

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

WEDNESDAY, APRIL 18, 2001, 7:30 P.M.

CALL TO ORDER

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

PROCLAMATIONS / RECOGNITIONS

PRESENTATION FROM THE CITY COUNCIL AND MESA COUNTY COMMISSIONERS TO ROBERT BRAY AND KNUTE KNUDSON FOR THEIR WORK ON THE RIVERVIEW TECHNOLOGY CORPORATION

PROCLAMATION DECLARING APRIL 15-21, 2001, AS "SPECIAL OLYMPICS INSPIRE GREATNESS DAYS" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING APRIL 22-28, 2001 AS "CRIME VICTIMS' RIGHTS WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING APRIL 29 THROUGH MAY 5, 2001, AS "MUNICIPAL CLERKS WEEK" IN THE CITY OF GRAND JUNCTION

CITIZEN COMMENTS

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

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

Action: Approve the Summary of the April 2, 2001 Workshop, the Minutes of the Special Joint City/County Meeting April 2, 2001 and the Minutes of the Regular Meeting April 4, 2001

2. **Setting a Hearing on First Supplemental Appropriation Ordinance for the 2001 Budget** [Attach 2](#)

The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.
Proposed Ordinance Making Supplemental Appropriations to the 2001 Budget of the City of Grand Junction

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 2, 2001

Staff presentation: Ron Lappi, Administrative Services Director

3. **25 Road Reconstruction – Highway I-70B to Patterson Road** [Attach 3](#)

The following bids were received on April 10, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
M.A. Concrete Construction.	Grand Junction	\$926,154.51
United Companies	Grand Junction	\$971,565.00
Bogue Construction	Fruita	\$1,024,778.25
Elam Construction	Grand Junction	\$1,174,080.00
Rolland Engineering's Estimate		\$966,155.00

Action: Award Contract for 25 Road Reconstruction, Highway I-70B to Patterson Road, to M.A. Concrete, Inc., in the Amount of \$926,154.51

Staff presentation: Tim Moore, Public Works Manager

4. **Engineering and Design Contract for the Riverside Bypass Project, Phase 1** [Attach 4](#)

This work will develop the best alternative for the construction of the connecting road system from 24 Road along the Colorado River to the Highway 50 bridge and beyond to the connection with 29 Road.

Action: Award Contract for Engineering and Design of the Riverside Bypass Project, Phase 1, to Kimley-Horn and Associates, Inc., in the Amount of \$326,800.85

Staff presentation: Tim Moore, Public Works Manager

5. **Concrete Repair for 2001 Street Overlays** [Attach 5](#)

The following bids were received on April 10, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
B.P.S. Concrete	Grand Junction	\$287,351.09
G and G Paving Construction, Inc.	Grand Junction	\$310,606.00
Vista Paving L.L.C.	Grand Junction	\$298,692.93
Reyes Construction, Inc.	Grand Junction	\$309,372.34

Engineer's Estimate \$412,155.33

Action: Award Contract for Concrete Repair for 2001 Street Overlays to B.P.S. Concrete in the Amount of \$287,351.09

Staff presentation: Tim Moore, Public Works Manager

6. **South Camp Bicycle and Pedestrian Trail Project, Wingate School Section** [Attach 6](#)

The following bids were received on March 20, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
R.W. Jones Construction	Fruita	\$68,250.54
Mays Concrete	Grand Junction	\$72,138.00
D & K Construction Management	Montrose	\$84,936.66
Colorado West Leasing	Grand Junction	\$85,954.69
Ewing Trucking & Construction	Edwards	\$96,389.50
B.P.S. Concrete	Grand Junction	\$114,991.12
Vista Paving	Grand Junction	\$133,139.75
Engineer's Estimate		\$88,964.50

Action: Award Contract for South Camp Bicycle and Pedestrian Trail Project, Wingate School Section, to R.W. Jones Construction, Inc. in the Amount of \$68,250.54 and Waiving Irregularities in the Bid

Staff presentation: Tim Moore, Public Works Manager

7. **Authorizing Sewer Connections to the Valle Vista Sewer Interceptor and Amending the Persigo Agreement Adopted October 13, 1998** [Attach 7](#)

On April 2, 2001 the City Council and the Board of County Commissioners, in a joint public hearing, adopted motions authorizing certain connections to the Valle Vista Sewer Interceptor, east of 30 Road, on central Orchard Mesa.

Resolution No. 35-01 – A Joint Resolution of the City Council of the City of Grand Junction and the Board of County Commissioners of Mesa County Amending Paragraph 23 of the Persigo Agreement by Authorizing Specific Connections to the Valle Vista Sewer Line

**Action: Adopt Resolution No. 35-01*

Staff presentation: Greg Trainor, Utilities Manager

8. **FY 2001 Unified Planning Work Program Amendment** [Attach 8](#)

The Grand Junction/Mesa County MPO is entitled to additional \$17,328 in Consolidated Planning Grant Program funds. The local match requirement for these funds is \$3,804, to be split 50/50 between Mesa County and the City of Grand Junction. Before these funds can be distributed, the MPO must amend its current UPWP to add the additional dollars into current or new tasks.

Resolution No. 36-01 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of the Amended Fiscal Year 2001 Unified Planning Work Program

**Action: Adopt Resolution No. 36-01*

Staff presentation: Tim Moore, Public Works Manager

9. **Extension of Lease with Mesa National Bank** [Attach 9](#)

The Police Department has conducted polygraph testing procedures at Mesa National Bank since 1996. The proposed action will extend the term of the lease for one year.

Resolution No. 37-01 – A Resolution Extending the Lease of Office Space at 131 North 6th Street for Use as a Polygraph Testing Facility

**Action: Adopt Resolution No. 37-01*

Staff presentation: Tim Woodmansee, Real Estate Manager

10. **Two Rivers Convention Center and Parking Expansion and Improvements** [Attach 10](#)

The following outlines the various options for the expansion of Two Rivers and the related parking. GMP indicates the guaranteed maximum price.

GMP Summary	Building
Building w/o Alternates	\$3,577,546
Backflow/Fire	\$ 7,329
Alternate #1	\$ 28,639
Alternate #3	\$ 59,074
Alternate #4	\$ 155,735
Alternate #5	\$ 17,775
Alternate #7A	\$ 6,201
Alternate #9	\$ 6,669
Alternate #10	<u>(\$ 8,295)</u>
Total	\$3,867,263

GMP Summary

Parking Lot

Parking Lot Construction	
w/o Alternates	\$624,029
Electric Vendor outlets	\$ 30,000
2 nd Street Pedestrian Improvements	<u>\$140,000</u>
Total	\$794,029

Grand Total GMP \$4,661,292

Action: Award Contract to Shaw Construction with a Guaranteed Maximum Price of \$4,661,292 for the Two Rivers Convention Center and Parking Lot Expansion and Improvements

Staff presentation: Joe Stevens, Parks & Recreation Director
Tim Moore, Public Works Manager

11. **Setting a Hearing on Correcting the Zoning for Faircloud Subdivision, Located at the Northeast Corner of F½ Road and 30 Road**

[File #FPP-1999-280R]

[Attach 11](#)

Faircloud Subdivision was mistakenly zoned to RSF-4 with adoption of the new zoning map. It should have been zoned to PD to reflect the approved PR 3.4 zone on the parcel as part of the approved Faircloud Subdivision. At its hearing on April 10, 2001 the Planning Commission recommended approval of this request.

Proposed Ordinance Correcting Zoning of the Faircloud Subdivision, Located at the Northeast Corner of F½ Road and 30 Road (Correcting Zoning from RSF-4 to PD)

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 2, 2001

Staff presentation: Bill Nebeker, Senior Planner

12. **Setting a Hearing on Vacating Florida Street Right-of-Way in White Willows Subdivision, Located at 2851 D Road** [File #VR-2001-059]

[Attach 12](#)

In conjunction with the approval of White Willows Subdivision Filing 1, the applicant requests to vacate Florida Street right-of-way within the boundaries of this development. The purpose of the vacation is to align the street with the existing location of the water and sewer lines, which is approximately 100 feet south of the unimproved right-of-way. At its hearing on April 10, 2001, the Planning Commission recommended approval of this request.

Proposed Ordinance Vacating Florida Street Located at the 28½ Road Alignment within the Approved White Willows Subdivision, being a Portion of Bevier Subdivision

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 2, 2001

Staff presentation: Bill Nebeker, Senior Planner

13. **Revocable Permit for Sewer Line across City Owned Property to Serve Property Located at 202 Fourth Avenue** [File #RVP-2001-020] [Attach 13](#)

Consideration of a resolution authorizing the issuance of a Revocable Permit to allow the petitioner to construct a sewer line across City-owned property, to serve the subject property located at 202 Fourth Avenue

Resolution No. 38-01 – A Resolution Concerning the Issuance of a Revocable Permit to K.C. Asphalt, LLC

**Action:* Adopt Resolution No. 38-01

Staff presentation: Lori Bowers, Associate Planner

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

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

14. **Public Hearing - Vacating the Road Right-of-Way for Flower Street between Central Drive and G 3/8 Road** [File #VR-2001-037] [Attach 14](#)

The project petitioners are requesting the vacation of a road right-of-way that was dedicated via a recorded plat.

Ordinance No. 3336 – An Ordinance Vacating a Portion of Flower Street Located South of Central Drive

**Action:* Adopt Ordinance No. 3336 on Second Reading

Staff presentation: Pat Cecil, Development Services Supervisor

15. **Public Hearing - Berthod Annexation Located at 2982 Gunnison Avenue** [File #ANX-2001-033] [Attach 15](#)

Public hearing for acceptance of the petition to annex and second reading of the annexation ordinance for the Berthod Annexation, located at 2982 Gunnison

Avenue. The entire annexation area consists of 0.712 acres.

a. Resolution Accepting Petition

Resolution No. 39–01 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Berthod Annexation, Located at 2982 Gunnison Avenue, is Eligible for Annexation

Action: Adopt Resolution No. 39–01

b. Annexation Ordinance

Ordinance No. 3337 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Berthod Annexation, Approximately 0.712 Acres, Located at 2982 Gunnison Avenue

Action: Adopt Ordinance No. 3337 on Second Reading

Staff presentation: Patricia Parish, Associate Planner

16. **Public Hearing - Zoning Berthod Annexation, Located at 2982 Gunnison Avenue** [File #ANX-2001-033] [Attach 16](#)

Second reading of the zoning ordinance for the Berthod Annexation located at 2982 Gunnison Avenue. State law requires the City to zone property that is annexed into the City of Grand Junction. The proposed zoning of I-1 is similar to the existing Mesa County zoning of Industrial. The Planning Commission forwarded a positive recommendation.

