.8-acre church site, and 25.87 acres to the south that encompasses a portion of this development application. There were both single family and patio homes in both the north and south portions of the development. A portion of the site to the north is located in the Airport Critical Zone, which at the time allowed residential development at densities up to 4 dwellings per acre. Roughly the northern portion of the site was in the Residential Medium Low 2 to 4 dwelling units per acre, land use designation, and the southern portion was in the higher 4 to 8 dwelling units per acre area. Despite this difference the entire development, excluding the church site, was zoned to a planned residential zone of 2.7 dwelling units per acre.

The preliminary plan for the Knolls expired and the developer had acquired an additional 6.6-acre parcel. On July 18, 2000, the Planning Commission approved with conditions a Growth Plan Amendment to a lower density; rezoned the parcel to PD2.5; approved a new Preliminary Plat and Plan; and approved a variation in the street standards for the patio homes.

The Applicant is now requesting approval for the vacation of a temporary turnaround easement on Piazza Way since Piazza Way will now be constructed to 27 ½ Road.

**Access:** Two access points are provided to The Knolls subdivision. All streets in the development access Piazza Way, for access to either Cortland Road to the north, via Filings 1-3, or to 27 ½ Road to the west. The temporary turn around easement can now be vacated with the completion and connection of Piazza Way. Staff and Planning Commission support the vacation of this easement and find it compliant with Section 2.11 of the Zoning and Development Code. The purpose of section 2.11 is to permit the vacation of surplus right-of-ways and /or easements.

**STAFF AND PLANNING COMMISSION RECOMMENDATION:** Approval

Attachments to this report include the following:

- Ordinance
- Location map
- Subdivision map

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. \_\_\_\_\_**

**VACATING THE TEMPORARY TURN AROUND EASEMENT ON PIAZZA WAY,  
THE KNOLLS SUBDIVISION, FILING 2**

Recitals:

The Planning Commission at their September 19, 2000 meeting recommended approval of the vacation of the temporary turn around provided on Piazza Way in the Knolls Subdivision, Filing 2. The City Council hereby finds that the vacation of the right-of-way is in compliance with the criteria set forth in Section 2.11 of the Zoning and Development Code.

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

That the land described below, known as the temporary turn around on Piazza Way right-of-way, is hereby vacated:

**DESCRIPTION OF A TEMPORARY TURN AROUND EASEMENT**

An easement located Lot 1, Block 8 of Knolls Subdivision, Filing 2, located in the SW 1/4 of the NE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and is more particularly described as follows:

Beginning at the northwesterly corner of the easement, which is on the right-of-way line of Piazza Way and Tract B, Knolls Subdivision, Filing 2, located in the SW 1/4 of the NE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, from whence an angle point on the southerly boundary line of said Tract B bears S 68° 06' 13" W, 236.66 feet, with all other bearings contained herein being relative to the recorded plat of said Knolls Subdivision, Filing 2;

1. Thence S 38° 52' 51" E, 14.17 feet;
2. Thence southeasterly 17.82 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a delta of 51° 03' 19" and a chord bearing S 13° 21' 11" E, 17.24 feet;

3. Thence northeasterly 231.61 feet along the arc of a circular curve to the left with a radius of 47.00 feet, a delta of  $282^{\circ} 20' 42''$  and a chord bearing N  $51^{\circ} 00' 07''$  E, 58.94 feet;
4. Thence northwesterly 18.45 feet along the arc of a circular curve to the right with a radius of 20.00 feet, a delta of  $52^{\circ} 51' 40''$  and a chord bearing N  $63^{\circ} 44' 23''$  W, 17.80 feet;
5. Thence S  $68^{\circ} 06' 13''$  W, 46.03 feet to the point of beginning.

The easement as described above contains 7602 square feet more or less.

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

**Attach 8**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
<b>Subject:</b>	<b>Setting a Hearing on Amending the Zoning and Development Code, Adding a Mixed-Use Zoning District and Finalizing the Zoning, Design, Standards and Guidelines for the 24 Road Corridor</b>	
<b>Meeting Date:</b>	<b>October 18, 2000</b>	
<b>Date Prepared:</b>	<b>October 12, 2000</b>	
<b>Author:</b>	<b>Kathy Portner</b>	<b>Planning Manager</b>
<b>Presenter Name:</b>	<b>Kathy Portner</b>	<b>Planning Manager</b>
	<b>Workshop</b>	<b>x</b>
		<b>Formal Agenda</b>

**Subject:**

- 1) Proposed Ordinance Amending the Zoning and Development Code, Adding a Mixed-Use Zoning District
- 2) Proposed Ordinance Adopting a Zoning Map for the 24 Road Corridor Subarea
- 3) Proposed Ordinance Adopting the 24 Road Corridor Design Standards and Guidelines

**Summary:**

The proposed Code amendment adding the Mixed-Use zone district, the zoning map and the 24 Road Design Standards and Guidelines were developed to implement the 24 Road Corridor Subarea Plan that was presented to Council last spring by the 24 Road Steering Committee.

**Background Information:**

After over a year of study, the 24 Road Steering Committee has made a recommendation on the future land use of the 24 Road Study area, which is generally bounded by 24 ½ Road on the east, Patterson Road and HWY 6 & 50 on the south, 23 Road and 23 ½ Road on the west and I-70 on the north. There are four documents that will be considered by the City Council on November 1, 2000. Those are:

1. The 24 Road Corridor Subarea Plan—This is the planning document that outlines the proposed general land uses for the area, as well as a vision for the area and implementation strategy. This subarea plan would become an element of the City's adopted Growth Plan and replace those sections that refer to this area.
2. Code Amendment Adding the Mixed-Use Zoning District—One of the recommendations of the Subarea Plan was to create a new zone district to accommodate mixed use. The Mixed-Use (M-U) zone district is patterned off the



Industrial-Office (I-O) zone district with an added residential component. Retail use is limited to neighborhood commercial with a 30,000 square foot maximum building size for retail. Staff is also proposing that for parcel greater than 5 acres in size, 25% of the land area must be designated for residential to ensure a true “mixed-use” development.

3. Zoning of the 24 Road Plan Area—At the time the City adopted the new zoning map, zoning in the 24 Road study area was not changed pending the outcome of this study. A new zoning map is proposed to implement the recommendations of the plan.
4. Adoption of the 24 Road Corridor Design Standards and Guidelines—The final component is a set of Design Standards and Guidelines that are proposed for the entire study area. The document includes guidelines and standards for Community Framework, Site Design, Landscaping, Architectural Design, Site Lighting and Signs.

A more detailed staff report will be provided for the November 1<sup>st</sup> hearing. The Planning Commission will have a public hearing on this on October 17<sup>th</sup> and will be making a recommendation to City Council.

**Budget:**

**Action Requested/Recommendation:** First reading of the ordinances

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

<b>Report results back to Council:</b>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<b>When:</b>	November 1 <sup>st</sup>
--	-----------------------------	---	--------------	--------------------------

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

## **M-U: Mixed Use**

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, limited retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial*, *commercial/industrial* and *industrial* future land use classifications of the Growth Plan, as well as serving as a transition between residential and non-residential use areas.

### **2. Summary.**

Primary Uses: Employment, residential, limited retail, open space.

Maximum Non-Residential Intensity: 0.50 FAR

Maximum Residential Density: 24 units per acre

Minimum Residential Density: 12 units per are

Maximum Building Size: 150,000 sf; 30,000 sf for retail

3. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U District.

4. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 0.50;
- b. Non-residential minimum lot size shall be one acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 150,000 sf, unless a Conditional Use Permit is issued; 30,000 sf for retail
- d. Maximum gross residential density shall not exceed 24 units per acre.
- e. Minimum net residential density shall be 12 units per acre.
- f. Development parcels and/or projects containing greater than 5 acres shall have a minimum of 25% of the gross land area in residential development.

### **5. M-U Performance Standards.**

- a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.
- b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional Use Permits for uses in this district may establish higher standards and conditions.

- (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
  - (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 db at any point on the property line.
  - (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
  - (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
  - (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
  - (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.
- d. Performance and development standards for residential uses shall be derived from the underlying multifamily zone district, as defined in Chapter Three of this Code.

**Table 3.2  
ZONING DISTRICTS DIMENSIONAL STANDARDS**

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
<b>RSF-R</b>	5 Acres	150	50 <sup>(2)</sup>	20/25	50/50	50/50	5	0.40 <sup>(3)</sup>	35
<b>RSF-E</b>	2 Acres	100	50 <sup>(2)</sup>	20/25	15/5	30/10	15	0.40 <sup>(3)</sup>	35
<b>RSF-1</b>	1 Acres	100	50 <sup>(2)</sup>	20/25	15/3	30/10	20	0.40 <sup>(3)</sup>	35
<b>RSF-2</b>	17,000	100	50 <sup>(2)</sup>	20/25	15/3	30/5	30	0.40 <sup>(3)</sup>	35
<b>RSF-4</b>	8,000	75	20	20/25	7/3	25/5	50	0.40 <sup>(3)</sup>	35
<b>RMF-5</b>	6,500	60	20	20/25	5/3	25/5	60	0.40 <sup>(3)</sup>	35
<b>RMF-8</b>	4,500	40	20	20/25	5/3	10/5	70	0.45 <sup>(3)</sup>	35
<b>RMF-12</b>	4,000	40	20	20/25	5/3	10/5	75	0.50 <sup>(3)</sup>	40
<b>RMF-16</b>	4,000	40	20	20/25	5/3	10/5	75	0.60 <sup>(3)</sup>	40
<b>RMF-24</b>	4,000	40	20	20/25	5/3	10/5	80	0.60 <sup>(3)</sup>	40
<b>R-O</b>	5,000	50	20	20/25	5/5	10/5	70	0.40	35
<b>B-1</b>	10,000	50	N/A	20/25	0/0 <sup>(5)</sup>	15/15	N/A	0.50	40
<b>B-2</b>	N/A	N/A	N/A	15/25 <sup>(7)</sup>	0/0 <sup>(5)</sup>	0/0 <sup>(6)</sup>	N/A	4.00	65 <sup>(4)</sup>
<b>C-1</b>	0.5	50	N/A	15/25	0/0 <sup>(5)</sup>	10/10	N/A	1.00	40 <sup>(6)</sup>

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
	Acre								
<b>C-2</b>	0.5 Acre	50	<b>Table 3.2 is continued <sup>(5)</sup></b>			10/10	N/A	2.00	40
<b>I-0</b>	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.75	40 <sup>(6)</sup>
<b>I-1</b>	1 Acre	100	N/A	15/25	5/5 <sup>(5)</sup>	10/10	N/A	2.00	40

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks <sup>(1)</sup> (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front <sup>(8)</sup> (ft.)	Side (ft.)	Rear <sup>(8)</sup> (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
<b>I-2</b>	1 Acre	100	N/A	15/25	0/0	10/10	N/A	2.00	40
<b>CSR</b>	1 Acre	100	N/A	15/25	5/5	10/5	N/A	1.00	65 <sup>(4)</sup>
<b>M-U</b>	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.5	40

**GENERAL NOTE:** See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

**Footnotes:**

(1) Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.

(2) Minimum street frontage on cul-de-sac is 30 feet.

(3) RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.

(4) Maximum height is 40 feet if adjacent to any residential zoning district.

(5) 10/5 foot setback if abutting a residential zone or use.

(6) Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.

(7) Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.

(8) The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.

**ORDINANCE NO.**  
**ADOPTING A NEW ZONING MAP FOR THE 24 ROAD CORRIDOR AREA**

RECITALS. The City has adopted the 24 Road Corridor Subarea Plan as a part of the Growth Plan.. The Subarea Plan includes a future land use map identifying uses for parcels within the study area. As a part of the implementation of the plan, a zoning map has been created that is consistent with the future land use map and vision as identified in the plan.

The Grand Junction City Council has determined that this new map for the 24 Road Corridor Area is necessary for the preservation of health, safety, and general welfare of the citizens of Grand Junction.

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

1. The existing maps depicting and describing the zones and districts of lands within the 24 Road Corridor Subarea of the City, which are a part of the City's Zoning and Development Code (the "Zoning Code") are hereby repealed and reenacted with the attached map. The Clerk may publish this map in conjunction with publication of the 24 Road Corridor Design Standards and Guidelines by pamphlet.
2. This reenactment shall not be construed to revive any ordinance or part thereof that had been previously repealed.
3. Nothing in this ordinance, nor any provision repealed by the adopted of this ordinance, shall affect any offense or act committed or done, or any penalty or forfeiture incurred, or any contract or right established or occurring before the effective date hereof.
4. Unless another provision is expressly provided in the Zoning Code, every person convicted of a violation of any provision of these newly provisions and maps shall be punished according to the City of Grand Junction Code of Ordinances, Chapter 1, Section 1-9.
5. If any zoning map or portion thereof adopted hereby or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of these zoning maps which can be given effect without the invalid provisions or applications, and to this end, the provisions of this ordinance are declared to be severable.

Introduced on first reading this 18th day of October, 2000.

Passed and adopted on second reading this     day of             , 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**ORDINANCE NO.**

**AMENDING THE ZONING AND DEVELOPMENT CODE TO ADD SECTION 7.5  
24 ROAD CORRIDOR DESIGN STANDARDS AND GUIDELINES**

RECITALS. One of the recommendations of the 24 Road Corridor Subarea Plan was to create design standards and guidelines to implement the plan. The Steering Committee has recommended the 24 Road Corridor Design Standards and Guidelines be adopted as an overlay zone district to apply to the entire study area.

Overlay zoning is one way to create a more flexible and discretionary alternative to traditional zoning. An overlay zone is defined as “a mapped overlay district superimposed on one or more established zoning districts which may be used to impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement some form of density bonus or incentive bonus program”.

An overlay zone supplements the underlying zone with additional requirements or incentives while leaving underlying zoning regulations in place. Examples might include special requirements such as design standards or guidelines, additional setbacks or height limits. A parcel within the overlay zone will thus be simultaneously subject to two sets of zoning regulations: the underlying and the overlay zoning requirements.

Overlay zone boundaries are also not restricted by the underlying zoning districts' boundaries. An overlay zone may or may not encompass the entire underlying zoning district. Likewise, an overlay zone can cover more than one zoning district, or even portions of several underlying zoning districts.

The 24 Road Corridor Design Standards and Guidelines are being proposed as an overlay district to cover the entire 24 Road planning area, generally bounded by 24 ½ Road on the east, Patterson Road and HWY 6 & 50 on the south, 23 Road and 23 ½ Road on the west and I-70 on the north, and including several parcels north of I-70. The document includes guidelines and standards for Community Framework, Site Design, Landscaping, Architectural Design, Site Lighting and Signs.

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

The Zoning and Development Code is hereby amended to add section 7.5 entitled “24 Road Corridor Design Standards and Guidelines” to be applied to the area shown on Attachment A and authorizes the Clerk to publish the amendment by pamphlet.

Introduced on first reading this 18<sup>th</sup> day of October, 2000.

Passed and adopted on second reading this    day of    , 2000.



---

President of the Council

Attest:

---

City Clerk

**ORDINANCE NO.**

**AMENDING SECTIONS 3.2 AND 3.5, AND ADDING SECTION 3.3.J  
TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO CREATE A  
MIXED-USE ZONE DISTRICT**

RECITALS. One of the recommendations of the 24 Road Corridor Subarea Plan was to create a new zone district to accommodate mixed use. The Mixed-Use (M-U) zone district is patterned off the Industrial-Office (I-O) zone district with an added residential component. This zone district is being added to the Zoning and Development Code and will be applied to the area designated as "Mixed-Use" on the Future Land Use Map of the 24 Road Corridor Subarea Plan. The zone district would also be available for other areas of the City if found to be appropriate.

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

The Zoning and Development Code is hereby amended to add section 3.3.J and amend sections 3.2 and 3.5 as shown on attachment A.

Introduced on first reading this 18<sup>th</sup> day of October, 2000.

Passed and adopted on second reading this    day of    , 2000.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk

**Attach 9**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Redlands Parkway Bridge Annexation</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 12, 2000</b>		
<b>Author:</b>	<b>David Thornton</b>	<b>Principal Planner</b>	
<b>Presenter Name:</b>	<b>David Thornton</b>	<b>Principal Planner</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Annexation of the Redlands Parkway Bridge, #ANX-2000-206

**Summary:** Resolution for Referral of Petition to Annex/First reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Redlands Parkway Bridge Annexation located on Redlands Parkway across the Colorado River and including Redlands Parkway right-of-way and bridge (#ANX-2000-206). The 2.15-acre Redlands Parkway Bridge Annexation consists of a portion of the Colorado River.

**Background Information:** See Attached

**Budget:** N/A

**Action Requested/Recommendation:** It is recommended that City Council approve the resolution for the referral of petition to annex, first reading of the annexation ordinance and exercise land use immediately for the Redlands Parkway Bridge Annexation and set a hearing for December 6, 2000.

<b>Citizen Presentation:</b>	<b>X</b>	<b>No</b>	<b>Yes</b>	<b>If Yes,</b>
<b>Name:</b>				
<b>Purpose:</b>				

<b>Report results back to Council:</b>	<b>X</b>	<b>No</b>	<b>Yes</b>	<b>When:</b>	
--	----------	-----------	------------	--------------	--

<b>Placement on Agenda:</b>	<b>X</b>	<b>Consent</b>	<b>Indiv. Consideration</b>	<b>Workshop</b>
-----------------------------	----------	----------------	-----------------------------	-----------------

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>Redlands Parkway Bridge on Colorado River</b>	
<b>Applicants:</b>		<b>Mesa County &amp; City of Grand Junction Staff Rep: Dave Thornton</b>	
<b>Existing Land Use:</b>		<b>Bridge and River</b>	
<b>Proposed Land Use:</b>		<b>No Change</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Vacant</b>	
	<b>South</b>	<b>Vacant / riverfront trail</b>	
	<b>East</b>	<b>Vacant / riverfront trail</b>	
	<b>West</b>	<b>Residential</b>	
<b>Existing Zoning:</b>		<b>Not zoned in County (Colorado River)</b>	
<b>Proposed Zoning:</b>		<b>No zone proposed (Colorado River)</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>CSR</b>	
	<b>South</b>	<b>RSF-4</b>	
	<b>East</b>	<b>CSR</b>	
	<b>West</b>	<b>PD (residential)</b>	
<b>Growth Plan Designation:</b>		<b>Conservation</b>	
<b>Zoning within density range?</b>		<input type="checkbox"/>	<b>Yes</b>
		<input type="checkbox"/>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of annexing 2.15 acres of land including portions of the Redlands Parkway road right-of-way and the Colorado River. As per an agreement with Mesa County, the City is to annex the Redlands Parkway River Bridge into the City limits. On September 225, 2000, the Mesa County Board of Commissioners passed a resolution consenting to the annexation of the Redlands Parkway Bridge.

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

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

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

<b>REDLANDS PARKWAY BRIDGE ANNEXATION SUMMARY</b>		
<b>File Number:</b>		<b>ANX-2000-206</b>
<b>Location:</b>		<b>Redlands Parkway at the Colorado River</b>
<b>Tax ID Number:</b>		
<b>Parcels:</b>		<b>1</b>
<b>Estimated Population:</b>		<b>0</b>
<b># of Parcels (owner occupied):</b>		<b>0</b>
<b># of Dwelling Units:</b>		<b>0</b>
<b>Acres land annexed:</b>		<b>2.15 acres for annexation area</b>
<b>Developable Acres Remaining:</b>		<b>0 acres</b>
<b>Right-of-way in Annexation:</b>		<b>Entire Annexation Area, See Map</b>
<b>Previous County Zoning:</b>		<b>Not zoned in County (Colorado River)</b>
<b>Proposed City Zoning:</b>		<b>No zone proposed (Colorado River)</b>
<b>Current Land Use:</b>		<b>Right-of-way and bridge, River</b>
<b>Future Land Use:</b>		<b>Same</b>
<b>Values:</b>	<b>Assessed:</b>	<b>= \$ 0</b>
	<b>Actual:</b>	<b>= \$ 0</b>
<b>Census Tract:</b>		<b>9</b>
<b>Address Ranges:</b>		<b>None</b>
<b>Special Districts:</b>	<b>Water:</b>	<b>Ute Water</b>
	<b>Sewer:</b>	
	<b>Fire:</b>	<b>Grand Junction Rural Fire</b>
		<b>Grand Junction Drainage District</b>
	<b>Drainage:</b>	
	<b>School:</b>	<b>District 51</b>
<b>Pest:</b>		

The following annexation and zoning schedule is being proposed.

<b>ANNEXATION SCHEDULE</b>	
<b>Oct. 18<sup>th</sup></b>	<b>Referral of Petition (30 Day Notice), First Reading, Exercising Land Use</b>
	<b>No Zoning Proposed with Planning Commission – Annexation consists of ROW and Colorado River</b>
	<b>No Zoning Proposed with City Council</b>
<b>Dec 6<sup>th</sup></b>	<b>Acceptance of Petition and Public hearing on Annexation by City Council</b>
<b>Jan 7<sup>th</sup></b>	<b>Effective date of Annexation</b>

**Action Requested/Recommendation:** It is recommended that City Council approve the Redlands Parkway Bridge Annexation.

Attachments:

1. Mesa County's Resolution consenting to annexation
2. Resolution of Referral of Petition/Exercising Land Use Immediately
3. Annexation Ordinance
4. Annexation Map

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 18<sup>th</sup> day of October, 2000, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**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**

**REDLANDS PARKWAY BRIDGE ANNEXATION**

**LOCATED**

**On the Redlands Parkway across the Colorado River and  
Including the Redlands Parkway Right-of-way and Bridge**

**WHEREAS**, on the 18<sup>th</sup> day of October 2000, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A parcel of land situate in the NW 1/4 of Section 8, 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 W 1/4 corner of Section 8; thence N 00°00'00" W along the west line of the NW 1/4 of said Section 8 a distance of 641.53 feet to a point on the easterly right of way line for the Redlands Parkway; thence along the easterly right of way line for said Redlands Parkway the following 10 courses:

- 1) N 33°29'16" E a distance of 96.33 feet to a point;
- 2) N 73°13'39" E a distance of 36.83 feet to a point;
- 3) N 42°59'31" E a distance of 52.07 feet to a point;
- 4) N 51°21'45" E a distance of 54.73 feet to a point;
- 5) N 38°51'19" E a distance of 85.14 feet to a point;
- 6) N 40°08'25" E a distance of 92.46 feet to a point;
- 7) N 12°11'02" E a distance of 38.50 feet to a point;
- 8) N 10°19'42" W a distance of 47.96 feet to a point;
- 9) N 15°11'49" W a distance of 39.18 feet to a point;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the southwesterly bank of the

Colorado River and True Point of Beginning for the parcel described herein;

thence along the southwesterly bank of said Colorado River the following 3 courses:

- 1) N 44°49'50" W a distance of 114.37 feet to a point;
- 2) N 30°12'07" W a distance of 8.62 feet to a point;
- 3) N 39°08'01" W a distance of 40.41 feet to a point;

thence crossing said Colorado River N 46°16'07" E a distance of 317.16 to a point on the northeasterly bank of said Colorado River ( said northeasterly bank also being the



edge of accreted land as per Action No. 19066 recorded in Book 959 at Page 269-271 of the records of the Mesa County Clerk and Recorder ); thence along the northeasterly bank of said Colorado River the following 3 courses:

- 1) S 37°23'17" E a distance of 15.69 feet to a point;
- 2) S 43°02'50" E a distance of 256.14 feet to a point;
- 3) S 49°35'45" E a distance of 28.43 feet to a point;

thence crossing said Colorado River S 46°16'07" W a distance of 294.14 feet to a point on the southwesterly bank of said Colorado River; thence N 53°45'00" W along the southwesterly bank of said Colorado River a distance of 139.11 feet to the point of beginning.

**WHEREAS**, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 6<sup>th</sup> day of December, 2000, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. 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

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

\_\_\_\_\_  
City Clerk

<b><i>PUBLISHED</i></b>
<b>October 6, 2000</b>
<b>October 13, 2000</b>
<b>November 3, 2000</b>
<b>November 10, 2000</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**REDLANDS PARKWAY BRIDGE ANNEXATION**

**APPROXIMATELY 2.15 ACRES**

**LOCATED**

**On the Redlands Parkway across the Colorado River and  
Including the Redlands Parkway Right-of-way and Bridge**

**WHEREAS**, on the 18<sup>th</sup> day of October, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 6<sup>th</sup> day of December, 2000; and

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

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

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

A parcel of land situate in the NW 1/4 of Section 8, 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 W 1/4 corner of Section 8; thence N 00°00'00" W along the west line of the NW 1/4 of said Section 8 a distance of 641.53 feet to a point on the easterly right of way line for the Redlands Parkway; thence along the easterly right of way line for said Redlands Parkway the following 10 courses:

- 11)N 33°29'16" E a distance of 96.33 feet to a point;
- 12)N 73°13'39" E a distance of 36.83 feet to a point;
- 13)N 42°59'31" E a distance of 52.07 feet to a point;
- 14)N 51°21'45" E a distance of 54.73 feet to a point;

- 15)N 38°51'19" E a distance of 85.14 feet to a point;
- 16)N 40°08'25" E a distance of 92.46 feet to a point;
- 17)N 12°11'02" E a distance of 38.50 feet to a point;
- 18)N 10°19'42" W a distance of 47.96 feet to a point;
- 19)N 15°11'49" W a distance of 39.18 feet to a point;
- 20)N 20°12'31" W a distance of 42.29 feet to a point on the southwesterly bank of the

Colorado River and True Point of Beginning for the parcel described herein;  
thence along the southwesterly bank of said Colorado River the following 3 courses:

- 4) N 44°49'50" W a distance of 114.37 feet to a point;
- 5) N 30°12'07" W a distance of 8.62 feet to a point;
- 6) N 39°08'01" W a distance of 40.41 feet to a point;

thence crossing said Colorado River N 46°16'07" E a distance of 317.16 to a point on the northeasterly bank of said Colorado River ( said northeasterly bank also being the edge of accreted land as per Action No. 19066 recorded in Book 959 at Page 269-271 of the records of the Mesa County Clerk and Recorder ); thence along the northeasterly bank of said Colorado River the following 3 courses:

- 4) S 37°23'17" E a distance of 15.69 feet to a point;
- 5) S 43°02'50" E a distance of 256.14 feet to a point;
- 6) S 49°35'45" E a distance of 28.43 feet to a point;

thence crossing said Colorado River S 46°16'07" W a distance of 294.14 feet to a point on the southwesterly bank of said Colorado River; thence N 53°45'00" W along the southwesterly bank of said Colorado River a distance of 139.11 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 18th day October, 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>			
<b>Subject:</b>	<b>C.H.C. Annexation</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 3, 2000</b>		
<b>Author:</b>	<b>Patricia Parish</b>	<b>Associate Planner</b>	
<b>Presenter Name:</b>	<b>Patricia Parish</b>	<b>Associate Planner</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Annexation of the C.H.C. property, #ANX-2000-186.

**Summary:** Resolution for the Referral of Petition to Annex/First reading of the Annexation Ordinance /Exercising land use jurisdiction immediately for the C.H.C. Cellular Annexation, a serial annexation comprising C.H.C. Cellular Annexation No. 1 and C.H.C. Cellular Annexation No. 2, located at 2784 Winters Avenue and including portions of the Winters Avenue right-of-way. The entire annexation area consists of 10.85 acres. (#ANX-2000-186)

**Background Information:** See attached.

**Budget:** N/A

**Action Requested/Recommendation:** It is recommended that City Council approve the Resolution for the Referral of Petition to Annex, First reading of the Annexation Ordinance and exercise land use immediately for the C.H.C. Annexation and set a hearing for December 6, 2000.

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

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

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

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>2784 Winters Avenue</b>	
<b>Applicants:</b>		<b>Jaqueline Frischknecht, Owner Jill Cleveland, Voicestream, Representative</b>	
<b>Existing Land Use:</b>		<b>480' Tower</b>	
<b>Proposed Land Use:</b>		<b>480' Tower with additional antenna/facilities</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Industrial</b>	
	<b>South</b>	<b>Commercial Industrial</b>	
	<b>East</b>	<b>Commercial Industrial / Industrial</b>	
	<b>West</b>	<b>Industrial</b>	
<b>Existing Zoning:</b>		<b>I-2 (Industrial-County)</b>	
<b>Proposed Zoning:</b>		<b>I-2 (General Industrial) Effective Annexation Date: 1/7/01</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>I-2 (Industrial-County)</b>	
	<b>South</b>	<b>I-2 (Industrial-County)</b>	
	<b>East</b>	<b>I-2 (Industrial- County)</b>	
	<b>West</b>	<b>I-2 (Industrial- County)</b>	
<b>Growth Plan Designation:</b>		<b>Industrial</b>	
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>
			<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of annexing 10.85 acres of land. The property owner would like to build equipment shelters and add to an antenna to an existing tower, which, under the 1998 Persigo Intergovernmental Agreement, requires development in this area to be annexed. The property is now being annexed into the City of Grand Junction.