Ordinance No. 3338 – An Ordinance Zoning the Berthod Annexation to Light Industrial (I-1), Located at 2982 Gunnison Avenue

Action: Adopt Ordinance No. 3338 on Second Reading

Staff presentation: Patricia Parish, Associate Planner

17. **Public Hearing - Cantrell Annexations No. 1 and No. 2, Located at 2930 North Avenue** [File #ANX-2001-052] [Attach 17](#)

The 3.09-acre Cantrell Annexation area consists of one parcel of land, approximately 2.71 acres in size, located at 2930 North Avenue. The remaining acreage is comprised of approximately 703 feet of right-of-way along North Avenue. There are no existing structures on the site. The owner of the property has signed a petition for annexation.

a. Resolution Accepting Petition

Resolution No. 40–01 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Cantrell Annexation, Located at 2982 Gunnison Avenue, is Eligible for Annexation

**Action: Adopt Resolution No. 40–01*

b. Annexation Ordinances

- (1) Ordinance No. 3339 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cantrell Annexation No. 1, Approximately 0.38 Acres, Located at 2930 North Avenue and Including a Portion of the North Avenue Right-of-Way
- (2) Ordinance No. 3340 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cantrell Annexation No. 2, Approximately 2.71 Acres, Located at 2930 North Avenue and Including a Portion of the North Avenue Right-of-Way

**Action: Adopt Ordinance No. 3339 and Ordinance No. 3340 on Second Reading*

Staff presentation: Lori Bowers, Associate Planner

18. **Revocable Permit for Monument Motors Located at 748 1st Street**

[File #RVP-2001-068]

[Attach 18](#)

A request for a revocable permit for auto sales display in the right-of-way of Hill Avenue for Monument Motors, located at 748 1st Street.

Resolution No. 41–01 – A Resolution Concerning the Issuance of a Revocable Permit to Fuoco Investments, LLC

**Action: Adopt Resolution No. 41–01*

Staff presentation: Kathy Portner, Acting Community Development Director

19. **Lease Purchase Agreement for the Steam Plant Property**

[Attach 19](#)

The proposed action will authorize City staff, with the advice and assistance of the Steamplant RFP Review Committee, to conduct negotiations for the lease, redevelopment and potential conveyance of the former Steamplant property.

Action: Authorize Negotiations for a Lease and Purchase Agreement with "STEAM"

Staff presentation: Tim Woodmansee, Real Estate Manager

20. **Proposed Enhancement Projects**

[Attach 20](#)

City Council will review the projects staff has identified for funding through the Enhancement Program. This meeting will provide City Council with the opportunity to add, delete or modify the scope of these projects eligible for funding in years 2003-2005. Council will also prioritize the list of projects that will ultimately be presented to the Transportation Policy Advisory Committee (TPAC).

Action: Select and Prioritize a List of Projects that Could be Funded through the Enhancement Program

Staff presentation: Tim Moore, Public Works Manager

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

22. **OTHER BUSINESS**

23. **EXECUTIVE SESSION** to Discuss Property Negotiations

24. **ADJOURNMENT**

Attach 1

GRAND JUNCTION CITY COUNCIL WORKSHOP

April 2, 2001

The City Council of the City of Grand Junction, Colorado, met on Monday, April 2, 2001 at 9:32 p.m. in the City Hall Auditorium to discuss workshop items, following a special joint session with the County Commissioners. Those present were Cindy Enos-Martinez, Earl Payne, Jack Scott, Jim Spehar, Janet Terry and President of the Council Gene Kinsey. Councilmember Reford Theobald was absent.

Summaries and action on the following topics:

1. **REVIEW CITY COUNCIL GOALS**

Due to the lateness of the hour, the City Council only touched upon some outstanding issues.

Action Summary: It was suggested that the new Council, once seated, address the goals. Councilmember Terry mentioned the need to address the Grand Mesa Slopes issue.

2. **OTHER ITEMS**

The Cultural Heritage Plaza was brought up with the suggestion that the parks staff to work with local architects to come up with initial design. City Manager Arnold said that a mock up could be presented on April 16th

It was mentioned that there will be a neighborhood meeting in Orchard Mesa as the material in the dog poisonings has been identified.

**JOINT CITY/COUNTY MEETING
REGARDING SEWER CONNENTION TO VALLE VISTA
and SEPTIC ELIMINATION PROGRAM BENEFITS**

April 2, 2001

The meeting was called to order at 7:05 p.m. Those present were President of the Council Gene Kinsey, Councilmembers Cindy Enos-Martinez, Earl Payne, Jack Scott, Jim Spehar, and Janet Terry. Councilmember Reford Theobald was absent. For Mesa County, Commission Chair Kathy Hall, Commissioner Doralyn Genova and Commissioner Jim Baughman were present. Dan Wilson, City Attorney, Roberta Raley, Clerk of the Board and City Clerk Stephanie Nye were also present.

Council President Kinsey announced discussion would take place on the Persigo Agreement and the Septic Elimination Program.

Central Orchard Mesa (Valle Vista)

The first area involved the sewer connections to the Valle Vista Sewer Line on Orchard Mesa. Joint Public Works staff from the County and City has developed possible alternatives for consideration by the City Council and County Commissioners.

City Utilities Manager Greg Trainor introduced the discussion and noted that Mark Relph, City Public Works Director, and Pete Baier, County Public Works Manager, were present. He recalled the last joint meeting in the middle of December and the direction to staff from that meeting. He then referred to the map and described the area.

Mr. Trainor then explained the easement/ tap trades done by Orchard Mesa Sanitation District and identified properties that were issued taps and those that are actually connected. He then clarified which properties have structures and which ones are connected to the sewer. The property owned by Gena Harrison had an existing structure prior to October 1998 plus she granted an easement in exchange for a tap. Thus, making this property fall into two of the categories (A & B).

Councilmember Spehar asked if the Orchard Mesa Sanitation District boundaries were expanded to include the corridor. City Attorney Dan Wilson did not know if the boundaries were formally changed, but Mr. Trainor thought they were serving those customers as out of district customers. Commissioner Baughman asked Mr. Trainor to verify that the County considered this area in the 201 area and the City did not consider it in the boundary. Mr. Trainor said that was true under the Persigo Agreement, which was signed. Then these meetings began and this issue is still undecided between the two governing bodies.

Commissioner Genova asked about the natural drainage of this corridor. Trent Prall, City Utilities Engineer, said yes, there is quite a bit of area that falls in that natural gravity flow area.

Mr. Trainor recapped the available options presented including an option that there be no change to the present agreement.

Councilmember Terry stated the information on the Orchard Mesa Sanitation District agreements was recent information to the Council and she asked Mr. Trainor to give the history to the Board of Commissioners.

Mr. Trainor summarized the history of the Orchard Mesa Sanitation District Agreement in which it establishes that easements were traded for a promise for future taps when the Valle Vista line was being constructed. Chairwoman Hall said the Commissioners understood and were aware of that agreement.

The next issue discussed by Mr. Trainor regarded the two taps that were sold after the Persigo Agreement was signed and which are connected. Those taps were sold by mistake. He also noted the difficulty of telling other owners they could not be connected to the line when they are actually closer than ones already connected.

Councilmember Spehar said the issue is to decide how to administer this and solve this problem without opening it up to large-scale residential development.

Commissioner Baughman recalled that the Valle Vista line was all done by Orchard Mesa Sanitation District and there was a payback agreement to Orchard Mesa Sanitation District. Mr. Trainor concurred; the Persigo fund did agree to pay back Orchard Mesa Sanitation District to relieve Orchard Mesa Sanitation District from the pressure of selling taps.

Commissioner Genova pointed out that Orchard Mesa Sanitation District did all this before the Persigo Agreement; all concurred.

Mayor Kinsey asked for public comments.

Steve Kline, 3158 XL Spur, thought his area was being considered but from the map being displayed it is not. He asked for clarification and the status of this area. Mayor Kinsey responded that his area is not in the 201 sewer area and will not be considered for sewer at this time.

Gena Harrison, 3121 A½ Road, wanted to stay in the 201 boundary and asked the governing bodies to consider the option that will keep them in that area. She stated that was the reason they traded their land without any payment, i.e. granted the easement.

Mel Rettig, 265 32 Road, stated that his area has been deleted but thought the Dilasha Subdivision was still within the boundary. He asked if the blue area is in the boundary. Chairwoman Hall said that area has not been decided on at this time.

Council wanted clarification on the status of the blue area. City Attorney Dan Wilson said therein lies the discrepancy between the City and County. He discussed the language of the paragraph in the Persigo Agreement that would need to be changed to include the blue area.

Mr. Trainor said the actual study area was south of B Road and East of 30 Road. Technically Dilasha is still included. So another option would need to be added to the list.

Councilmember Spehar asked for clarification that if assuming this area is within the 201 boundary, under the Persigo Agreement, it cannot be served. Mr. Trainor stated that was correct.

Commissioner Genova stated that in order to address that issue, the Persigo Agreement would need to be amended regardless.

City Attorney Dan Wilson corrected that the area north of the Valle Vista corridor was excluded from the 201, so it is just the blue area in question.

City Motion

It was moved by Mayor Kinsey and seconded by Councilmember Terry to expand the agreement to include Option B, expand the existing provisions to allow connection of these additional properties which Orchard Mesa Sewer District granted taps prior to the Persigo Agreement.

Councilmember Spehar requested an amendment to the motion requiring that the connections be made as shown on the map within the corridor. Mayor Kinsey said it would be to the owners' financial advantage to do that.

Mayor Kinsey amended his motion to have the properties and parcels listed in the motion. Councilmember Terry seconded the amended motion. The motion carried with Councilmember **SPEHAR** voting **NO**.

County Motion

Commissioner Genova moved the same motion, Commissioner Baughman seconded the motion. The motion carried unanimously.

Gretchen Sigafoos, 131 31 Road, asked if the properties having taps in exchange for the easements would now increase the 201 boundary. Councilmember Terry replied that the City/County motion did not specifically increase or change the 201 boundary, but that would be an amendment to the Persigo Agreement.

Ms. Sigafos asked if existing structures are allowed to hook up, would that continually expand the 201 boundary. Commissioner Genova responded that it only allows for existing structures prior to October, 1998.

Councilmember Spehar stated that if the City/County elects to apply option D, then the boundary will need to be expanded to cover that whole area.

Councilmember Terry commented that if City/Council continues to allow hook ups as needed, the pressure for others will be too much and essentially they will have expanded the 201 boundary.

Ms. Sigafos stated that once the boundary is expanded, development will follow. She is against denser development, and has worked hard on the Orchard Mesa Plan, which discourages more development.

Bob Jasper, Mesa County Administrator, stated that adding a house essentially amends the boundary. The amendment may define how that happens; if the boundary includes these existing houses. He agreed, though, this could make saying "no" later on more difficult.

Kerry Cook, 3097 A½ Road, supported including those properties that traded for taps but he personally did not want to be included in the 201 boundary.

Jim Rooks, 155 31 Road, pointed out his properties on the map. He has 4.5 tap credits and feels he can use the taps on any of his 210+ acres, existing structures or not. He knows he still has to pay the City tap fee and the cost of running the line. He said he has 15 years to use those taps.

Councilmember Spehar said the last motion supports that action. Mr. Rooks said that economically the installation will be as close to the corridor as possible.

City Attorney Wilson commented that the agreement with Mr. Rooks and others does not state where those taps need to be. In 1995, the City and the Orchard Mesa Sanitation District met to resolve outstanding issues. In October, 1995 the Orchard Mesa Sanitation District did not tell the City about these 11 easements. In the October, 1995 agreement the City agreed to buy off Orchard Mesa Sanitation District and specifically identifying the 400-foot corridor and any others would have to be approved by the City. Mr. Wilson said that the governing bodies could require the connections be within the 400-foot corridor.