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

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

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

d) The area is or will be urbanized in the near future;

e) The area is capable of being integrated with the City;

f) No land held in identical ownership is being divided by the proposed annexation;

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation schedule is being proposed.

Oct. 18, 2000	Referral of Petition to Annex & 1 <sup>st</sup> Read (30 Day Notice)
Nov. 14, 2000	Planning Commission considers Zone of Annexation
Nov. 15, 2000	First Reading on Zoning by City Council
Dec. 6, 2000	Public hearing on Annexation and Zoning by City Council
Jan. 7, 2001	Annexation and Zoning Effective

**RECOMMENDATION:**

Approval

Attachments:

1. Resolution for the Referral of Petition to Annex
2. Ordinance of Annexation (2)
3. Summary Sheet
4. Annexation Boundary Map (2)

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 18<sup>th</sup> day of October, 2000, the following Resolution was adopted:



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_\_**

**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**

**C.H.C. CELLULAR ANNEXATION  
A Serial Annexation comprising C.H.C. Cellular Annexation No. 1  
and C.H.C. Cellular Annexation No. 2**

**LOCATED at 2784 Winters Avenue and  
Including the Winters Avenue Right-of-way**

**WHEREAS**, on the 18<sup>th</sup> day of October, 2000, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**C.H.C. CELLULAR ANNEXATION NO. 1**

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, 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 NE 1/16 corner of Section 24; thence S 89°53'01" E along the north line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 a distance of 657.69 feet to the northeast corner of said NW 1/4 SE 1/4 NE 1/4 (said northeast corner also being the northwest corner of Lot 3 of 28 Road Industrial Park Subdivision); thence S 00°08'53" E along the east line of said NW 1/4 SE 1/4 NE 1/4 (said east line also being the west line of Lot 3 of said 28 Road Industrial Park Subdivision) a distance of 165.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°08'53" E along said east line a distance of 135.89 feet to the southwest corner of said Lot 3; thence S 89°50'01" E along the north right of way line for Winters Avenue a distance of 598.15 feet to the southeast corner of Lot 1 of said 28 Road Industrial Park Subdivision; thence S 89°50'01" E a distance of 20.00 feet to a point on the west right of way line for 28 Road; thence S 00°14'23" E along the west right of way line for said 28 Road a distance of 80.00 feet to a point; thence 31.56 feet along the south right of way line for said Winters Avenue and arc of a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 90°24'32" and a long chord bearing N 45°02'12" W a distance of 28.39 feet to a point; thence leaving the south right of way line for said Winters Avenue N 00°09'59" E a distance of 30.00 feet to a point on the centerline for said Winters

Avenue; thence N 89°50'01" W along the centerline for said Winters Avenue a distance of 598.42 feet to a point on the west end of said Winters Avenue; thence N 89°50'01" W a distance of 100.00 feet to a point; thence N 00°08'53" W a distance of 165.81 feet to a point; thence S 89°53'01" E a distance of 100.00 feet to the point of beginning.

### **C.H.C. CELLULAR ANNEXATION NO.2**

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, 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 NE 1/16 corner of Section 24; thence S 89°53'01" E along the north line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 a distance of 657.69 feet to the northeast corner of said NW 1/4 SE 1/4 NE 1/4 (said northeast corner also being the northwest corner of Lot 3 of 28 Road Industrial Park Subdivision); thence S 00°08'53" E along the east line of said NW 1/4 SE 1/4 NE 1/4 (said east line also being the west line of Lot 3 of said 28 Road Industrial Park Subdivision) a distance of 165.00 feet to a point; thence leaving said east line N 89°53'01" W a distance of 100.00 feet to a point; thence S 00°08'53" E a distance of 165.81 feet to a point; thence S 89°50'01" E a distance of 100.00 feet to a point on the east line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24; thence S 89°50'01" E along the centerline for Winters Avenue a distance of 598.42 feet to a point; thence leaving the centerline for said Winters Avenue S 00°09'59" W a distance of 30.00 feet to a point on the south right of way line for said Winters Avenue; thence N 89°50'01" W along said south right of way line a distance of 598.23 feet to the northwest corner of Lot 4 of said 28 Road Industrial Park Subdivision; thence S 00°08'53" E along the west line of said Lot 4 a distance of 300.89 feet to the southwest corner of said Lot 4 ( said southwest corner also being the southeast corner of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 ); thence N 89°50'02" W along the south line of said NW 1/4 SE 1/4 NE 1/4 a distance of 658.74 feet to the southwest corner of said NW 1/4 SE 1/4 NE 1/4; thence N 00°03'26" W along the west line of said NW 1/4 SE 1/4 NE 1/4 a distance of 661.21 feet to the point of beginning.

**WHEREAS**, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 6<sup>th</sup> day of December, 2000, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of

interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. 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 18<sup>th</sup> day of October, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

\_\_\_\_\_  
City Clerk

<i><b>PUBLISHED</b></i>
<b>October 20, 2000</b>
<b>October 27, 2000</b>
<b>November 3, 2000</b>
<b>November 10, 2000</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**C. H. C. CELLULAR ANNEXATION No. 1**

**APPROXIMATELY 0.82 ACRES**

**LOCATED at 2784 Winters Avenue  
And including a portion of the Winters Avenue Right-of-way**

**WHEREAS**, on the 18<sup>th</sup> day of October, 2000, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 6<sup>th</sup> day of December, 2000; and

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

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

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

**C.H.C. CELLULAR ANNEXATION NO.1**

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, 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 NE 1/16 corner of Section 24; thence S 89°53'01" E along the north line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 a distance of 657.69 feet to the northeast corner of said NW 1/4 SE 1/4 NE 1/4 (said northeast corner also being the northwest corner of Lot 3 of 28 Road Industrial Park Subdivision); thence S 00°08'53" E along the east line of said NW 1/4 SE 1/4 NE 1/4 (said east line also being the west line

of Lot 3 of said 28 Road Industrial Park Subdivision) a distance of 165.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°08'53" E along said east line a distance of 135.89 feet to the southwest corner of said Lot 3; thence S 89°50'01" E along the north right of way line for Winters Avenue a distance of 598.15 feet to the southeast corner of Lot 1 of said 28 Road Industrial Park Subdivision; thence S 89°50'01" E a distance of 20.00 feet to a point on the west right of way line for 28 Road; thence S 00°14'23" E along the west right of way line for said 28 Road a distance of 80.00 feet to a point; thence 31.56 feet along the south right of way line for said Winters Avenue and arc of a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 90°24'32" and a long chord bearing N 45°02'12" W a distance of 28.39 feet to a point; thence leaving the south right of way line for said Winters Avenue N 00°09'59" E a distance of 30.00 feet to a point on the centerline for said Winters Avenue; thence N 89°50'01" W along the centerline for said Winters Avenue a distance of 598.42 feet to a point on the west end of said Winters Avenue; thence N 89°50'01" W a distance of 100.00 feet to a point; thence N 00°08'53" W a distance of 165.81 feet to a point; thence S 89°53'01" E a distance of 100.00 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 18<sup>th</sup> day of October, 2000.

**ADOPTED** and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**C. H. C. CELLULAR ANNEXATION No. 2**

**APPROXIMATELY 10.03 ACRES**

**LOCATED at 2784 Winters Avenue  
and including a portion of the Winters Avenue Right-of-way**

**WHEREAS**, on the 18<sup>th</sup> day of October, 2000, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 6<sup>th</sup> day of December, 2000; and

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

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

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

**C.H.C. CELLULAR ANNEXATION NO.2**

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, 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 NE 1/16 corner of Section 24; thence S 89°53'01" E along the north line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 a distance of 657.69 feet to the northeast corner of said NW 1/4 SE 1/4 NE 1/4 (said northeast corner also being the northwest corner of Lot 3 of 28 Road Industrial Park Subdivision); thence S 00°08'53" E along the east line of said NW 1/4 SE 1/4 NE 1/4 (said east line also being the west line of Lot 3 of said 28 Road Industrial Park Subdivision) a distance of 165.00 feet to a point; thence leaving said east line N 89°53'01" W a distance of 100.00 feet to a point; thence

S 00°08'53" E a distance of 165.81 feet to a point; thence S 89°50'01" E a distance of 100.00 feet to a point on the east line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24; thence S 89°50'01" E along the centerline for Winters Avenue a distance of 598.42 feet to a point; thence leaving the centerline for said Winters Avenue S 00°09'59" W a distance of 30.00 feet to a point on the south right of way line for said Winters Avenue; thence N 89°50'01" W along said south right of way line a distance of 598.23 feet to the northwest corner of Lot 4 of said 28 Road Industrial Park Subdivision; thence S 00°08'53" E along the west line of said Lot 4 a distance of 300.89 feet to the southwest corner of said Lot 4 ( said southwest corner also being the southeast corner of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 ); thence N 89°50'02" W along the south line of said NW 1/4 SE 1/4 NE 1/4 a distance of 658.74 feet to the southwest corner of said NW 1/4 SE 1/4 NE 1/4; thence N 00°03'26" W along the west line of said NW 1/4 SE 1/4 NE 1/4 a distance of 661.21 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 18<sup>th</sup> day of October, 2000.

**ADOPTED** and ordered published this \_\_\_ day of \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



**C. H. C. CELLULAR ANNEXATION SUMMARY**

**File Number:** ANX-2000-186

**Location:** 2784 WINTERS AVENUE

**Tax ID Number:** 2945-241-00-238

**Parcels:** 1

**Estimated Population:** 0

**# of Parcels (owner occupied):** 0  
**# of Dwelling Units:** 0

**Acres:** 10.85 acres in annexation area

**Developable Acres Remaining:** 0

**Right-of-way in Annexation:** ♦ Winters Avenue – entire width for a distance of 598’ of right-of-way.

**Previous County Zoning:** I-2

**Proposed City Zoning:** I-2

**Current Land Use:** 480’ TOWER

**Future Land Use:** 480’ TOWER

**Assessed Values:** Land = \$46,090      Improvements = \$0  
TOTAL VALUE = \$46,090

**Census Tract:** 8

**Address Ranges:** 2784 WINTERS AVENUE

**Special Districts:**

<b>Water:</b>	Ute Water
<b>Sewer:</b>	Central Grand Valley Sanitation District
<b>Fire:</b>	Grand Junction Rural Fire
<b>Drainage:</b>	Grand Junction Drainage District
<b>School:</b>	District 51
<b>Pest:</b>	None



**CITY OF GRAND JUNCTION**

**DATE:** October 18, 2000

**CITY COUNCIL**

**STAFF PRESENTATION:** Lisa Gerstenberger

---

**AGENDA TOPIC:** First reading of the Zoning ordinance for the Route 30 Partners Annexation, ANX-2000-172

**SUMMARY:** First reading of the Zoning ordinance to zone the Route 30 Partners Annexation Light Commercial, C-1, located at 520 30 Road.

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>520 30 Road</b>	
<b>Applicants:</b>		<b>Route 30 Partners</b>	
<b>Existing Land Use:</b>		<b>Vacant</b>	
<b>Proposed Land Use:</b>		<b>Commercial</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Residential</b>	
	<b>South</b>	<b>Commercial</b>	
	<b>East</b>	<b>Vacant</b>	
	<b>West</b>	<b>Commercial</b>	
<b>Existing Zoning:</b>		<b>County Planned Commercial</b>	
<b>Proposed Zoning:</b>		<b>Light Commercial, C-1</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>County RSF-4; Planned Commercial; PUD</b>	
	<b>South</b>	<b>County RSF-4</b>	
	<b>East</b>	<b>County PUD</b>	
	<b>West</b>	<b>County B-2</b>	
<b>Growth Plan Designation:</b>		<b>Commercial</b>	
<b>Zoning within density range?</b>	<b>x</b>	<b>Yes</b>	<b>No</b>

**Action Requested/Recommendation:** It is recommended that City Council approve first reading of the Zoning ordinance for the Route 30 Partners Annexation.

**Staff Analysis:**

**ZONE OF ANNEXATION:**

The proposed Zone of Annexation for the Route 30 Partners property is Light Commercial, C-1 zone district. The proposed use of the site is retail and commercial, which is in keeping with the goals of the Growth Plan and C-1 zone district. Section 2.14(F), Zoning of Annexed Properties, of the Zoning and Development Code, states that land annexed into 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.

**REZONING CRITERIA:**

The annexed property or rezone must be evaluated using the criteria noted in Section 2.6(A) of the Zoning and Development Code. The criteria are as follows:

- 1. The existing zoning was in error at the time of adoption.** This property is being annexed into the City and has not been previously considered for zoning, therefore, there has not been an error in zoning.
- 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.** The property is located in an area with existing residential, commercial and retail development. The request for Light Commercial, C-1 zoning is in keeping with the Growth Plan and Section 2.14 of the Zoning and Development Code.
- 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.** Adverse impacts to the neighborhood will not be created with the Light Commercial, C-1 zone district. All development standards of the Zoning and Development Code will be adhered to during the development review process to ensure that there are no adverse impacts.
- 4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of the Code and other City regulations and guidelines.** The proposal is in conformance with the Growth Plan, and the policies and requirements of the 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.** Adequate public facilities and services are available at this time or will be installed with development of the site.
- 6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.** An adequate supply of land is available in the community, however, this area is designated as Commercial on the Future Land Use Map of the Growth Plan. In accordance with Section 2.14 of the Zoning and Development Code, the Light Commercial zone district is appropriate for this property.

**7. The community or neighborhood will benefit from the proposed zone.**

The surrounding neighborhood and community would benefit from the proposed rezone by providing a development which meets the goals and policies of the Growth Plan.

**STAFF RECOMMENDATION**

Staff recommends approval of the Light Commercial, C-1 zone district with the finding that the C-1 zone district is consistent with the goals and policies of the Growth Plan and meets the criteria found in Section 2.6(a) of the Zoning and Development Code.

**PLANNING COMMISSION RECOMMENDATION**

Approval of the Light Commercial, C-1 zone district for the following reasons:

- C-1 zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
- C-1 zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

Attachments:

- Zoning Ordinance
- Annexation Map

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. \_\_\_\_\_**

**Ordinance Zoning the Route 30 Partners Annexation to Light Commercial, C-1  
Zone District, Located at 520 30 Road**

Recitals.

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

- The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area.
- The zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Commercial, C-1 zone district be established.

The Planning Commission and City Council find that the Light Commercial, C-1 zoning is in conformance with the stated criteria of Section 2.6(A) of the Grand Junction Zoning and Development Code.

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

**The following property shall be zoned Light Commercial, C-1 zone district:**

A parcel of land situate in the SW 1/4 SW 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of the SW 1/4 SW 1/4 of said Section 9; thence N 89°50'30" E along the north line of said SW 1/4 SW 1/4 a distance of 287.10 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said SW 1/4 SW 1/4 N 89°50'30" E a distance of 808.69 feet to a point on the southerly right of way line for the Grand Valley Canal; thence along the southerly right of way line for said Grand Valley Canal the following 2 courses:

- 1) S 42°27'15" E a distance of 92.94 feet to a point;
- 2) S 50°44'33" E a distance of 94.82 feet to a point;
- 3) thence S 00°02'45" W a distance of 756.96 feet to a point on the northerly right of way line for I70B; thence leaving said northerly right of way line S 45°59'59" E a distance of 227.29 feet to a point; thence S 72°50'00" W along a line 1.00 feet north

of and parallel with the southerly right of way line for said I70B a distance of 879.47 feet to a point; thence N 21°35'52" E a distance of 336.22 feet to a point on the northerly right of way line for said I70B; thence leaving said northerly right of way line N 00°15'00" W a distance of 256.04 feet to a point; thence S 89°45'00" W a distance of 101.85 feet to a point; thence N 00°15'00" W a distance of 311.98 feet to a point; thence S 89°45'00" W a distance of 285.00 feet to a point; thence N 00°15'00" W a distance of 128.74 feet to a point; thence S 89°50'30" W a distance of 247.10 feet to a point on the east right of way line for 30 Road; thence N 00°15'00" W along the east right of way line for said 30 Road a distance of 152.00 feet to a point; thence leaving said east right of way line N 89°50'30" E a distance of 247.10 feet to a point; thence a N 00°15'00" W a distance of 141.00 feet to the point of beginning.

---

Introduced on first reading this 18th day of October, 2000.

PASSED and ADOPTED on second reading this \_\_\_ day of \_\_\_\_\_, 2000.

---

President of the Council

ATTEST:

---

City Clerk

**Attach 12**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Mesa Moving Zone of Annexation</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 12, 2000</b>		
<b>Author:</b>	<b>Lori V. Bowers</b>	<b>Associate Planner</b>	
<b>Presenter Name:</b>	<b>Lori V. Bowers</b>		
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** First reading of the zone of annexation ordinance for Mesa Moving Annexation, located at 2225 River Road and 681 Railroad Blvd. (also known as 637 Railroad Blvd on the Assessor's records) to the zoning designation of I-2 (Heavy Industrial) File # ANX-2000-177.

Summary: The 12.38-acre Mesa Moving Annexation area consists of two parcels of land. One currently houses Mesa Moving and United Van Lines and the other parcel consists of 2 acres of vacant land. Mesa Moving would like to construct a new truck service facility for their business on the vacant lot. The owner of the property has signed a petition for annexation.

Background Information: See Attached  
Budget: N/A

Action Requested/Recommendation: First reading of the zone of annexation ordinance for Mesa Moving Annexation to I-2 (Heavy Industrial) and set a hearing for November 1, 2000.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When:	
---------------------------------	-------------------------------------	--------------------------	--------------------------	-----	-------	--

Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Workshop
----------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	----------



**AGENDA TOPIC:** First reading of the Zone of Annexation Ordinance for Mesa Moving, file # ANX-2000-177.

**SUMMARY:** The Petitioner is requesting that the zoning designation of I-1 (Light Industrial) be placed upon the property upon annexation to the City. Staff is suggesting the zoning designation of I-2 (Heavy Industrial). The applicants are currently in the site plan review process for a new structure to house a truck service and repair facility.

**ACTION REQUESTED:** First reading of the Zone of Annexation Ordinance for Mesa Moving to I-2 (Heavy Industrial) located at 2225 River Road and 681 Railroad Blvd.

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>2225 River Road &amp; 681 Railroad Blvd.</b>	
<b>Applicants:</b>		<b>Mesa Moving c/o Saad Family LLC, David Smuin of Hydro Terra Inc., representative.</b>	
<b>Existing Land Use:</b>		<b>Vacant land and Mesa Moving business</b>	
<b>Proposed Land Use:</b>		<b>Truck service and repair</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>River Road/Railroad tracks/Highway 6 &amp; 50/ Truck stop</b>	
	<b>South</b>	<b>Railroad Ave. and vacant land (United Companies)</b>	
	<b>East</b>	<b>United Companies</b>	
	<b>West</b>	<b>Vacant land / McCarr Co.</b>	
<b>Existing Zoning:</b>		<b>County Planned Industrial</b>	
<b>Proposed Zoning:</b>		<b>I-2</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>City C-2 (Heavy Commercial) and I-1 (Light Commercial)</b>	
	<b>South</b>	<b>County Planned Industrial</b>	
	<b>East</b>	<b>County Planned Industrial</b>	
	<b>West</b>	<b>County AFT</b>	
<b>Growth Plan Designation:</b>		<b>Commercial Industrial</b>	
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>
			<b>No</b>

**Project Analysis:**

**Zone of Annexation / Rezoning:** The petitioner is requesting approval of the zone of annexation/rezoning of approximately 12.38 acres to the zoning designation of I-1 (Light

Industrial). Staff recommends the zone of I-2 (Heavy Industrial). The zone of I-2 is consistent with the Mesa County zoning designation of P-I (Planned Industrial). This zoning designation is also consistent with previous annexation zonings in this subdivision of I-2. The Growth Plan designates this area as a Commercial Industrial area. The zone of I-2 (Heavy Industrial) will accommodate the existing use of warehousing and the proposed future use of a truck service facility.

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.*

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 no change in the character of the neighborhood.*

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 nuisances;

*The proposed zone of annexation/rezone is compatible with the neighborhood and should not create any adverse impacts.*

4. 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 proposal conforms to the goals, policies and requirements of the Code. The Growth*

*Plan suggests a lighter use. The Persigo agreement allows the City to assign a zoning*

*designation similar to what the existing County zoning is, which in this case the zone of I-2*

*(Heavy Industrial) is consistent.*

5. Adequate public facilities and services are available or will be made available concurrent

with the projected impacts of the proposed development;

*Adequate facilities currently exist on the property.*

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.

**STAFF RECOMMENDATION:**

Staff and Planning Commission recommend to the City Council approval of the request for the zone of annexation from County P-I to the City zoning designation of I-2 (Heavy Industrial) for the Mesa Moving Annexation, located at 2225 River Road and 681 Railroad Blvd.

Attachments:

Ordinance

Annexation Boundary Map

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. \_\_\_\_**

**Zoning the Mesa Moving Annexation to I-2 (Heavy Industrial)**

**Located at 2225 River Road & 681 Railroad Blvd**

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-2 (Heavy Industrial) zone district to this annexation.**

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-2 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 the I-2 (Heavy Industrial) zone district**

Includes the following tax parcels #2945-062-04-003 & 2945-062-04-005

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
MESA MOVING ANNEXATION**

A parcel of land situate in the NW 1/4 of Section 6, Township 1 South, Range 1 West and in the SW 1/4 of Section 31, Township 1 North, Range 1 West all of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northeast corner of Block One of Railhead Industrial Park as Amended, whence the N 1/4 corner of Section 6, Township 1 South, Range 1 West bears N 56°31'00" W a distance of 628.81 feet & N 89°44'57" E a distance of 933.17 feet; thence N 56°31'00" W along the southwesterly right of way line for River Road a distance of 70.00 feet to the True Point of Beginning of the parcel described herein; thence leaving the southwesterly right of way line for said River Road S 14°46'37" E a distance of 100.00 feet to a point on the westerly right of way line for Railroad

Boulevard; thence 282.38 feet along the westerly right of way line for said Railroad Boulevard and arc of a curve concave to the east, having a radius of 482.24 feet, a delta angle of 33°33'00" and a long chord bearing S 08°46'23" W a distance of 278.36 feet to a point; thence along the southwesterly line of Block One of said Railhead Industrial Park as Amended the following 2 courses:

- 1) 22.97 feet along the arc of a curve concave to the northeast, having a radius of 478.34 feet, a delta angle of 02°45'06" and a long chord bearing N 57°53'32" W a distance of 22.97 feet to a point;
- 2) N 56°31'00" W a distance of 1019.82 feet to a point; thence leaving the southwesterly line of said Block One N 33°29'00" E a distance of 320.00 feet to a point on the southwesterly right of way line for said River Road; thence N 33°29'00" E a distance of 368.11 feet to a point on the northeasterly right of way line for U.S. Highway 6 & 50 ( I70B ); thence S 56°31'00" E along said northeasterly right of way line a distance of 844.24 feet to a point on the section line common with Section 31, Township 1 North, Range 1 West and Section 6, Township 1 South, Range 1 West; thence S 89°44'57" W along said section line a distance of 576.22 feet to a point on the southwesterly right of way line for the Southern Pacific Transportation Railroad; thence S 56°31'00" E along said southwesterly right of way line a distance of 486.77 feet to a point; thence leaving said southwesterly right of way line S 33°29'00" W a distance of 48.11 feet to the point of beginning.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

PASSED and ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
<b>Subject:</b>	<b>2000 CDBG Sub-recipient contract with The Energy Office</b>	
<b>Meeting Date:</b>	<b>October 18, 2000</b>	
<b>Date Prepared:</b>	<b>October 12, 2000</b>	
<b>Author:</b>	<b>Dave Thornton</b>	<b>Principal Planner</b>
<b>Presenter Name:</b>	<b>David Varley</b>	<b>Assistant City Manager</b>
	<b>Workshop</b>	<b>X</b>
	<b>Formal Agenda</b>	

**Subject:** Approval of the sub-recipient contract with the Energy Office for the rehabilitation of six duplexes located at 1838 – 1848 Linden Avenue for the City’s Community Development Block Grant (CDBG) 2000 program year.

**Summary:** This contract formalizes the City’s award of \$55,000 to the Energy Office for the rehabilitation of six duplexes (12 residential units) to be rented by the Energy Office to low and moderate income residents located at 1838 – 1848 Linden Avenue. These funds come from the City’s 2000 Community Development Block Grant Program.

**Background Information:** The City Council has awarded \$55,000 to the Energy Office allotment of Federal Community Development Block Grant Program funds. This money will be used for the rehabilitation of six duplexes. This is the first year the City has given CDBG funding to the Energy Office. The Energy Office estimates that it will provide residential services to medium, low and very low income families as follows from these twelve residential units when the project is completed and in full operation.

- Three families at 30% of area median income,
- Six families at 50% of area median income,
- One family at 60% of area median income, and
- Two families at up to 80% of area median income

The Energy Office is considered a “sub-recipient” to the City. The City will “pass through” a portion of its 2000 Program CDBG funds to the Energy Office but the City remains responsible for the use of these funds. This sub-recipient contract outlines the duties and responsibilities of each party and is used to ensure that the Energy Office will comply with all federal rules and regulations governing the use of these funds. This contract must be approved before any of these 2000 federal funds can be spent. Exhibit “A” of the contract (see below) contains the specifics of the project and how the money will be used.

**Budget:** \$55,000 (2000 CDBG funds)

**Action Requested/Recommendation:** Recommend City Council authorizes the City Manager to sign the sub-recipient contract with the Energy Office.

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

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

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

**2000 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
WITH  
THE ENERGY OFFICE**

**EXHIBIT "A"  
SCOPE OF SERVICES**

1. The City agrees to pay to the Energy Office \$55,000 from its 2000 Program Year CDBG Entitlement Funds. The funds shall be used for rehabilitation, re-construction costs and relocation costs of the residents, if any, of six (6) residential duplexes owned by The Energy Office. The twelve dwelling units following rehabilitation shall be rented to Low/Moderate Income persons. The residences are located at 1838, 1840, 1842, 1844, 1846 and 1848 Linden Avenue all within the City limits of Grand Junction, Colorado.
2. The Energy Office certifies that it shall meet the CDBG National Objective of Low/Moderate Limited Clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced homes to Low/Moderate Income persons in Grand Junction, Colorado.
3. The entire project consists of the rehabilitation of twelve dwelling units and handicap accessibility retrofitting of three of those dwelling units at a cost of \$55,000. The 2000 Program Year CDBG Entitlement Funds provided for in the sub-recipient agreement shall be used to renovate six duplexes.

The twelve dwelling units are owned by the Energy Office of Grand Junction, Colorado and will be operated by the Energy Office, a private, not-for-profit corporation. The project includes, but is not limited to: interior and exterior repair and remodeling, grounds work, improvements in mechanical systems, foundation repair, roof improvements, window replacements, energy efficiency upgrades and handicap accessibility retrofitting. It is understood that the City's grant of \$55,000 in CDBG funds shall be used only for the construction costs associated with rehabilitation of these units and/or any relocation costs, of the current residents if any. Costs associated with the other elements of the project shall be paid for by other funding sources obtained by the Energy Office.

4. Other source funding includes, but is not limited to donations from Colorado Division of Housing and US Bank.
5. This project shall commence upon the full and proper execution of the 2000 Subrecipient Agreement and the completion of environmental review. The project shall be completed on or before December 31, 2001.



6. The Energy Office estimates that it will provide residential services to medium, low and very low income families as follows: three families at 30% of area median income, six families at 50% of area median income, one family at 60% of area median income and two families at up to 80% of area median income from these twelve residential units when the project is completed and in full operation.
7. The City shall monitor and evaluate the progress and performance of the Energy Office to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Energy Office shall cooperate with the City relating to such monitoring and evaluation.
8. The Energy Office shall provide quarterly, financial and performance progress reports to the City during the construction period. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project rehabilitation and reconstruction is completed.
9. Payment shall be done on a reimbursement basis. The Energy Office shall request such payments by submitting to the City the "City of Grand Junction Community Development Block Grant Program Sub-recipient Report and Drawdown Request Form". Copies of this form are available at the City's Community Development Department, 250 N. 5<sup>th</sup> Street, Grand Junction, Colorado.
10. Upon completion of the construction period the Energy Office shall submit annual reports for the previous calendar year, due by March 31<sup>st</sup>. The annual report shall include compliance with National Objectives, status of each dwelling unit in regards to income of each tenant and compliance with income guidelines. This annual report shall be required for the period of five years following the date of completion of the project.
11. During a period of five years following the date of completion of the project the use or planned use of the property improved may not change unless 1) the City determines the new use meets at least one of the National Objectives of the CDBG Program and 2) The Energy Office provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Energy Office decides, after consultation with affected citizens that it is appropriate to change the use of the property to a use which the City determines does not qualify in meeting a CDBG National Objective, The Energy Office shall reimburse the City a prorated share of the City's \$55,000 CDBG contribution. At the end of the five year period following the project closeout date and thereafter, no City restrictions on use of the property shall be in effect.