Deborah Davis, Orchard Mesa Sanitation District, stated the District has a copy of a map signed off by Mr. Wilson, which shows the area that can be served by the Valle Vista line. The area is crosshatched in green and signed by Mr. Wilson.

Rich Sinkle, 3108 A½ Road, disagreed the City did not know about the taps stating he signed a Power of Attorney (POA) to be annexed at that time (April, 1994).

Joe Carroll, 3076 U.S. Highway 50, had lived there for 40 years and was against getting the sewer.

Judith Cook, 3097 A½ Road, said the Nemecs at 3087 A½ Road do not want to be in the district and another property owner does not want to be in the district.

Steve Kline, 3138 XL Spur, stated he is still confused with the corridor boundary changes. He indicated the curved lines instead of squared lines as he pointed out the area at the end of A½ Road. He asked the governing boards to leave the density at 5-acre parcels in this area. He didn't want sewer that would bring in development on either side.

Deborah Davis, Orchard Mesa Sanitation District, said a 4" service line would not be feasible for those in the lower west of the blue area (A½ Road and south). The District is willing to put a growth limit on that line, whatever the Council and the Commissioners decide, whether it be 2, 5 or 10 acres. She stated that most of the people won't be able to use that line, and that an 8" line would not be economically feasible.

Charles Gray, 174 31 Road, asked what happened to the valley-wide sewer.

Mr. Trainor read two letters into the record: one from Ron Nemec objecting to the service and a letter from Tim Bevan indicating sewer service should be provided to that area.

Councilmember Terry asked for a summary of the Orchard Mesa Plan.

Kathy Portner, City of Grand Junction Community Development Department, summarized the relationship of the plan to this discussion. This area was specifically discussed with the recent update of the Orchard Mesa Plan with the extension of the sewer to Valle Vista. A decision was made by both City and County Planning Commissions to deem that area as rural, including the area under discussion tonight. The rural designation of 5 to 35-acre lots, it also has the Orchard Mesa overlay zone on it which gives the opportunity to increase density, although not to any great extent, if another open space remains. The overlay zone allows only for clustering development in some areas.

Commissioner Doralyn Genova said being in the 201 area has nothing to do with the zoning.

There were no other public comments.

City Motion

Upon motion by Councilmember Spehar, seconded by Councilmember Enos-Martinez and carried, Option C, allowing homes connected after the Persigo Agreement to remain on-line, was adopted on a single case issue.

Councilmember Terry asked if the previous motion regarding Item B incorporates the terms of the agreement. Did the motion allow the easements to fulfill themselves and

allow connection, and did it address the 15-year limitation. She wondered if it should be discussed further.

Mayor Kinsey said the motion specifically mentions properties based on the Orchard Mesa Sanitation District easement in exchange for tap agreements. Councilmember Spehar said it incorporates the conditions of the Agreements. Mr. Wilson clarified that the Agreement is between the landowner and Orchard Mesa Sanitation District, and they could agree to change the agreement without the City or County's consent or knowledge. Councilmember Spehar said the Agreement would imply as they stand tonight.

County Administrator Bob Jasper said if policy is being set tonight, the attorney should draft an amendment to the agreement and bring it back for review.

County Motion

It was moved by Commissioner Baughman and seconded by Commissioner Genova to adopt Option C. Commissioner Baughman amended his motion to include the two taps, Commissioner Genova seconded the amendment. The motion carried.

Chairwoman Hall addressed Option D.

Mayor Kinsey said he did not support D as it would contravene the Orchard Mesa Plan.

Councilmember Terry stated Valle Vista is in the 201 boundary even though tonight's map indicates otherwise.

City Motion

It was moved by Councilmember Spehar and seconded by Councilmember Enos-Martinez that the area south of the Valle Vista line corridor and north of Highway 6 & 50, with the exception of the Valle Vista Subdivision, not be included as a service area in the Persigo Agreement.

Councilmember Terry asked Councilmember Spehar if it indicated he does not support Option D. Councilmember Spehar said yes. He agreed with Mayor Kinsey that significant testimony has been given against it, that it's not economical to serve that area with those distances, and it violates the spirit of the original Valle Vista extension agreement and the way it was crafted. It's also at odds with the Orchard Mesa Plan.

Commissioner Doralyn Genova asked if it disrupts Mr. Rook's testimony as to the placement of his taps? Councilmember Spehar said no, that was already settled in the earlier motion.

Mayor Kinsey asked for discussion.

Mayor Kinsey explained that everything, except the specific exceptions that were identified previously, is excluded from sewer service under the Persigo Agreement.

Councilmember Terry stated that revisiting the Orchard Mesa Plan, it reaffirms that they do not want this area developed; even if only those with failed systems are delineated. She supported Councilmember Spehar's motion.

Motion carried.

County Motion

Chairwoman Hall stated she tends to agree with the City Council on this one. The Orchard Mesa Plan has been revisited.

It was moved by Commissioner Genova, seconded by Commissioner Baughman and carried, to accept the City's motion noting the exceptions already made.

Discussion on Septic Elimination Program Benefits to Past Sewer Improvement Districts – Country Club Park Request Denied

Chairwoman Hall referred to the staff report.

Trent Prall, City Utilities Engineer, asked if Council or the Commissioners had any questions on the proposal.

Chairwoman Hall said she was against this program. Councilmember Terry disagreed and asked for public testimony.

Tom Rooklidge, 317 Country Club Park, said the sewer district in his subdivision was a nightmare; it was no one's fault and they went forward hoping for assistance before the Septic Elimination Program was resolved. This is an old neighborhood created in the 40's, and there were failing septic systems all over the place. This is a prime example of why this program was created, and they were desperately in need of assistance. This program was designed for districts like the one he is in.

Marvin Dejong, 405 Dressel Drive, concurred with Mr. Rooklidge. They were forced into the annexation and the sewer district and there are still open wounds as a result.

Debbie Kaus, 327 Country Club Park, moved in when this was happening and agreed with Mr. Rooklidge. She hoped the two bodies would honor the request.

Councilmember Terry asked Mr. Prall to summarize the amount of monies in the fund. Monies have been reappropriated twice. She asked what was the original amount and what has been added. Mr. Prall stated there was \$1 million allocated for the first 5 years, then \$1½ million for the following 5 years after that, and then another \$1.1 million was added to the construction for this year. The total for the first year is approximately \$3.1 million.

Councilmember Terry asked if they will be able to keep it at \$1million every year thereafter. Mr. Prall said they are entering the larger neighborhoods earlier that were originally planned for a later time, i.e., Redlands Village which is the reason for the need of additional funding. Alternative financing is being researched but nothing has been decided at this time.

Councilmember Terry clarified that the \$187,000 for this application was correct. Mr. Prall said yes, but it included only capital and no interest. That is what the cost would be to underwrite the initial capital that was invested in those areas. It does not include underwriting with any interest component.

Councilmember Spehar said doing this would set a precedent, and he clarified that all districts would be covered. Mr. Prall stated that was correct.

Commissioner Baughman, referring to Mr. Rooklidge's comment they had previously asked for the subsidy, stated he didn't recall the discussion.

Mr. Prall stated it was brought up twice; once in a letter to Commissioner Genova in 1995 from Public Works & Utilities Director Jim Shanks, City of Grand Junction, at a \$2000 per lot rate, and again in 1996, Mr. Rooklidge asked the City Council to underwrite the funds, which partially subsidized 1/2 the difference of the overage, subsidized by the general fund at 6%. The current request is the additional 24%.

Commissioner Genova asked if \$187,000 would bring everyone to the 30% subsidy. Mr. Prall explained that it would, but only the capital, and no interest.

Councilmember Spehar asked what the interest would be. Mr. Prall responded it would be another \$60,000 to \$70,000.

Councilmember Spehar asked what the justification was for paying the interest component. Mr. Prall responded the justification was because they have been paying the interest.

Councilmember Spehar asked Mr. Rooklidge if the interest was that much of an issue. Mr. Rooklidge responded that it was not to him.

Councilmember Spehar suggested paying it without interest to the current owners would make it simple.

Councilmember Terry said \$187,000 is minimal as this has always been a fairness issue to those who came before. It makes sense to provide the assistance to these previous districts. Councilmember Spehar agreed.

Councilmember Payne also agreed and asked what would the area up Rosevale be receiving. Mr. Prall responded they will be receiving the 30%.

Commissioner Genova asked if the \$187,000 covers all of the districts. Mr. Prall said it does.

Commissioner Baughman stated he thought this project was complete in 1997. Mr. Prall said that is when Country Club Park was assessed. Mr. Baughman asked If the Country Club Park request is approved, will this clear all involved. Commissioner Genova stated it would include sewer extensions from 1988 forward.

Chairwoman Hall said she did not support going back, and that \$187,000 is a lot of money. Commissioner Baughman agreed with Chairwoman Hall.

County Motion

Upon motion by Commissioner Baughman, seconded by Chairwoman Hall and carried with Commissioner **GENOVA** voting **NO**, the request was denied.

City Motion

It was clarified the subsidy amount does not cover the cost of getting the service to the house, which the homeowners also had to pay.

Upon motion by Councilmember Terry, seconded by Councilmember Spehar and carried the request, as itemized in the staff report, granting the subsidies amounting to approximately \$186,000 to the districts since 1988, without interest to the current owners, was approved by City Council.

Councilmember Scott said they came to the Council and Commissioners with their request, and they need to be subsidized.

The request was denied since the City and County must agree on the decision.

ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Stephanie Nye, CMC

City Clerk

Attach 2

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Supplemental Appropriation Ordinance		
Meeting Date:	April 18, 2001		
Date Prepared:	April 12, 2001		
Author:	Lanny Paulson	Budget & Accounting Manager	
Presenter Name:	Ron Lappi	Administrative Services Director	
	Workshop	X	Formal Agenda

Subject: Supplemental Appropriation Ordinance for the budget year 2001.

Summary: The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.

Background Information: *A supplemental appropriation ordinance is adopted every year at this time to carry-forward, re-appropriate, amounts budgeted in the prior year that were unexpended at year-end. The standard carry-forward items are for equipment and capital improvement projects that were not purchased or completed by the end of the year. Additional appropriation amounts are also requested at this time for a few special situations. Such circumstances would include new grant awards and changes required by approved contracts.*

Budget: Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance. The total appropriation adjustment for all funds combined is \$5,654,200. Included in this amount are the following new requests; \$55K in the General Fund, \$105K in the Sales Tax CIP Fund from new sources, \$115K in the Water Fund, \$87K in the Equipment Fund, and \$188K in the Joint Sewer Fund. The following provides a summary of the requests by fund.

General Fund \$570,340: Visioning Consultant, Buffer Zone Development Rights Purchase, Contingency, Redlands Plan, Police Records Management System, Fire Records Management System, 24 Road Corridor Plan, Consulting Services for the Matchett Property.

Enhanced-911 Fund \$94,619: Transfers to Communications Center Fund E-911 Equipment.