12. The Energy Office shall comply with all Procurement and Contracting requirements for using Federal funds to purchase materials, products or services under the CDBG Entitlement program.
13. The Energy Office understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Energy Office shall meet all City of Grand Junction and federal requirements for receiving and expending Community Development Block Grant funds, whether or not such requirements are specifically listed in this agreement. The Energy Office shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
14. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
15. A formal project notice will be sent to the Energy Office once all funds are expended and a final report is received.

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	Feral Cats		
<b>Meeting Date:</b>	October 18, 2000		
<b>Date Prepared:</b>	September 12, 2000		
<b>Author:</b>	Stephanie Rubinstein	Staff City Attorney	
<b>Presenter Name:</b>	Stephanie Rubinstein	Staff City Attorney	
	<b>Workshop</b>	<b>xx</b>	<b>Formal Agenda</b>

**Subject:** Feral Cats

**Summary:** This ordinance makes two changes to the City of Grand Junction Code of Ordinances. First, the Zoning and Development Code is being changed to permit registered participants of Community Cat Care to care for more than three cats, so long as these persons follow the requirements set forth by Community Cat Care. The second change is to the Animal Control Regulations to require that registered participants of Community Cat Care have the cats they are caring for vaccinated.

**Background Information:** Community Cat Care approached City Council at a recent Workshop regarding their program and asked the Council to amend the City of Grand Junction Code of Ordinances as described above. The purpose of these changes is to manage the feral cat population in our community by requiring persons who feed these cats to have the cats vaccinated and spayed or neutered. On October 10, 2000, the Planning Commission recommended approval of the amendment to the Zoning and Development Code.

**Budget:** None

**Action Requested/Recommendation:** Approval of Ordinance on First Reading

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

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

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

**ORDINANCE NO. \_\_\_\_\_**

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

RECITALS: The City of Grand Junction Zoning and Development Code, Section 4.3.A.4.a provides that “In all districts, a maximum of three (3) adult (four month or older) household pets, e.g. dogs and cats, per species, shall be allowed.” Under the City of Grand Junction Code of Ordinances, responsibility for an animal is triggered when a person “owns, keeps, or harbors” an animal. “Harboring” is defined in Section 6-57 as “the act of keeping or caring for an animal or of providing a premises to which the animal returns for food, shelter or care for a period of at least three (3) consecutive days.” Persons who feed feral cats would be in violation of the Zoning Code, even if the cat did not live with those persons, if the cats return for food to that residence. A feral cat is a cat which is the wild offspring of stray or abandoned cats. Community Cat Care is a non-profit group which seeks to end the suffering and inhumane treatment of feral cats to a caretaker to encourage the stabilization of the feral cat population. Unmanaged feral cat populations put the public at increased risk of exposure to rabies, other diseases and parasites and can become a nuisance in residential areas. A person registered with Community Cat Care will feed cats who have been screened and determined to be feral and unowned. The animals will also be vaccinated and spayed or neutered.

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

Chapter 6, Section 6-58 (a) of the Code of Ordinances of the City of Grand Junction, is amended as follows to add after the first sentence:

No person, except a registered Community Cat Care participant, shall own, keep or harbor in the City any feral cat which has been screened and accepted by Community Cat Care. Community Cat Care shall minimally ensure that such cats have been vaccinated and shall keep records of such vaccinations.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the Council

ATTEST:

---

City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 33 OF THE CODE OF ORDINANCES  
OF THE CITY OF GRAND JUNCTION, COLORADO**

RECITALS: The City of Grand Junction Zoning and Development Code, Section 4.3.A.4.a provides that “In all districts, a maximum of three (3) adult (four month or older) household pets, e.g. dogs and cats, per species, shall be allowed.” Under the City of Grand Junction Code of Ordinances, responsibility for an animal is triggered when a person “owns, keeps, or harbors” an animal. “Harboring” is defined in Section 6-57 as “the act of keeping or caring for an animal or of providing a premises to which the animal returns for food, shelter or care for a period of at least three (3) consecutive days.” Persons who feed feral cats would be in violation of the Zoning Code, even if the cat did not live with those persons, if the cats return for food to that residence. A feral cat is a cat which is the wild offspring of stray or abandoned cats. Community Cat Care is a non-profit group which seeks to end the suffering and inhumane treatment of feral cats to a caretaker to encourage the stabilization of the feral cat population. Unmanaged feral cat populations put the public at increased risk of exposure to rabies, other diseases and parasites and can become a nuisance in residential areas. A person registered with Community Cat Care will feed cats who have been screened and determined to be feral and unowned. The animals will also be vaccinated and spayed or neutered.

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

Chapter 33, Section 4.3.A.4.a of the Code of Ordinances of the City of Grand Junction, is amended as follows to add:

- d. Persons who are registered participants of the Community Cat Care program shall be exempt from the requirements of subsection (a) above, with regard to cats only. This exemption shall apply to cats which have been screened by Community Cat Care and have been determined to be unowned and feral. Additionally, these cats shall be spayed or neutered and the assigned caretaker shall keep all current vaccination records.
- e. Persons found to be in violation of any of the requirements of subsection (d) above may be prosecuted under any applicable City of Grand Junction ordinance.
- f. Within eighteen (18) months of the effective date of this ordinance, Community Cat Care shall report to Planning Commission on the effectiveness of this ordinance and otherwise report problems, successes and related issues. Without further action by the City Council, the terms and provisions of this ordinance shall expire on the second anniversary of the effective date of this ordinance.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>Brutsche Annexation</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 11, 2000</b>		
<b>Author:</b>	<b>Bill Nebeker</b>	<b>Senior Planner</b>	
<b>Presenter Name:</b>	<b>Bill Nebeker</b>	<b>Senior Planner</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Public Hearing for acceptance of Petition and to Annex the Brutsche Annexation located at the northwest corner of 20 ½ & F ¾ Road; File ANX-2000-143.

**Summary:** The 10-acre Brutsche Annexation consists of one parcel of land that is sandwiched between the Independence Ranch subdivision in the City and the Country Meadows Subdivision in the County. The parcel will be encompassed within the Independence Ranch Filings 7-13 revised preliminary plan for low-density single family lots.

**Background Information:** See Attached

**Budget:** N/A

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

<b>Citizen Presentation:</b>	<b>X</b>	<b>No</b>		<b>Yes</b>	<b>If Yes,</b>
<b>Name:</b>					
<b>Purpose:</b>					

<b>Report results back to Council:</b>	<b>X</b>	<b>No</b>		<b>Yes</b>	<b>When:</b>	
--	----------	-----------	--	------------	--------------	--

<b>Placement on Agenda:</b>		<b>Consent</b>	<b>X</b>	<b>Indiv. Consideration</b>		<b>Workshop</b>
-----------------------------	--	----------------	----------	-----------------------------	--	-----------------





<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>NW corner of 20 ½ &amp; F ¾ Road</b>	
<b>Applicants:</b>		<b>Hans Brutsche</b>	
<b>Existing Land Use:</b>		<b>Vacant</b>	
<b>Proposed Land Use:</b>		<b>Single family residential</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Vacant</b>	
	<b>South</b>	<b>Single family residential</b>	
	<b>East</b>	<b>Vacant</b>	
	<b>West</b>	<b>Single family residential</b>	
<b>Existing Zoning:</b>		<b>RSF-4 (County) (formerly R-2)</b>	
<b>Proposed Zoning:</b>		<b>PD (1.7 dwellings per acre)</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>PD (1.7 dwellings per acre)</b>	
	<b>South</b>	<b>PD (1.7 dwellings per acre)</b>	
	<b>East</b>	<b>PD (1.7 dwellings per acre)</b>	
	<b>West</b>	<b>RSF-4 (County) (formerly R-2)</b>	
<b>Growth Plan Designation:</b>		<b>Residential Med. Low: 2 to 4 units per acre</b>	
<b>Zoning within density range?</b>	<b>X</b>	<b>Yes – See Note</b>	<b>No</b>

**Growth Plan Note:** The overall gross density within the Independence Ranch Filing 4-10 subdivision is 1.7 dwellings per acre, however this includes 38.67 acres of open space. Density of the proposal less developable open space, i.e. open space not included in the floodplain (16.89 acres) or slopes exceeding 30 percent (4.7 acres) is 2.04 dwellings per acre. The density less all open space areas is 2.62 dwellings per acre.

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

**Staff Analysis:**

**ACCEPTANCE OF THE ANNEXATION PETITION**

Based upon the review of the annexation petition by staff and their knowledge of applicable state law, including the Municipal Annexation Act Pursuant to CRS 31-12-

104, it is their professional opinion that the Brutsche Annexation is eligible to be annexed because of compliance with the following:

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

## **SECOND READING OF THE ANNEXATION ORDINANCE**

The owner of the Brutsche Annexation has signed a petition to annex pursuant to the 1998 Persigo Agreement and by individual choice. When annexed the parcel will be encompassed within the Independence Ranch Filings 7-13 revised preliminary plan for low-density single family lots. The property owner has received Planning Commission approval of the preliminary plan.

This annexation (Brutsche Annexation) consists of annexing one parcel. Total acreage included in the annexation is 10 acres.

**STAFF RECOMMENDATION:** Approval of both requests.

## **ATTACHEMENTS:**

1. Brutsche Annexation - area map
2. Brutsche Annexation map
3. resolution - acceptance of petition
4. annexation ordinance – Brutsche Annexation

Bn\h\anx\00143-IR7-13revisedprelim-annex2.docreportprepared101200

INSERT ATTACHMENTS HERE (2) – Vicinity Map first, Annexation map second

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

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

**BRUTSCHE ANNEXATION**

**IS ELIGIBLE FOR ANNEXATION**

**LOCATED AT THE NORTHWEST CORNER OF 20 ½ & F ¾ Road**

**WHEREAS**, on the 6<sup>th</sup> day of September, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**BRUTSCHE ANNEXATION**

**A parcel of land situate in Government Lots 2 and 3 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:**

Commencing at the southwest corner of Government Lot 3 (NW 1/16 corner) of said Section 15; thence S 89°32'00" E along the south line of said Government Lot 3 a distance of 937.50 feet to a point; thence leaving said south line N 00°00'00" W a distance of 25.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" W a distance of 1081.40 feet to a point on the north line of said Section 15; thence N 89°59'46" E along the north line of said Section 15 a distance of 402.21 feet to a point; thence leaving said north line S 00°00'00" E a distance of 1084.70 feet to a point; thence N 89°32'00" W along the north right of way line for F 3/4 Road a distance of 402.21 feet to the point of beginning.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 6th day of September, 2000; and

**WHEREAS**, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the

buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

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

**ADOPTED** this \_\_\_ day \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**BRUTSCHE ANNEXATION**

**APPROXIMATELY 10 ACRES**

**LOCATED at NW corner of 20 ½ & F ¾ Road**

**WHEREAS**, on the 6<sup>th</sup> day of September, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of October, 2000; and

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

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

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

A parcel of land situate in Government Lots 2 and 3 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of Government Lot 3 (NW 1/16 corner) of said Section 15; thence S 89°32'00" E along the south line of said Government Lot 3 a distance of 937.50 feet to a point; thence leaving said south line N 00°00'00" W a distance of 25.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" W a distance of 1081.40 feet to a point on the north line of said Section 15; thence N 89°59'46" E along the north line of said Section 15 a distance of 402.21 feet to a point; thence leaving said north line S 00°00'00" E a distance of



1084.70 feet to a point; thence N 89°32'00" W along the north right of way line for F 3/4 Road a distance of 402.21 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 6<sup>th</sup> day September, 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>			
<b>Subject:</b>	<b>Brutsche Zone of Annexation</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>October 11, 2000</b>		
<b>Author:</b>	<b>Bill Nebeker</b>	<b>Senior Planner</b>	
<b>Presenter Name:</b>	<b>Bill Nebeker</b>	<b>Senior Planner</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Zone of Annexation – Brutsche Annexation located at the northwest corner of 20 ½ & F ¾ Road; File #ANX-2000-013.

**Summary:** The applicant requests to revise the preliminary plan for the remaining filings of the Independence Ranch Subdivision by adding a 10 acre parcel that is being annexed into the City. Upon annexation the parcel and the remaining filings of Independence Ranch will be zoned to PD (Planned Development) with an overall density of 1.7 dwellings per acre. At its September 19, 2000 hearing the Planning Commission recommended approval of this request.

**Background Information:** See Attached

**Budget:** N/A

**Action Requested/Recommendation:** Adopt ordinance on second reading.

<b>Citizen Presentation:</b>	<input type="checkbox"/>	<b>No</b>	<input checked="" type="checkbox"/>	<b>Yes</b>	<b>If Yes,</b>
<b>Name:</b>	<b>Hans Brutsche</b>				
<b>Purpose:</b>	<b>Owner/Applicant</b>				

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

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



<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>NW corner of 20 ½ &amp; F ¾ Road</b>	
<b>Applicants:</b>		<b>Hans Brutsche</b>	
<b>Existing Land Use:</b>		<b>Vacant</b>	
<b>Proposed Land Use:</b>		<b>Single family residential</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Vacant</b>	
	<b>South</b>	<b>Single family residential</b>	
	<b>East</b>	<b>Vacant</b>	
	<b>West</b>	<b>Single family residential</b>	
<b>Existing Zoning:</b>		<b>RSF-4 (County) (formerly R-2)</b>	
<b>Proposed Zoning:</b>		<b>PD (1.7 dwellings per acre)</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>PD (1.7 dwellings per acre)</b>	
	<b>South</b>	<b>PD (1.7 dwellings per acre)</b>	
	<b>East</b>	<b>PD (1.7 dwellings per acre)</b>	
	<b>West</b>	<b>RSF-4 (County) (formerly R-2)</b>	
<b>Growth Plan Designation:</b>		<b>Residential Med. Low: 2 to 4 units per acre</b>	
<b>Zoning within density range?</b>	<b>X</b>	<b>Yes – See Note</b>	<b>No</b>

**Growth Plan Note:** The overall gross density within the Independence Ranch Filing 4-10 subdivision is 1.7 dwellings per acre, however this includes 38.67 acres of open space. Density of the proposal less developable open space, i.e. open space not included in the floodplain (16.89 acres) or slopes exceeding 30 percent (4.7 acres) is 2.04 dwellings per acre. The density less all open space areas is 2.62 dwellings per acre.