VCB Fund \$10,000: Web-Site Enhancements and Supplemental Marketing.

DDA/TIF Special Revenue Fund \$17,000: Transfer of Interest Income to DDA Operating.

Sales Tax CIP Fund \$2,378,028: 27.5 Road, North/South Corridor, Horizon Drive Trail, South Downtown Redevelopment, South Camp Trail, Two Rivers Parking Lot, 7th & Wellington Intersection, Canyon View Baseball Restrooms, Eagle Rim Park, Canyon View Parking – 24 & G Road, Capital Transfers to Two Rivers Convention Center.

Storm Drainage Fund \$146,647: Drainage Master Plan, 25.5 & G Road Culvert.

DDA/TIF/CIP Fund \$17,000: Transfer to DDA Operations.

Future Street Improvements Fund \$100,000: Transfer to Sales Tax CIP Fund for 7th & Wellington Intersection Improvements.

Water Fund \$341,154: Water Line Replacements, Fire Protection Upgrades, Kannah Creek Flowline, Gunnsion Pump Station.

Two Rivers Convention Center Fund \$140,294: Audio Equipment, Tables, Dance Floor, Expansion, Staging, Management Software.

Swimming Pools Fund \$142,484: Pool Covers, Landscaping, Locker Room Partitions, HVAC Replacement.

Lincoln Park Golf Course Fund \$1,296: Tree Planting

Tiara Rado Golf Course Fund \$8,339: Tree Planting, Data Line

Data Processing Fund \$22,675: PC Replacements, ISYS Software and Maintenance Contract.

Equipment Fund \$184,840: Scheduled Equipment Replacements not completed in 2000.

Communications Center Fund \$94,619: E-911 Equipment

PIAB Fund \$70,000: Stadium Entrance, Baseball Field Contribution

Joint Sewer Fund \$1,314,865: Trunk Line Extensions, Backbone Improvements, Interceptor Repairs, Line Replacements.

Action Requested/Recommendation: Adoption of the appropriation ordinance with final passage on May 2, 2001.

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

ORDINANCE NO. _____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2001
BUDGET OF THE CITY OF GRAND JUNCTION.**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenue to the funds indicated for the year ending December 31, 2001, to be expended from such funds as follows:

FUND NAME	FUND #	APPROPRIATION
General	100	\$ 570,340
Enhanced 911 Special Revenue	101	\$ 94,619
Visitor & Convention Bureau	102	\$ 10,000
DDA/TIF Special Revenue	109	\$ 17,000
Sales Tax CIP	201	\$ 2,378,028
Storm Drainage Improvement	202	\$ 146,647
DDA/TIF/CIP	203	\$ 17,000
Future Street Improvements	207	\$ 100,000
Water	301	\$ 341,154
Two Rivers Convention Center	303	\$ 140,294
Swimming Pools	304	\$ 142,484
Lincoln Park Golf Course	305	\$ 1,296
Tiara Rado Golf Course	306	\$ 8,339
Data Processing	401	\$ 22,675
Equipment	402	\$ 184,840
Communications Center	405	\$ 94,619
Parks Improvement Advisory Board	703	\$ 70,000
Joint Sewer System	900	\$ 1,314,865
TOTAL ALL FUNDS		\$ 5,654,200

INTRODUCED AND ORDERED PUBLISHED this 18th day of April, 2001.

PASSED AND ADOPTED this _____ day of _____, 2001.

Attest:

President of the Council

City Clerk

Attach 3

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>				
Subject:	Award of Construction Contract for 25 Road Reconstruction – Highway I-70B to Patterson Road			
Meeting Date:	April 18, 2001			
Date Prepared:	April 11, 2001			
Author:	T. Kent Harbert	Project Engineer		
Presenter Name:	Tim Moore	Public Works Manager		
Meeting Type:		Workshop	X	Formal Agenda

Subject: Award of a Construction Contract for **25 Road Reconstruction – Highway I-70B to Patterson Road** to **M.A. Concrete Construction, Inc.** in the amount of **\$926,154.51**.

Summary: Bids were received and opened on April 10, 2001 for **25 Road Reconstruction – Highway I-70B to Patterson Road**. The low bid was submitted by **M.A. Concrete Construction, Inc.** in the amount of **\$926,154.51**.

Background Information: This project consists of the reconstruction of 25 Road between Highway I-70B and Patterson to a collector section with one through lane in each direction, a center turn lane, bike lanes in both directions and curbs, gutters and sidewalks along both sides. This is the third phase of the project. The first phase was the lowering and relocation of utility lines by the utility companies. Most of that work has been completed, but the telephone company is still completing the service tie-overs to their new lines. The second phase was the construction of the storm drain lines, which will be completed before the street reconstruction begins.

The project was designed by Rolland Engineering.

Work is scheduled to begin on or about May 14 and continue for 14 weeks with the anticipated completion by the end of August.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid</u>
M.A. Concrete Construction.	Grand Jct	\$926,154.51 *
United Companies	Grand Jct	\$971,565.00
Bogue Construction	Fruita	\$1,024,778.25

Elam Construction	Grand Jct	\$1,174,080.00
Rolland Engineering's Estimate		\$966,155.00

* Corrected total bid based on unit prices.

Budget: The 25 Road Project is budgeted as a single project, but is being constructed in two phases: storm drain installation and street reconstruction:

<u>Estimated Project Costs:</u>	
Storm Drain Construction	\$254,000
Street Reconstruction	926,000
Traffic signals, signs and striping	26,000
Right-of-way/easement acquisition (2001)	66,000
Design (2001)	15,000
City Inspection and Administration	40,000
Total Project Costs	\$1,327,000

<u>Funding:</u>	
2011 Fund – 2001 budget	\$1,345,000
On-street parking areas paid for by property owners	18,000
Total Project Funds	\$1,363,000

Amount under budget: **\$36,000**

Rights-of-way and Easement: The existing right-of-way for 25 Road varies from 60 to 100 feet in width. Other than additional triangles of right-of-way needed at the corners of some of the side streets, the improvements will be within the existing right-of-way. The acquisition of these corners is under way. The City is also acquiring construction easements on properties where it will be necessary to regrade the driveways to tie into the new grade of the street. It is anticipated that all rights-of-way and easements will be secured by May 15.

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract for the **25 Road Reconstruction – Highway I-70B to Patterson Road** with **M.A. Concrete Construction, Inc.** in the amount of **\$926,154.51**.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes
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Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 4

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Phase I, Preliminary Engineering Design of Riverside By-Pass Project		
Meeting Date:	April 18, 2001		
Date Prepared:	April 10, 2001		
Author:	Mike McDill	City Engineer	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

Subject: Review and approve the attached contract with Kimley-Horn and Associates, Inc. for the above project in the amount of \$326,800.85.

Summary: This work will develop the best alternative for the construction of the connecting road system from 24 Road along the Colorado River to the Highway 50 bridge and beyond to the connection with 29 Road.

Background Information: Kimley-Horn will be hired to develop a detailed plan for exactly where this important bypass will be located. They will also determine how it will connect at Highway 340 and proceed northwest toward the mall. Finally, they will present the best traffic interchange system with Highway 50, and how this beltway connection should proceed on to 29 Road. Analyzing the continuation of the system beyond these two important connections is necessary to insure smooth progression beyond the immediate study area. This is the next step in the process to develop construction plans and construct these important portions of the Grand Junction beltway system. The process will include developing alternative (similar to the 24 Road Corridor study) and numerous meetings in the different neighborhoods which will be affected by the project. This study will, however, follow the recommendations from the previous planning efforts with the Riverside community, and align that section of the corridor adjacent to the railroad ROW. The final product will be an overall plan of the system broken into manageable pieces that can be constructed within the existing CIP budget. By using the Systematic Development of Informed Consent (SDIC) process, Kimley-Horn should deliver a plan which has the support of the general public and the interested parties immediately adjacent to the project.

Kimley-Horn expects to invest more than 3,400 man-hours and over \$47,000 in other expenses to deliver the required work product.

Budget: The current CIP includes \$200,000 in 2001 and \$126,800 in 2002

Action Requested/Recommendation: City Council authorizes the City Manager to execute the contract in the amount of \$326,800.85.

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

Report results back to Council:	<input type="checkbox"/>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	When:	June, 2002
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Placement on Agenda:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/>	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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Attach 5

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL		
Subject:	Award of a Construction Contract for the Concrete Repair for Street Overlays, 2001	
Meeting Date:	April 18, 2001	
Date Prepared:	April 11, 2001	
Author:	Kent W. Marsh	Project Engineer
Presenter Name:	Tim Moore	Public Works Manager
<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Formal Agenda

Subject: Award of a Construction Contract to **B.P.S. Concrete** in the amount of **\$287,351.09**, for the **Concrete Repair for Street Overlays, 2001**.

Summary: Bids were received and opened on April 10, 2001 for the **Concrete Repair for Street Overlays, 2001** construction project. The low bid was submitted by B.P.S. Concrete in the amount of **\$287,351.09**.

Background Information: This project generally consists of removing and replacing miscellaneous sections of curb, gutter, sidewalk, drainage pans, and intersection fillets, adjacent to streets included in the 2001 overlay contract. City crews have identified sections of curb, gutter and sidewalk that pose a tripping hazard, don't drain properly, or are damaged beyond repair. The work also includes installation of new sidewalks and handicap ramps where needed.

The project includes the installation of approximately 1,000 square yards of concrete sidewalk, 2,500 square yards of concrete curb, gutter and sidewalk, and 5,970 lineal feet of concrete curb and gutter.

Work on this project is scheduled to begin on May 1, 2001 and will continue for 7 weeks with an anticipated completion date of June 20, 2001.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid</u>
B.P.S. Concrete	Grand Jct.	\$287,351.09
G and G Paving Construction,	Grand Jct.	\$310,606.00
Vista Paving L.L.C.	Grand Jct.	\$298,692.93
Reyes Construction, Inc.	Grand Jct.	\$309,372.34
Engineer's Estimate		\$412,155.33

Budget:

Concrete Repair for Street Overlays, 2001 – Fund 2011

Project Costs:

Construction	\$287,351.09
Engineering	\$19,530.77
City Inspection and Administration (Estimate)	<u>\$17,000</u>
Total Project Costs	\$323,881.86

Funding Sources:

Street Overlays	\$213,128.30
Accessibility Improvements	\$39,368.14
Curb, gutter and sidewalk replacements	\$38,306.07
New Sidewalk Construction	<u>\$33,079.35</u>
Total Project Funding	\$323,881.86

Rights-of-way and easements: All concrete replacements and new sidewalk and handicap ramp construction will take place within existing City right-of-way.

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract for the **Concrete Repair for Street Overlays, 2001** with B.P.S. Concrete in the amount of **\$287,351.09**.

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

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Award of Construction Contract for South Camp Road Trail – Bicycle and Pedestrian Trail, Wingate School Section		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	T. Kent Harbert	Project Engineer	
Presenter Name:	Tim Moore	Public Works Manager	
Meeting Type:	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/> Formal Agenda

Subject: Award of a Construction Contract for the **South Camp Road – Bicycle and Pedestrian Trail, Wingate School Section** to **R.W. Jones Construction, Inc.** in the amount of **\$68,250.54**.

Summary: Bids were received and opened on March 20, 2001 for **South Camp Road – Bicycle and Pedestrian Trail, Wingate School Section**. The low bid was submitted by **R.W. Jones Construction, Inc.** in the amount of **\$68,250.54**.

Background Information: This project consists of the construction of 780 feet of 8-foot wide concrete trail along the west side of South Camp Road in front of Wingate School. The trail will fill in a missing section between the trail in front of Monument Valley Subdivision to the south and Canyon View Subdivision to the north.

Work is scheduled to begin on or about May 7, 2001 and continue for 3 weeks with an anticipated completion date of May 25, 2001. However, the contractor may elect to delay the construction until after the end of the school year, which would put the construction into the first three weeks of June.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid</u>
R.W. Jones Construction	Fruita	\$68,250.54
Mays Concrete	Grand Jct	\$72,138.00
D & K Construction Management	Montrose	\$84,936.66
Colorado West Leasing	Grand Jct	\$85,954.69
Ewing Trucking & Construction	Edwards	\$96,389.50
B.P.S. Concrete	Grand Jct	\$114,991.12
Vista Paving	Grand Jct	\$133,139.75

Engineer's Estimate

\$88,964.50

There were two irregularities in the Bid submitted by R.W. Jones. The Bid Form was completed in pencil instead of ink and the total bid was not the total of the individual items. Staff recommends that irregularities be waived and the contract be awarded based on the total of the prices for individual items (\$68,250.54).

Budget: The project is receiving 80% of its funding from federal Intermodal Surface Transportation Efficiency Act (ISTEA) with a 20% local match. The federal funds are administered by the Colorado Department of Transportation. They have reviewed bids and the required forms from the low bidder. It is anticipated that they will approve the award of the contract prior to the City Council meeting date.

Project Costs:

Construction	\$68,250
Design	24,200
City Inspection and Administration (Estimate)	<u>6,000</u>
Total Project Costs	\$98,450

Funding:

2011 Fund, Project F45700 – 2001 budget	
Federal funds	\$103,200
Local funds	<u>25,800</u>
Total	\$129,000

Balance remaining: **\$30,550**

The City may add to the contract to take advantage of the available funds. The additional work would be improvements to some channel crossings on the trail in front of Monument Valley subdivision.

Rights-of-way and easements: School District 51 has dedicated additional right-of-way along South Camp Road, in front of Wingate School, for the trail. No easements are required for the project.

Action Requested/Recommendation: City Council motion waiving the irregularities in **R.W. Jones Construction, Inc.'s** bid and authorizing the City Manager to execute a Construction Contract for the **South Camp Road – Bicycle and Pedestrian Trail, Wingate School Section** with **R.W. Jones Construction, Inc.** in the amount of **\$68,250.54**.

Citizen Presentation:	X	No		Yes
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Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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Attach 7

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Authorization of sewer connections to Valle Vista Sewer Line, east of 30 Road		
Meeting Date:	April 18, 2001		
Date Prepared:	April 9, 2001		
Author:	Greg Trainor	Utilities Manager	
Presenter Name:	Greg Trainor	Utilities Manager	
	Workshop	X	Formal Agenda Discussion Item

Subject: Adoption of a joint resolution authorizing sewer connections to the Valle Vista Sewer Interceptor, east of 30 Road, on Orchard Mesa; and amending paragraph 23 of the Persigo Agreement between the City of Grand Junction and Mesa County.

Summary:

On April 2, 2001 the City Council and the Board of County Commissioners, in a joint public hearing, adopted motions authorizing certain connections to the Valle Vista Sewer Interceptor, east of 30 Road, on central Orchard Mesa.

Background Information:

On April 2, 2001 the City Council and the Board of County Commissioners culminated a series of public meetings to discuss and finalize authorized sewer connections to the Valle Vista Sewer line.

Four categories of taps were confirmed and approved (see attached Valle Vista Spreadsheets)

- i. As per the October 1998 Persigo Agreement, dwellings existing as of 10/13/98, within 400 feet of the Valle Vista sewer line, with failed septic systems.
- ii. Sewer taps and financial credits, authorized in February/March 1994, by the Orchard Mesa Sanitation District for dwellings in exchange for Valle Vista sewer line easements.
- iii. Two exception taps, not authorized as part of either i or ii, above.
- iv. The approved Valle Vista subdivision.

Budget:

NA

Action Requested/Recommendation:

Adopt attached joint resolution.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> If Yes,
Name:	NA				
Purpose:					
Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/>	<input type="checkbox"/> Yes	When: <input type="checkbox"/>

Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/>	<input type="checkbox"/> Individ. Consideration	<input type="checkbox"/>	<input type="checkbox"/> Workshop
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23. Orchard Mesa.

(a) For properties south of the Colorado River and east of the Gunnison within the 201 ("Orchard Mesa"), there shall be no development nor uses approved in the area east of 30 Road, west of Highway 141 (32 Road) which are connected to the System except, as identified on the attached three page Exhibit "**Valle Vista Spreadsheet**", and further described below in (i), (ii) and (iii):

- (i) The 16 single family dwellings lawfully existing as of October 13, 1998 that are within 400 feet of the Valle Vista line, are authorized to connect to the Valle Vista line if the septic system for such home fails. These 16 dwellings are shown on the attached Exhibit **Valle Vista Map** and identified on page 1 of the Valle Vista Spreadsheet.
- (ii) In February and March of 1994, the Orchard Mesa Sanitation District entered into those Easement Agreements identified on the attached Exhibit Valle Vista Spreadsheet, page two. Those agreements authorized taps or credits for up to 12.891 taps for dwellings (based on the O.M.S.D. tap fee of \$1,000 per dwelling) into the Valle Vista line to be built on specific parcels are hereby authorized, so long as the requirements of the Easement Agreements are complied with, including the requirement that each such tap will expire unless used on or before June 15, 2009;
- (iii) Since October 13, 1998, two dwellings were mistakenly connected to the Valle Vista line. Nevertheless, the connections for those two dwellings are hereby authorized and ratified (see attached Exhibit Valle Vista Spreadsheet, page 3);
- (iv) The existing connection to the Valle Vista line of the already fully developed subdivision "Valle Vista" is authorized and ratified.

(b) Development of any property any portion of which is west of 30 Road, on Orchard Mesa, which meets the criteria of Annexable Development shall only occur within the City and contemporaneous with annexation and City review and approval.

**Taps to Valle Vista Sewer Interceptor authorized by Board of County
Commissioners and City Council in a joint public hearing on April 2, 2001***
(see categories (i), (ii) and (iii) below)

(i) Dwellings existing as of 10/13/98 (date of Persigo Agreement), within 400' of the center line of the Valle Vista Sewer Interceptor, east of 30 Road).

Address	Parcel Number according to County GIS System	Dwellings authorized	Status as of 4/8/01	Owner Last name as of 4/8/01	Owner First name	Co-Owner Last Name	Co-Owner First Name	Note
240 30 Rd.	2943-283-00-050	1	not connected	Bullen	David	Bullen	Jewell	
3015 B-1/4 Rd.	2943-283-04-001	1	not connected	Robbins	Larry	Lori		
3039 B Rd.	2943-332-00-003	1	not connected	Wilson	Michael	Wilson	Staci	
3043 B Rd.	2943-332-00-072	1	not connected	Larson	David	Larson	Mary	
3047 B Rd.	2943-332-00-073	1	not connected	Stecher	Scott	Stecher	Susan	
204 31 Rd.	2943-273-01-002	1	not connected	McCall	Ruby	McCall	Stephen	
3101 B Rd.	2943-342-00-006	1	not connected	Gardner	Harry	Gardner	Donna	
3105 B Rd.	2943-342-00-044	1	connected	Howard	Ed	Howard	Joan	
180 31 Rd.	2943-342-00-059	1	not connected	Ducray	Charles	Ducray	Sandra	
174 31 Rd.	2943-342-00-058	1	connected	Ducray	Charles	Ducray	Sandra	
none assigned	2943-342-00-075	1	not connected	Peale	Eugene	Peale	Joni	?? "Dwelling" ??
3124 A-1/2 Rd.	2943-342-00-076	1	not connected	Peale	Eugene	Peale	Joni	credit on list (ii)
3121 A-1/2 Rd.	2943-343-00-042	1	connected	Scott	Patrick	Scott	Nancy	
3123 A-1/2 Rd.	2943-343-00-083	1	not connected	Derry	Kathryn			
3123-1/2 A-1/2 Rd.	2943-343-00-084	1	not connected	Browder	William			
3125 A-1/2 Rd.	2943-343-00-100	1	not connected	Harrison	Gena			credit on list (ii)
Total authorized taps		16						

* Note When septic system fails.

(ii) Easement agreements authorized taps for dwellings, in exchange for Valle Vista Sewer Line easements (February/March, 1994 by Orchard Mesa Sanitation District, prior to the Persigo Agreement). *

Address	Tap Restricted for Use on Property	Supplemental Property Designation	Taps or Credits	Status as of 4/8/01	Owner last name as of 4/8/01	Owner First name	Co-Owner Last Name
	2943-332-00-078, 2943-332-00-087, 2943-332-00-088		\$ 4,384	not connected	Rooks	James	Rooks
3108 A-1/2 Rd.	"Lot 2, Kym's Minor Subdivision"	2943-342-06-002	\$ 1,000	connected	Zinkl	Richard	Yates-Zinkl
3112 A-1/2 Rd.	"Lot 1, Kym's Minor Subdivision"	2943-342-06-001	\$ 1,157	connected	Bevan	Timmy	Bevan
3124 A-1/2 Rd.	2943-342-00-076 or 2943-342-00-056		1 tap	not connected	Peale	Eugene	Peale
3126 A-1/2 Rd.	2943-342-00-056		1 tap	not connected	Peale	Eugene	Peale
none assigned	2943-342-00-087 or 2943-342-00-088		\$ 1,000	not connected	Turnbull	Thomas	Turnbull
3125 A-1/2 Rd.	2943-343-00-026	2943-343-00-100	1 tap and \$1,350 credit	not connected	Harrison	Gena	
none assigned	2943-344-00-082		\$ 1,000	not connected	Griffith	L.O.	
Total tap equivalents at \$1,000 per tap.			12.891				

* Note Two of the owners on this list own a property that is also on list (i). These taps/credits are assumed to apply to dwellings on list. The owners in this category are:

Eugene Peale	3124 A-1/2 Rd.	2943-342-00-076
Gena Harrison	3125 A-1/2 Rd.	2943-343-00-100

(iii) There are two special exception taps not authorized as part of (i) or (ii) authorized by action of City and County on 4/2/01. *

Address	Parcel Number	Number of taps	Status as of 4/8/01	Owner Last name as of 4/8/01	Owner First name	Co-Owner Name
3139 A-1/2 Rd.	2943-343-00-101	1	connected	Leyden	Clyde	Leyden
124 31 Rd.	2943-343-00-098	1	connected	Harzema	Jimmy	Harzen

* Note These connections should not have occurred, but are now specifically authorized by joint action of the City Council and the Board of County Commissioners.