**ACTION REQUESTED:** Adopt ordinance on second reading.

**Staff Analysis:**

**BACKGROUND:** Independence Ranch Filings 4 through 10 is a planned development in the process of being constructed at the north end of 20 ½ Road. Filings 4-5 have been constructed and filing 6 has final approval. The zoning under the former code was PR-1.7. Zoning under the new code is PD or planned development, with an underlying density of 1.7 dwellings per acre. The 10-acre parcel to the west of this site, commonly known as the Talley parcel, is now owned by Hans Brutsche, the developer of

Independence Ranch. Mr. Brutsche has purchased this parcel to expand the Independence Ranch Subdivision. This parcel is a key piece to the overall development of Independence Ranch because it adjoins the extension of Baseline Drive through Country Meadows Subdivision in the County.

As a condition of preliminary approval Independence Ranch was required to provide a second access before the 100<sup>th</sup> lot was platted. Although a second access is proposed along the far northern portion of this development, there is no certainty on the timing of construction of that connection in Country Meadows. Acquisition of the Talley parcel now puts the developer of Independence Ranch in control of the future destiny of this subdivision, rather than relying on the buildout of an adjacent subdivision.

**ZONE OF ANNEXATION:** The applicant has requested a zone of annexation of PD (Planned Development) with an underlying density of 1.7 dwellings per acre for the 10 acre Talley parcel. The remaining filings of Independence Ranch are also being rezoned at this time to assure consistency in bulk requirements for the entire remaining portions of the planned development.

At its hearing of September 19, 2000 the Planning Commission found that the proposed zone of annexation is in conformance with Section 2.6 as shown below:

1. The zoning on this parcel was not in error at the time of adoption of the code. County zoning on the parcel is RSF-4. The applicant has proposed subdivision at the lower end of the Growth Plan density. With the amount of open space proposed in the subdivision the overall density is slightly below the minimum growth plan density. See note on conformance with Growth Plan map above for more information.
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, etc. The change in character is the development of this area with lot sizes much smaller than the sizes normally found in the RSF-4 zone district. The minimum lot size in RSF-4 is 8000 square feet. Average lots sizes proposed in the Independence Ranch Subdivision Filings 7-13 are 14,000 to 17,000 square feet.
3. The proposed rezone is compatible with the neighborhood and creates fewer impacts than if the zoning was at the higher RSF-4 density. Issues regarding capacity of street network, storm water management, pollution and other nuisances have been addressed under preliminary plan review.
4. The proposal conforms with and furthers the goals and policies of the Growth Plan as outlined in the applicant's general project report.
5. Adequate public facilities including roads, sewer, water, irrigation water and other utilities are available for this development.
6. There is not an adequate supply of land in the immediate vicinity to accommodate additional development in the Independence Ranch Subdivision and to provide access to adjoining properties.
7. The community benefits from the proposal from more efficiency in the use of land and increased property taxes.



The following is provided for informational purposes only:

**PRELIMINARY PLAN:** The overall density of Filings 4-13 is 1.69 dwellings per acre – hence the 1.7 dwellings per acre maximum. The density of Filings 7-13 is lower at 1.45 dwellings per acre because these filings contain the large open space area below the bluff line that remains undeveloped. The overall area summary showing number of lots, open space etc. for filings 7-13 and 4-13 is shown below.

Area Summary Filings 7 Thru 13		
<b>Lots</b>	<b>39.109 acres</b>	<b>48.03%</b>
<b>Rights-of-way</b>	<b>6.906 acres</b>	<b>8.66%</b>
<b>Open Space</b>	<b>33.360 acres</b>	<b>41.83%</b>
<b>Tract C (open space)</b>	<b>0.380 acres</b>	<b>0.48%</b>
<b>TOTAL</b>	<b>79.755 acres</b>	<b>100.00%</b>
<b>TOTAL # OF LOTS</b>	<b>116</b>	

Area Summary Filings 4 Thru 13		
<b>Lots</b>	<b>60.837 acres</b>	<b>55.74%</b>
<b>Rights-of-way</b>	<b>11.666 acres</b>	<b>10.69%</b>
<b>Open Space</b>	<b>36.251 acres</b>	<b>33.22%</b>
<b>Tract C (open space)</b>	<b>0.380 acres</b>	<b>0.35%</b>
<b>TOTAL</b>	<b>109.134 acres</b>	<b>100.00%</b>
<b>TOTAL # OF LOTS</b>	<b>185</b>	

*Conformance with Preliminary Plan Conditions:* This preliminary replaces the previously approved preliminary plans for this subdivision. However the preliminary conditions of approval that still apply to this subdivision will be carried over. These conditions are as follows. The italicized text provides additional staff clarification of this condition.

1. The applicant shall obtain and comply with a state highway access permit for this subdivision. *Since an additional parcel is being added to this subdivision a new CDOT access permit for access to Highway 340 is required.*
2. An eastbound left-turn deceleration lane on Highway 340 must be constructed before the filing containing the 43rd home in the subdivision is platted. *This condition was deleted in Filing 6 because CDOT stated that the turn lane was not needed. However the revised traffic study shows that this lane must be constructed when the 142<sup>nd</sup> home is constructed. This occurs in the 7<sup>th</sup> filing. Since the trigger is the 142<sup>nd</sup> home rather than lot, and there is always a delay between platting and home construction, it is suggested that the lane improvement be installed with construction of the 8<sup>th</sup> filing, which contains the connection to Baseline Road and the 154-175<sup>th</sup> lot.*
3. Improvements to the open space below the bluff line and the linear park shall be provided no later than the third phase (Filing 6). Improvements in the open space below the bluff line will follow the guidelines recommended by the Division of Wildlife. *(This condition was later changed to the filing containing the lots on*

*either side of the access to the open space – Filing 7 of the revised preliminary.) In his 1998 correspondence to the City, Paul Creeden of the DOW stated the following regarding this open space: “... the riparian habitat along the Colorado River is critical habitat. Encouraging human use of this zone, or the adjacent Walker State Wildlife Area, will reduce its value to wildlife. This is particularly true for waterfowl, herons and other species sensitive to disturbance. We recommend the incorporation of viewing blinds where wildlife can be observed unseen to maintain the area's value as resting habitat for wildlife. We also recommend that pets be excluded from the lowland riparian habitat. No pets are allowed on the Walker Wildlife Area.” Staff suggests that to truly discourage human use of this zone, no improvements should be constructed. Any improvements will only encourage its use and disturb the wildlife even more. Mr. Creeden concurred with this opinion by telephone on September 15, 2000. Current access to this site is from an old dirt road that is suitable for walking. Staff recommends that a sign be placed by the developer during Filing 7 that states that no pets are allowed in this open space area and the sign be placed in the center of the road to keep vehicles out. If the developer desires to further construct a “soft” path into the area, he may do so but no other improvements should be allowed in this area.*

4. Concurrent with the platting of the last phase of this subdivision the applicant shall place a deed restriction or use some other appropriate mechanism to assure that the open space below the bluff line remains open and natural in perpetuity. *This condition is still in effect.*
5. No more than 100 lots may be developed with the subdivision until an additional improved through street is provided. *This condition is still in effect and the connection will be made with the 8<sup>th</sup> filing.*
6. A note shall be added to the final plat indicating that an odor may possibly emanate from the nearby wastewater treatment plant. *This note will be placed on all future final plats.*

Other conditions not listed above have either been satisfied in earlier filings or have been determined to not be required anymore. For instance, one condition required staff to assess whether traffic calming measures should be incorporated into the final design of Roundup Drive to assist in reducing speeds on this street. The revised preliminary changes the centerline radius on Roundup Drive to promote lesser speeds in the subdivision. Further traffic calming measures are not required. Another condition required a pedestrian path to be installed between Hackamore Court and Filing D. This condition is no longer necessary since Hackamore Court has been replaced with a through street and the sidewalk along the street serves as the desired pedestrian connection.

**Bulk Requirements:** The following bulk standards are proposed for the revised preliminary:



Front Setback:	25 feet
Side Setback (generally for lots with sides along open space)	15 feet
Side Setback (all other lots)	10 feet
Rear Setback (for lots with rears along open space)	25 feet
Rear Setback (all other lots)	20 feet
Maximum Building Height	32 feet
Maximum Lot Coverage	35%

**Note: All structures 6 feet or less in height are not allowed in the front yard setback or within 3 feet of any lot line.**

**Open Space:** Although only the Talley parcel is being zoned to PD under this ordinance, Independence Ranch Subdivision Filings 1-13 constitutes one subdivision with a single homeowner's association and common open space facilities. Hence credit is given to this development for active open space areas constructed in earlier filings. The table below lists all open spaces existing or proposed for this planned development and their status:

Filing #	Tract #	Size in acres	Purpose & Features	Status
1	A	.08	Landscaping	Constructed
	B	.08	Landscaping	Constructed
	C	.20	Passive open space – paved trail & grass	Constructed
2	A	1.73	Passive & active – playground equipment, paved trail & landscaping	Constructed
3	A	.03	Landscaping	Constructed
4	A	.58	Passive open space – grass - potential future irrigation pond	Constructed
6	A	.53	Active open space – basketball court & grass	Under construction
	B	1.84	Active/passive open space – soccer field & grass	Constructed
	C	.38	Passive open space – unimproved natural area	Existing
7		2.37	Passive open space – unimproved natural area	To be platted with Filing 6
12		.34	Access to open space in filing 6 – basketball court & grass	Proposed in filing 12
13		30.7	Passive open space – unimproved natural area	Existing
<b>TOTAL</b>		<b>38.8</b>		

With the inclusion of the Talley parcel into Independence Ranch Subdivision the only addition to the development's open space is the .34 acre green space in Filing 12. However considering the total amount of passive and active recreational area provided in this subdivision, no additional open space is required.

*Phasing Plan:* The applicant had requested a 2-year phasing plan between filings. The typical timeline is 1 year between phases. Staff recommends that a 1.5-year phasing plan be allowed. Time extensions are alternatives to extending the development plan for additional time.

All stormwater runoff in this subdivision is via direct discharge into the gulch north of the subdivision. A drainage fee is required for each filing in lieu of on-site detention.

**RECOMMENDATION:** At its September 19, 2000 hearing the Planning Commission recommended approval with a finding that the rezone and preliminary plan are consistent with the Growth Plan and Sections 2.6 and 2.8 of the Zoning and Development Code.

**The following conditions are attached to the preliminary plan:**

1. **The applicant shall obtain and comply with a state highway access permit for this subdivision.**
2. **An eastbound left-turn deceleration lane on Highway 340 must be constructed in Filing 8.**
3. **In Filing 7 that applicant shall erect a bollard or some other permanent barrier in the road to the open space below the bluff line that effectively keeps vehicles out of this area. A “No Pets Allowed” sign shall be placed on or near the barrier. No other improvements to this open space shall be required of the developer.**
4. **Concurrent with the platting of the last phase of this subdivision the applicant shall place a deed restriction or use some other appropriate mechanism to assure that the open space below the bluff line remains open and natural in perpetuity.**
5. **No more than 100 lots may be developed with the subdivision until an additional improved through street is provided.**
6. **A note shall be added to the final plat indicating that an odor may possibly emanate from the nearby wastewater treatment plant.**
7. **A drainage fee shall be required for each filing that utilizes direct discharge of stormwater.**

**NOTE: Underlying zoning for the Planned Development is RSF-2.**

**ATTACHMENTS:**

1. Independence Ranch Filings 7-13 Vicinity Map - Growth Plan Designation

2. Independence Ranch Filings 7-13 Vicinity Map – Surrounding Zoning
3. Independence Ranch Filings 7-13 Preliminary Plan

**bn\anx\00143-IR7-13revisedprelim-pcr.doc\report prepared101200**

**Insert attachment here - Independence Ranch Filings 7-13 Vicinity Map - Growth Plan Designation**

**Insert attachment here - Independence Ranch Filings 7-13 Vicinity Map –  
Surrounding Zoning**

**Insert attachment here - Independence Ranch Filings 7-13 Preliminary Plan**

**CITY OF GRAND JUNCTION, COLORADO**

**Ordinance No. \_\_\_\_\_**

**ZONING INDEPENDENCE RANCH FILINGS 7-13  
LOCATED NORTH OF F ¾ ROAD AT 20 ½ ROAD TO CITY PD**

**Recitals.**

Independence Ranch Filings 4 through 10 is a planned development in the process of being constructed north of F ¾ Road at 20 ½ Road. Filings 4-5 have been constructed and filing 6 has been approved but not recorded. The zoning under the former code was PR-1.7. Zoning under the new code is PD or planned development, with an underlying density of 1.7 dwellings per acre. The 10-acre parcel to the west of this site, commonly known as the Talley parcel, is now owned by Hans Brutsche, the developer of Independence Ranch. Mr. Brutsche has purchased this parcel to expand the Independence Ranch Subdivision.

The developer has requested a zone of annexation of PD (Planned Development) with an underlying density of 1.7 dwellings per acre for the 10-acre Talley parcel. The remaining filings of Independence Ranch are also being rezoned at this time to assure consistency in bulk requirements for the entire remaining portions of the planned development. Three additional filings have been added to this subdivision with the addition of the Talley parcel.

After public notice and hearing the Planning Commission found that the proposed zoning is in conformance with Section 2.6 of Grand Junction Zoning and Development Code and recommended approval of the zone change at its September 19, 2000 hearing. See file number ANX-2000-143 for specific findings of review.

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

That the City Council finds that the proposed rezone meets the criteria set forth in Section 2.6 of the Zoning and Development Code. In accordance therewith the following described parcel of land is hereby zoned PD with the following bulk standards:

INDEPENDENCE RANCH 7-13	BULK STANDARDS	
Maximum Lot Coverage	(per definition in former code)	35%
Maximum Structure Height		32 ft
Minimum Front Yard Setback		25 ft
Minimum Side Yard Setback	For lots with sides along open space	15 ft

	For lots with sides NOT along open space	10 ft
Minimum Rear Yard Setback	For lots with rears along open space	25 ft
	For lots with rears NOT along open space	20 ft
Accessory Structure Setbacks	All structures 6-feet or less in height are not allowed in the front yard setback or within 3-feet of any lot line.	
Minimum Lot Size		12,000 SF
Maximum Units per Gross Acre		1.7

Under the Zoning and Development Code PD's are based on straight zones. The underlying straight zone for Independence Ranch Filings 7-13 Planned Development is RSF-2. The PD zoning when adopted is integral to and a part of the approved development plan. Most all of the bulk standards in this PD zone have been varied from the RSF-2 zone due to specific design considerations. Those design considerations were evaluated by the Planning Commission and City Development staff and were found to be appropriate. The Planning Commission and staff have recommended approval of the zoning.