RESOLUTION NO. -01

**A JOINT RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF GRAND JUNCTION AND THE
BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY
AMENDING PARAGRAPH 23 OF THE PERSIGO AGREEMENT
BY AUTHORIZING SPECIFIC CONNECTIONS TO THE
VALLE VISTA SEWER LINE**

Recitals.

On April 2, 2001 the City Council and the Board of County Commissioners, in a joint public hearing, adopted motions authorizing certain connections to the Valle Vista Sanitary Sewer Interceptor for that part of Orchard Mesa east of 30 road. That hearing was the last in a series addressing the use of the Valle Vista sewer line and connections to that line.

The October 13, 1998 Persigo Agreement between the City Council and the Board of County Commissioners of Mesa County directs that amendments to that agreement can only be made if both governing bodies agree, as they did on April 2, 2001.

This Resolution implements that jointly adopted decision. The County Commissioners will adopt a similar resolution as soon as practicable.

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

Section 23 of the Persigo Agreement is hereby amended as shown on the attached Exhibit.

In general, the Persigo agreement will now allow the following four categories of connections to the Valle Vista Sewer Interceptor:

- i. Dwellings existing as of October 13, 1998 that are within 400 feet of the Valle Vista sewer line if the existing septic system fails.
- ii. As authorized by the Orchard Mesa Sanitation District in February and March of 1994, service to up to 13 dwellings, as described in the attach Exhibit a part of which is a spread sheet.
- iii. Two connections to the Valle Vista line which should not have occurred, but having been made, are now authorized
- iv. As provided in the original Persigo Agreement, the existing Valle Vista subdivision.

PASSED and ADOPTED THIS 2nd day of April, 2001.

ATTEST:

City Clerk

President of City Council

Attach 8

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	FY 2001 Unified Planning Work Program (UPWP) Amendment		
Meeting Date:	April 18, 2001		
Date Prepared:	March 29, 2001		
Author:	Cliff Davidson	RTPO Director	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

Subject: Joint resolution with Mesa County approving the amendment to the FY 2001 Grand Junction/Mesa County Metropolitan Planning Organization's (MPO) Unified Planning Work Program and increasing the City's local match by \$1,986.00.

Summary: The Grand Junction/Mesa County MPO is entitled to an additional \$17,328 in Consolidated Planning Grant (CPG) funds. The local match requirement for these funds is \$3,804, to be split 50/50 between Mesa County and the City of Grand Junction. Before these additional CPG and FTA Section 5303 funds can be distributed, the MPO must amend its current UPWP to add the additional dollars into current or new tasks.

Background Information:

The table below details the individual tasks contained in the FY 2001 UPWP including the changes in task funding. The MPO proposes an increase of \$31,967 for a total of \$216,388 including local match on transportation-related tasks contained in the FY 2001 UPWP.

TASK	ORIGINAL COST	AMENDED COST	DIFFERENCE
A.1 FY 2002 UPWP	\$7,200	\$7,200	\$0
A.2 Administration	76,221	88,353	12,132
A.3 Training and Travel	8,500	7,000	(1,500)
A.4 MPO Memo of Understanding	5,000	0	(5,000)
B.1 Planning Tasks	55,250	55,250	20,835
B.2 Intermodal Plaza	30,000	35,000	5,000
C.1 2001-2006 TIP Amendments	2,250	2,750	500
TOTALS	\$184,421	\$216,388	\$31,967

Following the approval of the Federal Highway Administration (FHWA) and FTA, CDOT will generate a Change Order Letter for the MPO Administrator's signature to complete the process

and allow the MPO to begin making use of the additional funds. The amended FY 2001 UPWP details each task and summarizes the MPO's funding sources. Additionally, the report details the amendments to each task and the dollar amounts associated with the changes as described in the above table. In brief, the additional funds will be used to cover personnel costs associated with additional traffic modeling, administrative duties, oversight of the Redlands area and Clifton area traffic studies and associated publication costs.

Budget: The additional local match requirement for the City of Grand Junction for fiscal year 2001 (October 1, 2000 – September 30, 2001) is **\$1,986.00**.

Action Requested/Recommendation:

1. Approve the joint resolution with Mesa County approving the amendment to the FY 2001 Grand Junction/Mesa County Metropolitan Planning Organization's (MPO) Unified Planning Work Program.
2. Authorize the MPO Administrator to sign the forthcoming Change Order Letter from the Colorado Department of Transportation.
3. Approve the transfer of \$1,986.00 from the General Fund Contingency to the General Fund account for the City's increased share.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	<input type="checkbox"/>	Workshop
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MCC# _____
GJCC# _____

RESOLUTION

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

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

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

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

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

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

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

CITY OF GRAND JUNCTION

COUNTY OF MESA

Mayor
Grand Junction City Council

Chair of the Board
Mesa County Board of Commissioners

_____ day of _____, 2001

_____ day of _____, 2001

Attest:

Attest:

City Clerk

County Clerk

Attach 9

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Lease extension with Mesa National Bank for the Police Department's Polygraph Testing Facility.		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	Tim Woodmansee	Real Estate Manager	
Presenter Name:	Tim Woodmansee	Real Estate Manager	
	Workshop	X	Formal Agenda

Subject: Resolution extending the lease of office space at Mesa National Bank for use as a Polygraph Testing Facility.

Summary: The proposed action will extend the term of the lease for one year.

Background Information: The Police Department has conducted polygraph testing procedures at Mesa National Bank since 1996.

The Police Department has found that the secluded office space located on the third floor at Mesa National Bank functions very well as a polygraph testing facility. Because the City does not own space in a facility that would accommodate this function, the Police Department would like to continue using this space as long as it remains available.

Rent for the proposed one-year extension will be \$1,392.00. Mesa National Bank will pay for all utilities except telephone.

Action Requested/Recommendation: Pass and adopt proposed resolution .

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

RESOLUTION NO. _____

**EXTENDING THE LEASE OF OFFICE SPACE AT
131 NORTH 6TH STREET FOR USE AS A
POLYGRAPH TESTING FACILITY**

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

That the City Manager is hereby authorized and directed, as the act of the City and on behalf of the City, to execute the attached Lease Extension Agreement with Mesa National Bank for a one year lease of approximately 116 square feet of office space located at 131 North 6th Street in the City of Grand Junction.

PASSED and ADOPTED this 18th day of April, 2001.

Attest:

President of the Council

City Clerk

LEASE EXTENSION AGREEMENT

THIS LEASE EXTENSION AGREEMENT is made and entered into as of the 15th day of May, 2001, by and between Mesa National Bank, hereinafter referred to as "Lessor", and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City".

Recitals

A. By Lease Agreement dated the 15th day of May, 2000, the City has leased from Lessor and Lessor has leased to the City, approximately 116 square feet of office space situate on the third floor of the Mesa National Bank Building located at 131 North 6th Street in the City of Grand Junction, County of Mesa, State of Colorado.

B. It is the desire of both parties to continue said lease for an extended term as hereinafter specified.

NOW, THEREFORE, in consideration of the terms, covenants and conditions as herein set forth, the parties agree as follows:

1. The term of this Lease Extension shall commence on May 15, 2001, and continue through May 15, 2002 ("Extended Term"), on which date this Lease Extension shall expire.
2. Rent for the Extended Term shall be \$1,392.00, which amount shall be paid by the City to Lessor on or before May 15, 2001, as full and complete payment for rents due for the Extended Term.
3. All other terms, conditions and responsibilities as they appear in that Lease Agreement dated the 15th day of May, 2000, shall continue in full force and effect during the Extended Term.

Dated the day and year first above written.

Attest:

Mesa National Bank, Lessor

Senior Vice President

W.T. Sisson, President

Attest:

The City of Grand Junction, a
Colorado home rule municipality

City Clerk

City Manager

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL		
Subject:	Two Rivers Convention Center Expansion and Improvements and Parking Lot Expansion Improvements	
Meeting Date:	April 18, 2001	
Date Prepared:	April 17, 2001	
Author:	Joe Stevens Mark Relph	Director of Parks & Recreation Director of Public Works
Presenter Name:	Joe Stevens Tim Moore	
<input type="checkbox"/> Workshop	<input checked="" type="checkbox"/> X	<input type="checkbox"/> Formal Agenda

Subject:

Authorization for the City Manager to enter into an agreement with Shaw Construction for a Guaranteed Maximum Price (GMP) for Two Rivers Expansion and Improvements and Two Rivers Parking Lot Improvements.

Summary:

GMP Summary	Building	GMP Summary	Parking Lot
Building w/o Alternates	\$3,577,546	Parking Lot Construction w/o Alternates	\$624,029
Backflow/Fire Alternate #1	\$7,296 \$28,512	Electric Vendor Outlets	\$30,000
Alternate #3	\$58,679	2 nd Street Pedestrian Improvements-Allowance	\$140,000
Alternate #4	\$152,057		
Alternate #5	\$20,019		
Alternate #7A	\$6,174		
Alternate #9	\$6,640		
Alternate #11	(\$8,258)		
<i>Total</i>	\$3,848,665	<i>Total</i>	\$794,029

Grand Total GMP \$4,642,694

Background Information:

On Monday, April 16, 2001, City staff gave Council an update on Two Rivers with Shaw Construction's Guaranteed Maximum Price (GMP) based on bids received for Two Rivers Convention Center and parking lot expansion improvements. The accompanying budget provides a summary of the two projects cost based on the budget as authorized

by City Council. This summary also includes several alternates that Shaw and City staff recommend for inclusion in the GMP. Funding has been identified for all expenditures along with contingencies and funding balances.

Budget:

I. Two Rivers Convention Center Expansion and Improvements

Description	Current Budget	Proposed
<i>Authorized Budget*</i>	\$4,475,420	
Construction (GMP)	\$3,598,000	\$3,577,546
Kitchen Equipment – 75%* *	\$178,500	0
JUCO Cabinets**	\$100,000	0
Pre-Construction Services	0	\$20,000
1% for the Arts	\$35,980	\$38,673
Tap & Development Fees	\$10,000	\$10,000
Materials Testing	\$20,000	\$10,000
Builder’s Risk Insurance**	\$5,000	0
Conduit for A/V**	\$15,000	0
Miscellaneous Utility	\$15,000	\$15,000
Owner Contingency 3%	\$107,940	\$107,940
Construction Management	\$20,000	\$20,000
Architectural Fees	\$312,000	\$312,000
Architectural Direct Costs	\$20,000	\$20,000
Backflow/Fire	0	\$7,296
Relocation Expense	\$38,000	\$38,000
<i>Sub-Total</i>	\$4,475,420	\$4,176,455
<u>ALTERNATE #1</u> : Includes projection screens, CATV conduit & cabling to meeting rooms, STC50 rating at Operable Partitions.	0	\$28,512
<u>ALTERNATE #3</u> : Includes new lighting at parking garage, landscape alternate, concrete walks, decorative exterior lighting at SE entry. Minus lot electricity.	0	\$58,679
<u>ALTERNATE #4</u> : Includes replacing existing soffit, add new lighting, paint metal fascia at existing soffitt, new spandrel glass in clerestory windows at exhibit hall. Monument sign walls: excavation, piling, concrete, masonry, ceramic tile, and metal wall panels at north wall precast. Repaint north wall, accent steel cross bracing at north and west, GWB at garage addition including revised lighting. With asbestos removal.	0	\$152,057

<u>ALTERNATE #5</u> : Includes full height ceramic tile in restrooms, markerboards in meeting rooms, solid phenolic toilet partitions in lieu of painted partitions.	0	\$20,019
<u>ALTERNATE #7A</u> : Includes new EPDM at kitchen roof.	0	\$6,174
<u>ALTERNATE #9</u> : Includes fire sprinkler system (Glycol) at existing storage room in parking garage.	0	\$6,640
<u>ALTERNATE #11</u> : 10" pipe pile in lieu of 12" pipe pile.	0	(\$8,258)
<i>Total Project Cost</i>	\$4,475,420	\$4,440,278
<i>Project Budget</i>	\$4,475,420	\$4,475,420
<i>Less JUCO Adjustment</i>		(\$30,000)
<i>Balance</i>	\$0	\$5,142

*Funding Sources: City \$2,775,420; DDA \$1,000,000; Energy Impact Grants \$600,000; JUCO \$100,000; Total \$4,475,420

**These items were incorporated into the proposed GMP.

II. Two Rivers Parking Lot Improvements

The parking lot project for the area adjacent to the Two Rivers Convention Center was originally budgeted at \$1,200,000 over two years (2001 & 2002) and included the acquisition of two properties plus the construction of one large parking lot. Staff is proposing to modify the project based upon additional costs to the project and more importantly, an emphasis of the project to complete all of the elements adjacent to the building. Staff believes this approach will allow future phasing of parking improvements and minimize the disruption to the building in future years. The project is being proposed as follows:

Description	Current Budget	Proposed
Parking lot construction & paving	\$683,000 1	\$383,326 3
Concrete paving	\$0 2	\$76,000
Intersection construction	\$0 2	\$104,703
1st Street concrete improv.	\$0 2	\$27,000
Storm Drain improvements	\$0 2	\$33,000
<i>Subtotal</i>	\$683,000	\$624,029
Electrical vendor outlets	\$0 2	\$30,000
Property Acquisition	\$450,000	\$170,000 3
Demolition and Misc.	included in above	\$53,000
2nd Street pedestrian improv.	\$0 2	\$140,000
Engineering	\$30,000	\$30,000
Testing & Appraisals	\$15,000	\$15,000
Street lights	\$22,000	\$25,923
Utility relocations	\$0 2	\$70,000
Offsite signs	\$0 2	\$10,000
Contingency	\$0 2	\$20,000

<i>Subtotal</i>	\$517,000	\$563,923
<i>Total Project Cost</i>	\$1,200,000	\$1,187,952
<i>Project Budget</i>	\$1,200,000	\$1,188,545
<i>Balance</i>	\$0	\$593

1. Included TRCC south through Mesa Pawn property
2. Not included in original estimate,
3. Does not include Mesa Pawn property

Action Requested/Recommendation:

Authorization for the City Manager to enter into an agreement with Shaw Construction for a Guaranteed Maximum Price (GMP) of \$4,642,694 for the Two Rivers Expansion and Improvements and Two Rivers Parking Lot Improvements. The GMP for Two Rivers Expansion and Improvement is \$3,848,665. The GMP for Two Rivers Parking Lot Improvements is \$794,029. The grand total GMP is \$4,642,694.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consent	Indiv. Consideration	<input type="checkbox"/>	<input type="checkbox"/>	Workshop
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**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Faircloud Subdivision – Correction to Zoning		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Correction to Zoning – Faircloud Subdivision File #FPP-1999-280R.

Summary: Faircloud Subdivision was mistakenly zoned to RSF-4 with adoption of the new zoning map. It should have been zoned to PD to reflect the approved PR 3.4 zone on the parcel as part of the approved Faircloud Subdivision. At its hearing of April 10, 2001 the Planning Commission recommended approval of this request.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on first reading and schedule a hearing for May 2, 2001.

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

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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<u>BACKGROUND INFORMATION</u>			
Location:		NEC F½ & 30 Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Single Family Homes under construction	
Proposed Land Use:		Single Family residential	
Surrounding Land Use:	North	Single family residential	
	South	Single family residential	
	East	Vacant – agricultural	
	West	Single family residential	
Existing Zoning:		RSF-4	
Proposed Zoning:		PD	
Surrounding Zoning:	North	RSF-R & County PUD	
	South	County RMF-5	
	East	County RSF-R	
	West	PD	
Growth Plan Designation:		Residential Medium Low: 2 to 4 units per acre	
Zoning within density range?		X	Yes
			No

STAFF ANALYSIS:

Faircloud Subdivision consists of 55 lots on approximately 16.53 acres in three filings. When annexed to the City as part of the Darla Jean Annexation, this parcel was zoned RSF-4. As part of an approved development application, Faircloud was zoned to PR 3.4 on April 1, 1998. Filing 1 was approved by the Planning Commission on June 8, 1998 and Filings 2 and 3 on February 8, 1999.

Before and during the time this development was under review the new zoning map for the City was being prepared. This parcel was mistakenly designated RSF-4, reflecting the zone of annexation rather than the approved zoning of PD. It was recently brought to the Community Development Department's attention that the current RSF-4 zoning of the property requires side setbacks of 7-feet, rather than the 5-feet allowed as part of the approved PR 3.4 zone district. Unless the zoning is corrected, lot sizes in the subdivision would also be nonconforming since they are smaller than the minimum 8000 square feet required in the RSF-4 zone district.

No default standards or zone were designated for this Planned Development since it was approved prior to adoption of the new zoning and development code. The prior code did not require default standards. However staff recommends that a default zone of RSF-4 be attached to this planned development so that the standards of this zone district shall apply if not specifically stated in the approved planned development. The density of this subdivision, 3.33 dwellings per acre, most closely corresponds with the density of the RSF-4 zone district.

Approved bulk standards for the subdivision are as follows. Also listed for comparison purposes are the corresponding bulk standards of the RSF-4 zone district.

Faircloud Planned Zone Bulk Requirements

		Faircloud PD Standards	RSF-4 Standards
Front Yard Setback	Principal Structure	20 feet*	20 feet
Side Yard Setback	Principal Structure	5 feet*	7 feet
Rear Yard Setback	Principal Structure	25 feet*	25 feet
Front Yard Setback	Accessory Structure	20 feet	25 feet
Side Yard Setback	Accessory Structure	3 feet*	3 feet
Rear Yard Setback	Accessory Structure	10 feet*	5 feet
Height		32 feet*	35 feet
Max. Lot Coverage**		35%*	50 %
Lot Area		6343 SF	8000 SF
Lot Width		62.5 feet	75 feet
Street Frontage		18.81 feet	20 feet
FAR		0.40 (default)	0.40

- An asterisk denotes that this standard was specified at the time of preliminary plat approval in the written narrative. No asterisk denotes that the standard was determined from review of final plat layout.
- Maximum lot coverage is calculated using the definition in the Zoning and Development Code adopted by the Grand Junction City Council on July 5, 1989 by Ordinance No. 2432 with text amendments/revisions passed and adopted on May 21, 1997.
- No side setback is required for common wall on attached garages. See plat notes for more information.

- The approved front yard setback for the planned zone is less restrictive than the front yard setback stated on the recorded plat. Staff will enforce the less restrictive setback.

The owner of this subdivision, Mr. Stan Seligman of NEGJLand Investors, Inc. has been notified of this correction and is in agreement with staff on the rezone of this property to PD.

PLANNING COMMISSION RECOMMENDATION: At its hearing of April 10, 2001 the Planning Commission recommended approval of this request.

ATTACHMENTS TO THIS REPORT INCLUDE THE FOLLOWING:

1. vicinity map
2. aerial photo
3. subdivision plat

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**CORRECTING ZONING OF THE FAIRCLOUD SUBDIVISION
LOCATED AT THE NORTHEAST CORNER OF
F¹/₂ AND 30 ROAD**

Recitals.

Faircloud Subdivision consists of 55 lots on approximately 16.53 acres in three filings. When annexed to the City as part of the Darla Jean Annexation, this parcel was zoned RSF-4. As part of an approved development application, Faircloud was zoned to PR 3.4 on April 1, 1998.

When the revised zoning map was adopted on March 7, 2000 these parcels were inadvertently zoned RSF-4 instead of PD (Planned Zone), reflecting the existing zoning of PR 3.4. The PD zone is necessary to develop this subdivision as intended. Unless the zoning is corrected, side yard setbacks and lot sizes in the subdivision would become nonconforming. The subdivision is only partially built out.

The original planned zone for this subdivision had no default standards since it was approved under the former code, which did not require them. A default zone of RSF-4 is recommended. The density of this subdivision, 3.33 dwellings per acre, most closely corresponds with the density of the RSF-4 zone district. All standards of the RSF-4 zone district, including allowed uses, apply to this subdivision unless stated otherwise in the bulk standards approved for this planned zone.

The Future Land Use Map of the Growth Plan shows a Residential Medium Low 2-4 dwellings per acre designation for this parcel. The PD zone is in conformance with this designation as it was when it was originally zoned.

At its hearing of April 10, 2001 the City Planning Commission recommended approval of this correction to the zoning map.

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

Council finds that the zoning for this parcel was in error and hereby corrects the zoning map to show the following described parcels to be zoned PD with an underlying default zone of RSF-4. The bulk standards of this PD zone are as follows:

Faircloud Planned Zone Bulk Requirements

Front Yard Setback	Principal Structure	20 feet
Side Yard Setback	Principal Structure	5 feet
Rear Yard Setback	Principal Structure	25 feet
Front Yard Setback	Accessory Structure	20 feet
Side Yard Setback	Accessory Structure	3 feet
Rear Yard Setback	Accessory Structure	10 feet
Height		32 feet
Max. Lot Coverage*		35%
Lot Area		6343 SF
Lot Width		62.5 feet
Street Frontage		18.81 feet

*Maximum lot coverage is calculated using the definition in the Zoning and Development Code adopted by the Grand Junction City Council on July 5, 1989 by Ordinance No. 2432 with text amendments/revisions passed and adopted on May 21, 1997.

The following described parcel is hereby zoned PD:

Faircloud Subdivision as recorded in Plat Book 16, Pages 292-293.