The property being zoned includes the following:

A part of Lot 11 Block 1, Independence Ranch Subdivision Filing 5; being more particularly described as follows:

Beginning at the Northwest corner of said Lot 11;  
 Thence along the North line of said Lot 11, North 89°06'03" East, a distance of 1314.18 feet;  
 Thence along the North line of said Lot 11, North 88°51'56" East, a distance of 141.24 feet;  
 Thence along the North line of said Lot 11, North 88°51'30" East, a distance of 112.89 feet;  
 Thence along the East line of said Lot 11, South 00°48'05" West, a distance of 424.06 feet;  
 Thence along the East line of said Lot 11, South 75°12'30" West, a distance of 107.08 feet;  
 Thence along the East line of said Lot 11, South 37°13'37" West, a distance of 99.39 feet;  
 Thence along the East line of said Lot 11, South 09°06'13" East, a distance of 133.27 feet;  
 Thence along the East line of said Lot 11, South 33°23'16" East, a distance of 108.97 feet;  
 Thence along the East line of said Lot 11, South 53°21'53" East, a distance of 82.45 feet;



Thence South 02°02'58" West, a distance of 293.65 feet;  
Thence South 32°46'32" West, a distance of 39.29 feet to the South line of said Lot 11;  
Thence along the South line of said Lot 11, South 89°49'07" West, a distance of 151.29 feet;  
Thence North 49°56'12" East, a distance of 133.63 feet;  
Thence North 10°01'32" East, a distance of 250.04 feet;  
Thence North 76°28'34" West, a distance of 115.70 feet;  
Thence South 39°53'43" West, a distance of 137.36 feet;  
Thence 32.56 feet along the arc of a 48.00 foot radius non-tangent curve to the left, through a central angle of 38°52'10", with a chord bearing North 71°33'54" West, a distance of 31.94 feet;  
Thence North 34°08'50" East, a distance of 149.92 feet;  
Thence North 16°39'15" West, a distance of 56.46 feet;  
Thence North 07°56'52" West, a distance of 94.71 feet;  
Thence North 01°53'24" East, a distance of 104.93 feet;  
Thence North 78°19'19" West, a distance of 68.32 feet;  
Thence South 82°47'38" West, a distance of 113.32 feet;  
Thence 51.87 feet along the arc of a 202.00 foot radius non-tangent curve to the left, through a central angle of 14°42'41", with a chord bearing North 20°17'02" West, a distance of 51.72 feet;  
Thence North 27°38'22" West tangent to said curve, a distance of 51.41 feet;  
Thence South 62°21'38" West, a distance of 44.00 feet;  
Thence North 27°38'22" West, a distance of 49.37 feet;  
Thence South 40°25'54" West, a distance of 200.89 feet;  
Thence South 47°30'31" West, a distance of 102.35 feet;  
Thence South 59°43'45" West, a distance of 126.57 feet;  
Thence North 18°06'30" West, a distance of 123.95 feet;  
Thence 104.19 feet along the arc of a 222.00 foot radius non-tangent curve to the left, through a central angle of 26°53'25", with a chord bearing North 54°11'51" East, a distance of 103.24 feet;  
Thence North 49°14'51" West, a distance of 44.00 feet; to the beginning of a 178.00 foot radius curve concave to the northwest;  
Thence southwesterly 44.50 feet along the arc of said curve, through a central angle of 14°19'30", with a chord bearing South 47°54'54" West, a distance of 44.39 feet;  
Thence North 15°15'27" West, a distance of 214.56 feet;  
Thence South 65°30'22" West, a distance of 296.00 feet;  
Thence South 73°05'35" West, a distance of 76.46 feet;  
Thence South 06°45'32" West, a distance of 58.05 feet;  
Thence South 07°46'15" East, a distance of 9.48 feet;  
Thence South 88°12'47" West, a distance of 120.99 feet;  
Thence South 06°30'39" East, a distance of 100.00 feet;  
Thence South 62°52'30" West, a distance of 8.53 feet;  
Thence South 83°28'39" West, a distance of 36.00 feet;  
Thence South 06°31'21" East, a distance of 13.76 feet;

Thence 32.13 feet along the arc of a 228.00 foot radius tangent curve to the right, through a central angle of 8°04'31", with a chord bearing South 02°29'05" East, a distance of 32.11 feet;  
Thence South 01°33'11" West tangent to said curve, a distance of 18.50 feet;  
Thence South 85°16'22" West, a distance of 152.47 feet to the West line of said Lot 11;  
Thence along the West line of said Lot 11, North 00°51'57" West, a distance of 647.39 feet; to the Point of Beginning.

Containing 17.767 Acres, more or less.

AND A parcel of land situated in the SE1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 of said Section 35, whence the B.L.M. brass cap for the Southeast corner of said Section 35 bears North 89°06'03" East, a distance of 182.43 feet;  
Thence North 29°52'22" West, a distance of 89.91 feet;  
Thence North 71°11'09" West, a distance of 59.06 feet;  
Thence North 45°51'22" West, a distance of 68.42 feet;  
Thence South 87°41'18" West, a distance of 68.22 feet;  
Thence North 79°08'50" West, a distance of 108.28 feet;  
Thence North 64°02'25" West, a distance of 62.18 feet;  
Thence South 68°11'37" West, a distance of 66.06 feet;  
Thence North 15°53'43" West, a distance of 75.26 feet;  
Thence North 59°51'15" East, a distance of 54.25 feet;  
Thence North 08°15'53" West, a distance of 64.75 feet;  
Thence North 71°42'20" West, a distance of 475.17 feet;  
Thence North 12°12'56" West, a distance of 229.50 feet;  
Thence North 35°38'33" West, a distance of 566.09 feet;  
Thence North 16°58'57" East, a distance of 103.91 feet;  
Thence North 00°24'43" West, a distance of 13.41 feet to the North line of the SW1/4 SE1/4 of said Section 35;  
Thence South 89°35'17" West, a distance of 331.77 feet to the Northwest corner of the East 390.90 feet of the SW1/4 SE1/4 of said Section 35;  
Thence along the West line of the East 390.90 feet of the SW1/4 SE1/4 of said Section 35, South 00°58'05" East, a distance of 1296.85 feet to the South line of the SW1/4 of said Section 35;  
Thence North 89°06'03" East, a distance of 1533.90 feet to the Point of Beginning.

AND That part of the North ½ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, lying within the following description:  
From the Southwest corner of fractional Northeast ¼ Northwest ¼ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and considering the North line of said Section 15 to bear West, as determined by

the General Land Office in 1915 and 1918, with all bearings contained herein relative thereto; thence South 89°32' East 937.5 feet; thence North 00°00'00" East 25.00 feet to the True Point of Beginning, being a point on the North right-of-way line of F-3/4 Road; thence along the North right-of-way line of said F-3/4 Road, South 89°32'00" East 402.21 feet; thence leaving said right-of-way line, North 00°00'00" East 1084.70 feet to the North line of said Section 15; thence along the North line said Section 15, South 89°59'46" West 402.21 feet; from which point the Northwest corner of Lot 3 of said Section 15 bears South 89°59'46" West 929.85 feet; thence South 00°00'00 West 1081.40 feet to the True Point of Beginning. EXCEPT that part conveyed to County of Mesa for road right-of-way by instrument recorded June 2, 1995 in Book 2149 at Page 76.

INTRODUCED for FIRST READING and PUBLICATION this 4th day of October, 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>			
<b>Subject:</b>	<b>Ephemeral Resources Annexation</b>		
<b>Meeting Date:</b>	<b>October 18, 2000</b>		
<b>Date Prepared:</b>	<b>September 20, 2000</b>		
<b>Author:</b>	<b>Patricia Parish</b>	<b>Associate Planner</b>	
<b>Presenter Name:</b>	<b>Patricia Parish</b>	<b>Associate Planner</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject:** Public Hearing for the Acceptance of the Petition and the Annexation Ordinance, #ANX-2000-144.

**Summary:** The Ephemeral Resources Annexation is located at the southwest corner of 29 5/8 Road and D Road and including portions of 29 Road and D Road right-of-way. The 110.86 acre annexation area consists of seven (7) parcels of land. Owners have signed a petition for annexation as part of a proposed gravel mine with accessory uses (#ANX-2000-144).

**Background Information:** See attached.

**Budget:** N/A

**Action Requested/Recommendation:** It is recommended that City Council accepts the Annexation Petition and approves the Annexation Ordinance on 2<sup>nd</sup> reading for the Ephemeral Resources property.

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

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

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

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>29 5/8 Road and D Road</b>	
<b>Applicants:</b>		<b>Ephemeral Resources, LLC, Owner Ben Kilgore, Developer Thomas Logue, Representative</b>	
<b>Existing Land Use:</b>		<b>Vacant Farmland</b>	
<b>Proposed Land Use:</b>		<b>Gravel Mine</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Vacant Farmland, Single Family Residential</b>	
	<b>South</b>	<b>Vacant Farmland, Single Family Residential</b>	
	<b>East</b>	<b>Vacant Farmland, Single Family Residential</b>	
	<b>West</b>	<b>Vacant Farmland, Single Family Residential</b>	
<b>Existing Zoning:</b>		<b>RSF-R (1 unit/5 acres)</b>	
<b>Proposed Zoning:</b>		<b>RSF-R (1 unit/5 acres) Effective Annexation Date: 11/19/00</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
	<b>South</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
	<b>East</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
	<b>West</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
<b>Growth Plan Designation:</b>		<b>Estate (2-5 units/acre)</b>	
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>
			<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This 110.86 acre annexation area consists of seven parcels of land. The property owner would like to operate a gravel mine with accessory uses which, under the 1998 Persigo Intergovernmental Agreement, requires development in this area to be annexed. The property is now being annexed into the City of Grand Junction.

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

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

The following annexation schedule is being proposed.

Sept. 6	Referral of Petition to Annex & 1 <sup>st</sup> Read (30 Day Notice)
Sept. 12th	Planning Commission considers Zone of Annexation
Oct. 4th	First Reading on Zoning by City Council
Oct. 18th	Public hearing on Annexation and Zoning by City Council
Nov. 19th	Annexation and Zoning Effective

**RECOMMENDATION:**

Approval

**Attachments:**

1. Resolution of Acceptance of Petition
2. Annexation Ordinances (3)
3. Annexation Map
4. Summary

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_-00**

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

**EPHEMERAL RESOURCES ANNEXATION NO. 1, 2 AND 3**

**LOCATED AT 29 5/8 ROAD AND D ROAD  
AND INCLUDING PORTIONS OF THE 29 ROAD AND D ROAD  
RIGHTS-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

**WHEREAS**, on the 6<sup>th</sup> day of September, 2000, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A serial annexation comprising Ephemeral Resources Annexation No. 1, Ephemeral Resources Annexation No. 2 and Ephemeral Resources Annexation No. 3

**EPHEMERAL RESOURCES ANNEXATION NO.1**

A parcel of land situate in Section 19 and Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Section 20; thence S 00°07'18" W along the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1265.00 feet to the True Point of Beginning of the parcel described herein; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 5.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 64.37 feet to a point on the north line of the SW 1/4 NW 1/4 of said Section 20; thence S 00°07'18" W along a line 5.00 feet east of and parallel with the west line of said SW 1/4 NW 1/4 a distance of 1320.13 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 20; thence S 00°07'00" W along a line 5.00 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.02 feet to a point; thence N 89°38'24" W a distance of 35.00 feet to a point on the west right of way line for 29 Road; thence N 00°07'18" E along the west right of way line for said 29 Road a distance of 487.30 feet to a point; thence leaving said west right of way line S 89°52'42" E a distance of 30.00 feet to a point on the east line of the SE 1/4 NE 1/4 of Section 19; thence N 00°07'18" E along the east line of said SE 1/4 NE 1/4 a distance of 872.71 feet to the N 1/16 corner on the east line

of said Section 19; thence N 00°07'18" E along the east line of the NE 1/4 NE 1/4 of said Section 19 a distance of 64.37 feet to the point of beginning.

### **EPHEMERAL RESOURCES ANNEXATION NO.2**

A parcel of land situate in Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of Section 20; thence N 90°00'00" E along the north line of the NW 1/4 of said Section 20 a distance of 1588.56 feet to a point; thence S 00°04'35" W a distance of 5.00 feet to a point; thence S 90°00'00" W along a line 5.00 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence S 00°07'18" W along a line 5.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1255.01 feet to a point; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 10.00' east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 69.37 feet to a point on the south line of the NW 1/4 NW 1/4 of said Section 20; thence S 00°07'18" W along a line 10.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°07'00" W along a line 10.00 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 20 a distance of 40.04 feet to a point; thence N 89°38'24" W a distance of 5.00 feet to a point; thence N 00°07'00" E along a line 5.00 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.02 feet to a point on the north line of said NW 1/4 SW 1/4; thence N 00°07'18" E along a line 5.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°07'18" E along a line 5.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 64.37 feet to a point; thence N 89°52'42" W a distance of 5.00 feet to a point on the west line of said NW 1/4 NW 1/4; thence N 00°07'18" E along the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1265.00 feet to the point of beginning.

### **EPHEMERAL RESOURCES ANNEXATION NO. 3**

A parcel of land situate in Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the North 1/4 corner of Section 20; thence S 00°01'52" W along the east line of the NE 1/4 NW 1/4 of said Section 20 a distance of 1324.46 feet to the CN 1/16 corner of said Section 20; thence S 00°00'25" W along the east line of the SE 1/4 NW 1/4 of said Section 20 a distance of 1325.57 feet to the C 1/4 corner of said Section 20; thence S 00°00'25" W along the east line of the NE 1/4 SW 1/4 of said Section 20 a



distance of 569.60 feet to a point; thence S 89°57'49" W a distance of 673.54 feet to a point; thence S 43°05'57" W a distance of 950.26 feet to a point on the west line of said NE 1/4 SW 1/4; thence N 00°08'02" E along the west line of the NE 1/4 SW 1/4 of said Section 20 a distance of 1264.15 feet to the CW 1/16 corner of said Section 20; thence N 00°03'51" E along the west line of the SE 1/4 NW 1/4 of said Section 20 a distance of 1322.85 feet to the NW 1/16 corner of said Section 20; thence S 89°53'36" W along the south line of the NW 1/4 NW 1/4 of said Section 20 a distance of 791.67 feet to a point; thence N 22°51'01" E a distance of 1004.19 feet to a point; thence N 90°00'00" E a distance of 1050.95 feet to a point; thence N 00°04'35" E a distance of 398.00 feet to a point 5 feet south of the north line of the NW 1/4 of said Section 20; thence S 90°00'00" W along a line 5 feet south of and parallel with the north line of said NW 1/4 a distance of 372.00 feet to a point; thence S 00°04'35" W a distance of 5.00 feet to a point; thence S 90°00'00" W along a line 10 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence S 00°07'18" W along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1245.02 feet to a point; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 74.37 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°07'00" W along a line 15 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 20 a distance of 40.06 feet to a point; thence N 89°38'24" W a distance of 5.00 feet to a point; thence N 00°07'00" E along a line 10 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.04 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 20; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 69.37 feet to a point; thence N 89°52'42" W a distance of 5.00 feet to a point; thence N 00°07'18" E along a line 5 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 1255.01 feet to a point; thence N 90°00'00" E along a line 5 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence N 00°04'35" E a distance of 5.00 feet to a point on the north line of the NW 1/4 of said Section 20; thence N 90°00'00" E along the north line of said NW 1/4 a distance of 1046.56 feet to the point of beginning.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of October, 2000; and

**WHEREAS**, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held

in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

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

**ADOPTED** this \_\_\_\_ day \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**EPHEMERAL RESOURCES ANNEXATION NO. 1  
APPROXIMATELY 0.50 ACRES  
LOCATED IN PORTIONS OF THE 29 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 6<sup>th</sup> day of September, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of October, 2000; and

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

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

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

**EPHEMERAL RESOURCES ANNEXATION NO. 1**

A parcel of land situate in Section 19 and Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of Section 20; thence S 00°07'18" W along the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1265.00 feet to the True Point of Beginning of the parcel described herein; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 5.00 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 64.37 feet to a point on the north line of the SW 1/4 NW 1/4 of said Section 20; thence S 00°07'18" W along a line 5.00 feet east of and parallel with the west line of said SW 1/4 NW 1/4 a distance of 1320.13 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 20; thence S 00°07'00" W along a line 5.00 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.02 feet to a point; thence N 89°38'24" W a distance of 35.00 feet to a point on the west right of way line for 29 Road; thence N 00°07'18" E along the west right of way line for said 29 Road a distance of 487.30 feet to a point; thence leaving said west right of way line S 89°52'42" E a distance of 30.00 feet to a point on

the east line of the SE 1/4 NE 1/4 of Section 19; thence N 00°07'18" E along the east line of said SE 1/4 NE 1/4 a distance of 872.71 feet to the N 1/16 corner on the east line of said Section 19; thence N 00°07'18" E along the east line of the NE 1/4 NE 1/4 of said Section 19 a distance of 64.37 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 6<sup>th</sup> day of September, 2000.

**ADOPTED** and ordered published this \_\_\_\_ day of \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**EPHEMERAL RESOURCES ANNEXATION NO. 2  
APPROXIMATELY 0.49 ACRES  
LOCATED IN PORTIONS OF THE 29 ROAD AND D ROAD RIGHTS-OF-WAY**

**WHEREAS**, on the 6<sup>th</sup> day of September, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of October, 2000; and

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

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

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

**EPHEMERAL RESOURCES ANNEXATION NO.2**

A parcel of land situate in Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the northwest corner of Section 20; thence N 90°00'00" E along the north line of the NW 1/4 of said Section 20 a distance of 1588.56 feet to a point; thence S 00°04'35" W a distance of 5.00 feet to a point; thence S 90°00'00" W along a line 5.00 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence S 00°07'18" W along a line 5.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1255.01 feet to a point; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 10.00' east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 69.37 feet to a point on the south line of the NW 1/4 NW 1/4 of said Section 20; thence S 00°07'18" W along a line 10.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°07'00" W along a line 10.00 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 20 a distance of 40.04 feet to a point; thence N 89°38'24" W a distance of 5.00 feet to a

point; thence N 00°07'00" E along a line 5.00 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.02 feet to a point on the north line of said NW 1/4 SW 1/4; thence N 00°07'18" E along a line 5.00 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°07'18" E along a line 5.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 64.37 feet to a point; thence N 89°52'42" W a distance of 5.00 feet to a point on the west line of said NW 1/4 NW 1/4; thence N 00°07'18" E along the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1265.00 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 6<sup>th</sup> day of September, 2000.

**ADOPTED** and ordered published this \_\_\_\_ day of \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**EPHEMERAL RESOURCES ANNEXATION NO. 3  
APPROXIMATELY 109.87 ACRES  
LOCATED AT 29 5/8 ROAD AND D ROAD  
AND INCLUDING PORTIONS OF THE 29 ROAD AND D ROAD  
RIGHTS-OF-WAY**

**WHEREAS**, on the 6<sup>th</sup> day of September, 2000 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of October, 2000; and

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

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

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

**EPHEMERAL RESOURCES ANNEXATION NO. 3**

A parcel of land situate in Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the North 1/4 corner of Section 20; thence S 00°01'52" W along the east line of the NE 1/4 NW 1/4 of said Section 20 a distance of 1324.46 feet to the CN 1/16 corner of said Section 20; thence S 00°00'25" W along the east line of the SE 1/4 NW 1/4 of said Section 20 a distance of 1325.57 feet to the C 1/4 corner of said Section 20; thence S 00°00'25" W along the east line of the NE 1/4 SW 1/4 of said Section 20 a distance of 569.60 feet to a point; thence S 89°57'49" W a distance of 673.54 feet to a point; thence S 43°05'57" W a distance of 950.26 feet to a point on the west line of said NE 1/4 SW 1/4; thence N 00°08'02" E along the west line of the NE 1/4 SW 1/4 of said Section 20 a distance of 1264.15 feet to the CW 1/16 corner of said Section 20; thence N 00°03'51" E along the west line of the SE 1/4 NW 1/4 of said Section 20 a distance of

1322.85 feet to the NW 1/16 corner of said Section 20; thence S 89°53'36" W along the south line of the NW 1/4 NW 1/4 of said Section 20 a distance of 791.67 feet to a point; thence N 22°51'01" E a distance of 1004.19 feet to a point; thence N 90°00'00" E a distance of 1050.95 feet to a point; thence N 00°04'35" E a distance of 398.00 feet to a point 5 feet south of the north line of the NW 1/4 of said Section 20; thence S 90°00'00" W along a line 5 feet south of and parallel with the north line of said NW 1/4 a distance of 372.00 feet to a point; thence S 00°04'35" W a distance of 5.00 feet to a point; thence S 90°00'00" W along a line 10 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence S 00°07'18" W along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1245.02 feet to a point; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 74.37 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°07'00" W along a line 15 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 20 a distance of 40.06 feet to a point; thence N 89°38'24" W a distance of 5.00 feet to a point; thence N 00°07'00" E along a line 10 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.04 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 20; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 69.37 feet to a point; thence N 89°52'42" W a distance of 5.00 feet to a point; thence N 00°07'18" E along a line 5 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 1255.01 feet to a point; thence N 90°00'00" E along a line 5 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence N 00°04'35" E a distance of 5.00 feet to a point on the north line of the NW 1/4 of said Section 20; thence N 90°00'00" E along the north line of said NW 1/4 a distance of 1046.56 feet to the point of beginning.

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

**INTRODUCED** on first reading on the 6<sup>th</sup> day of September, 2000.

**ADOPTED** and ordered published this \_\_\_\_ day of \_\_\_\_\_, 2000.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk





<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>29 5/8 Road and D Road</b>	
<b>Applicants:</b>		<b>Ephemeral Resources, LLC, Owner Ben Kilgore, Developer Thomas Logue, Representative</b>	
<b>Existing Land Use:</b>		<b>Vacant Farmland</b>	
<b>Proposed Land Use:</b>		<b>Gravel Mine</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Vacant Farmland, Single Family Residential</b>	
	<b>South</b>	<b>Vacant Farmland, Single Family Residential</b>	
	<b>East</b>	<b>Vacant Farmland, Single Family Residential</b>	
	<b>West</b>	<b>Vacant Farmland, Single Family Residential</b>	
<b>Existing Zoning:</b>		<b>RSF-R (1 unit/5 acres)</b>	
<b>Proposed Zoning:</b>		<b>RSF-R (1 unit/5 acres) Effective Annexation Date: 11/19/00</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
	<b>South</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
	<b>East</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
	<b>West</b>	<b>RSF-R (Residential Single Family Rural-County)</b>	
<b>Growth Plan Designation:</b>		<b>Estate (2-5 units/acre)</b>	
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>
			<b>No</b>

**Staff Analysis:**

**ZONE OF ANNEXATION:**

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. Please review the attached Annexation Boundary Map. The proposed zoning of RSF-R is identical to or nearly identical to corresponding Mesa County zoning for the properties. Please note that this 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's Future Land Use Map.

Ephemeral Resources has seven parcels being annexed into the City of Grand Junction. The existing Mesa County zoning for the Ephemeral Resources parcels is Agricultural Forestry Transitional. The proposed Zone of Annexation for the Ephemeral Resources Annexation is RSF-R (Residential Single Family-Rural). The 110.86 acres of land owned by Ephemeral Resources is being annexed in accordance with the Persigo Agreement as a result of the plan to develop the vacant parcel into a gravel mining operation, which is concurrently going through a Conditional Use Permit process.

**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.

<b><u>ANNEXATION SCHEDULE</u></b>	
<b>Sept. 6, 2000</b>	<b>Referral of Petition (30 Day Notice), First Reading, Exercising Land Use</b>
<b>Sept. 12, 2000</b>	<b>Planning Commission considers Zone of Annexation</b>
<b>Oct. 4, 2000</b>	<b>First Reading on Zoning by City Council</b>
<b>Oct. 18, 2000</b>	<b>Acceptance of Petition and Public hearing on Annexation and Zoning by City Council</b>
<b>Nov. 19, 2000</b>	<b>Effective date of Annexation and Zoning</b>

**STAFF RECOMMENDATION:**

Staff recommends approval of the zone of annexation to Residential Single Family-Rural.

**PLANNING COMMISSION RECOMMENDATION:**

Zone of Annexation:

On September 12, 2000, the Planning Commission forwarded a positive recommendation to City Council for Residential Single Family-Rural (RSF-R) Zone District for the following reasons:

- RSF-R zone district is similar to the existing Mesa County zoning AFT.
- RSF-R zone district meets the criteria found in Section 2.14.F and Section 2.6 of the Zoning and Development Code.

Attachments:

1. Zone of Annexation Ordinance
2. Annexation Boundary Map

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE No. \_\_\_\_\_**

**Zoning the Ephemeral Resources Annexation to  
Residential Single Family - Rural (RSF-R)**

**Located at 29 5/8 Road and D 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 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 the Residential Single Family - Rural (RSF-R) zone district**

Includes the following tax parcels: 2943-202-00-037, 2943-202-00-039, 2943-202-00-045, 2943-202-00-006, 2943-202-00-074, 2943-203-00-097, 2943-203-00-098.

A parcel of land situate in Section 20, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the North 1/4 corner of Section 20; thence S 00°01'52" W along the east line of the NE 1/4 NW 1/4 of said Section 20 a distance of 1324.46 feet to the CN 1/16 corner of said Section 20; thence S 00°00'25" W along the east line of the SE 1/4 NW 1/4 of said Section 20 a distance of 1325.57 feet to the C 1/4 corner of said Section 20; thence S 00°00'25" W along the east line of the NE 1/4 SW 1/4 of said Section 20 a distance of 569.60 feet to a point; thence S 89°57'49" W a distance of 673.54 feet to a point; thence S 43°05'57" W a distance of 950.26 feet to a point on the west line of said NE 1/4 SW 1/4; thence N 00°08'02" E along the west line of the NE 1/4 SW 1/4 of said Section 20 a distance of 1264.15 feet to the CW 1/16 corner of said Section 20; thence N 00°03'51" E along the west line of the SE 1/4 NW 1/4 of said Section 20 a distance of

1322.85 feet to the NW 1/16 corner of said Section 20; thence S 89°53'36" W along the south line of the NW 1/4 NW 1/4 of said Section 20 a distance of 791.67 feet to a point; thence N 22°51'01" E a distance of 1004.19 feet to a point; thence N 90°00'00" E a distance of 1050.95 feet to a point; thence N 00°04'35" E a distance of 398.00 feet to a point 5 feet south of the north line of the NW 1/4 of said Section 20; thence S 90°00'00" W along a line 5 feet south of and parallel with the north line of said NW 1/4 a distance of 372.00 feet to a point; thence S 00°04'35" W a distance of 5.00 feet to a point; thence S 90°00'00" W along a line 10 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence S 00°07'18" W along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 1245.02 feet to a point; thence S 89°52'42" E a distance of 5.00 feet to a point; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 74.37 feet to a point on the south line of said NW 1/4 NW 1/4; thence S 00°07'18" W along a line 15 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°07'00" W along a line 15 feet east of and parallel with the west line of the NW 1/4 SW 1/4 of said Section 20 a distance of 40.06 feet to a point; thence N 89°38'24" W a distance of 5.00 feet to a point; thence N 00°07'00" E along a line 10 feet east of and parallel with the west line of said NW 1/4 SW 1/4 a distance of 40.04 feet to a point on the north line of the NW 1/4 SW 1/4 of said Section 20; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the SW 1/4 NW 1/4 of said Section 20 a distance of 1320.13 feet to a point on the north line of said SW 1/4 NW 1/4; thence N 00°07'18" E along a line 10 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of said Section 20 a distance of 69.37 feet to a point; thence N 89°52'42" W a distance of 5.00 feet to a point; thence N 00°07'18" E along a line 5 feet east of and parallel with the west line of said NW 1/4 NW 1/4 a distance of 1255.01 feet to a point; thence N 90°00'00" E along a line 5 feet south of and parallel with the north line of the NW 1/4 of said Section 20 a distance of 1583.56 feet to a point; thence N 00°04'35" E a distance of 5.00 feet to a point on the north line of the NW 1/4 of said Section 20; thence N 90°00'00" E along the north line of said NW 1/4 a distance of 1046.56 feet to the point of beginning.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

PASSED and ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk