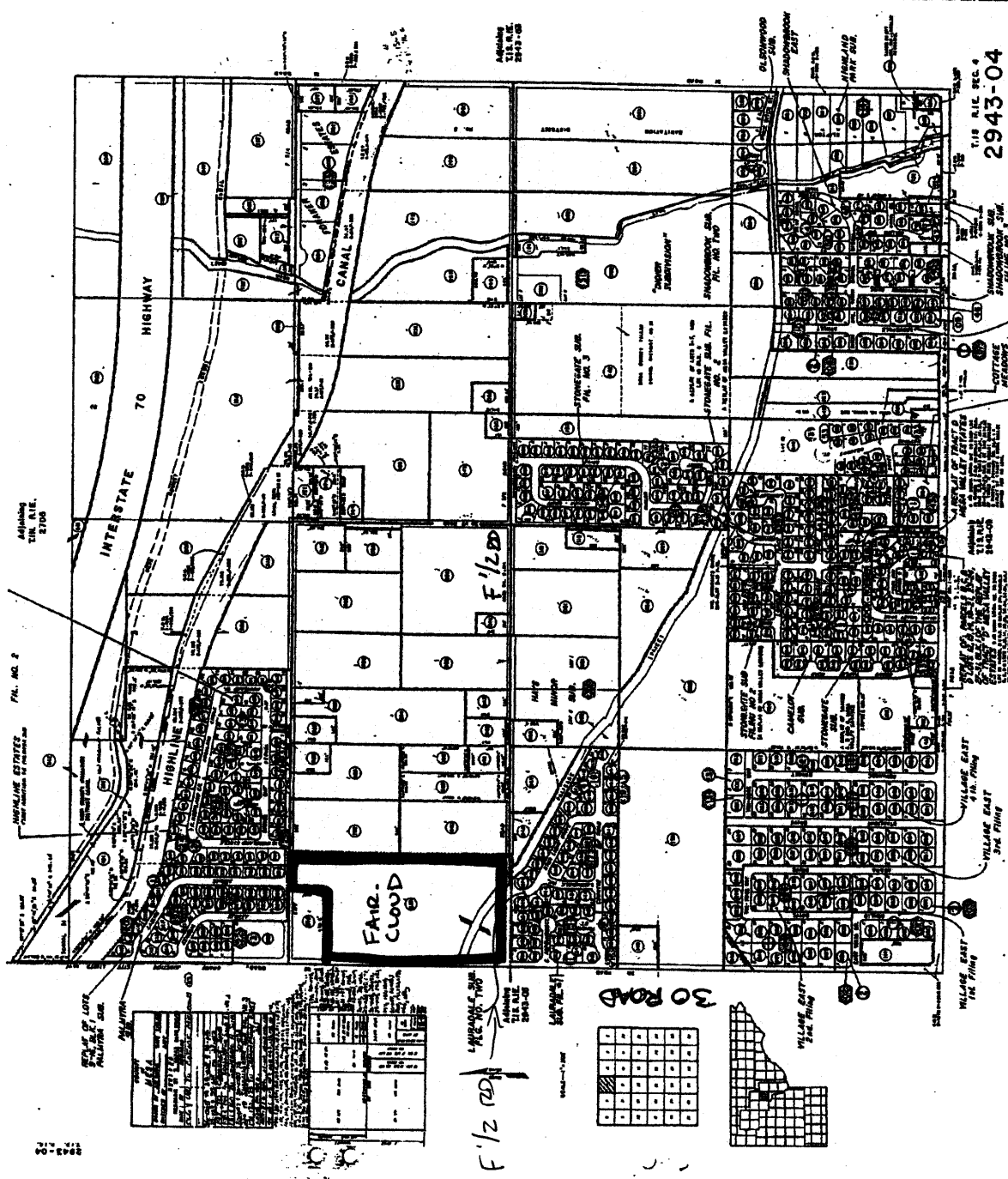
INTRODUCED for FIRST READING and PUBLICATION this day of 2001.

PASSED on SECOND READING this day of 2001.

ATTEST:

City Clerk

President of City Council



ASBANKING
TIN. A.T.E.
2700

PH. NO. 2

HIGHLAND STREET
TIN. A.T.E.
2700

INTERSTATE
70
HIGHWAY

CANAL

Fair.
Cloud

F 1/2 D

F 1/2 CD

30 ROAD

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30

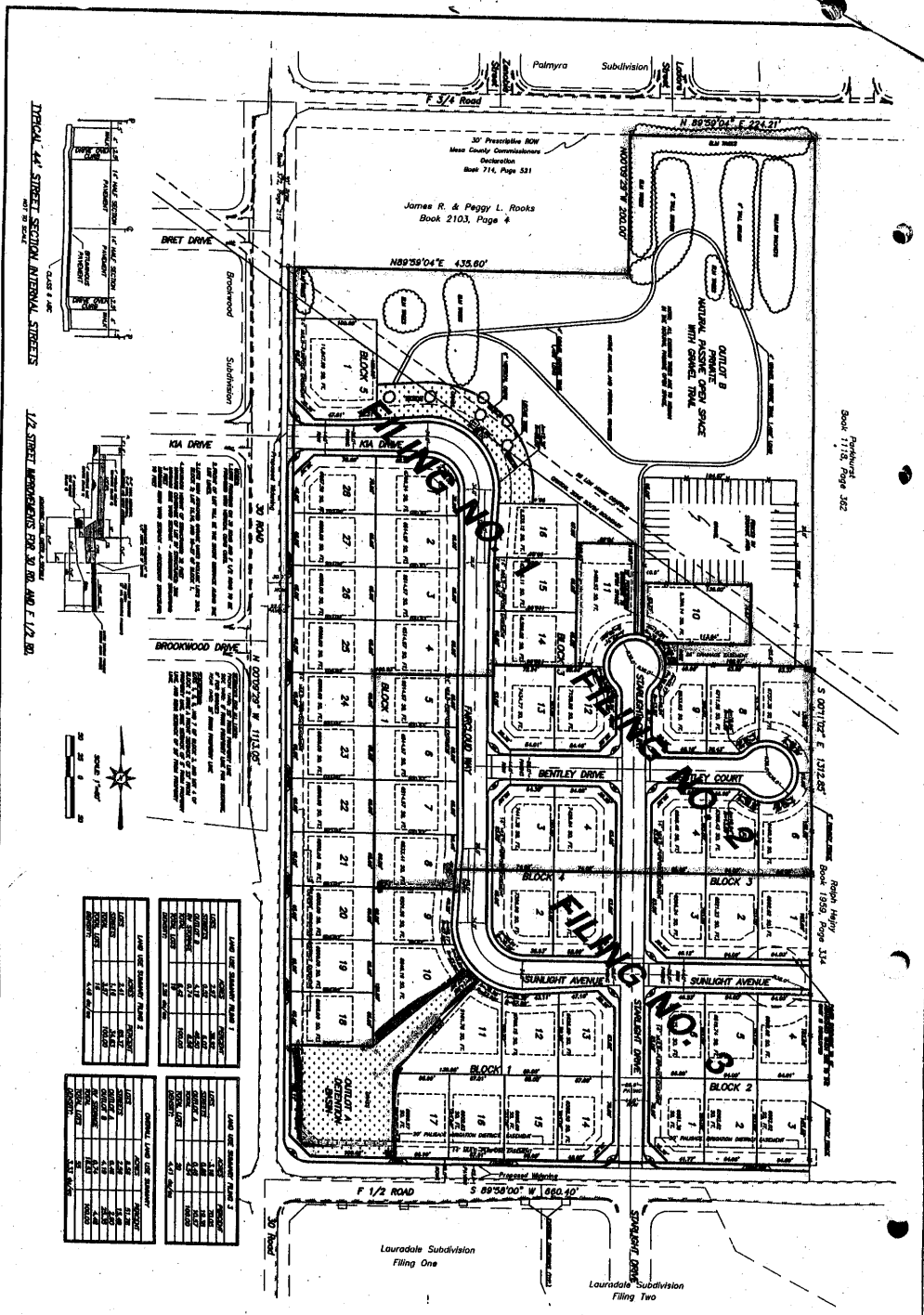
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Village East
2nd Flring

T118 A1C SEC 4
2943-04

2943-04





TYPICAL 1/4 STREET SECTION, INTERMEDIATE STREETS

1/2 STREET IMPROVEMENTS FOR 30, 40, AND 1/2 MI.

LAND USE SUMMARY - BLOCK 1		LAND USE SUMMARY - BLOCK 2	
USE	AREA (SQ. FT.)	USE	AREA (SQ. FT.)
RESIDENTIAL	10,000	RESIDENTIAL	10,000
COMMERCIAL	0	COMMERCIAL	0
INDUSTRIAL	0	INDUSTRIAL	0
PARK	0	PARK	0
OPEN SPACE	0	OPEN SPACE	0
TOTAL	10,000	TOTAL	10,000

LAND USE SUMMARY - BLOCK 3		LAND USE SUMMARY - BLOCK 4	
USE	AREA (SQ. FT.)	USE	AREA (SQ. FT.)
RESIDENTIAL	10,000	RESIDENTIAL	10,000
COMMERCIAL	0	COMMERCIAL	0
INDUSTRIAL	0	INDUSTRIAL	0
PARK	0	PARK	0
OPEN SPACE	0	OPEN SPACE	0
TOTAL	10,000	TOTAL	10,000

2
4



LANDesign
ENGINEERS • SURVEYORS • PLANNERS
1800 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-4000

FAIRCLOUD SUBDIVISION
PRELIMINARY PLAN
PROJECT NO.: 87017 FILE NAME: 87017 MASTER LAYOUT-B DATED: JANUARY 1998 DESIGNER: MRS. C.W. COO

DATE	NO.	REVISION	BY
01/24/98	1	PER CITY REVIEW COMMENTS	

Attach 12

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Florida Street Vacation – White Willows Subdivision		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Florida Street Vacation - White Willows Subdivision (Filing 1); located at 2851 D Road; File# VR-2001-059.

Summary: In conjunction with the approval of White Willows Subdivision Filing 1 the applicant requests to vacate Florida Street right-of-way within the boundaries of this development. The purpose of the vacation is to align the street with the existing location of the water and sewer lines, which is approximately 100 feet south of the unimproved right-of-way. At its hearing of April 10, 2001 the Planning Commission recommended approval of this request.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on first reading and schedule a hearing for May 2, 2001.

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

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

BACKGROUND INFORMATION				
Location:		2856 C ½ Road, 2851 and 2863 D Road		
Applicants:		Robert J. & Marvelle F. Smith; LA Enterprises of GJ & The Patnode Family Trust (Gene & Loretta Patnode)		
Existing Land Use:		Agricultural/Vacant/Single Family		
Proposed Land Use:		Residential single family		
Surrounding Land Use:	North	Vacant & agricultural		
	South	Residential, agricultural & vacant		
	East	Agricultural & residential under construction (Skyler Subdivision)		
	West	Single family residential		
Existing Zoning:		RSF-4		
Proposed Zoning:		No change proposed		
Surrounding Zoning:	North	PE (Mesa County) – Planned Education		
	South	RSF-R (Mesa County) – 5 acre lot minimum		
	East	PD (City) – 4 units per acre		
	West	RSF-2 (Mesa County) – 2 units per acre		
Growth Plan Designation:		Residential Med Low: 2 to 4 units per acre		
Zoning within density range?		X	Yes	No

STAFF ANALYSIS:**Florida Street Vacation:**

In conjunction with the approval of the White Willows Subdivision Filing 1, Florida Street is proposed to be relocated about 100 feet to the south to align with the location of the existing sewer and water line. Florida Street stubs are provided at the east and west property lines for future extension of the street to other property as it develops. As property develops to the east the street will curve to the north to follow the path of sewer and water lines. It is unknown why the sewer and water lines were not installed in the street right-of-way. Temporary turnarounds are not needed at the ends of the vacated street because it has not been constructed. Florida Street at this location only exists on paper.

At its hearing of April 10, 2001 the Planning Commission found that the requested street vacation complies with Section 2.11 of the Grand Junction Zoning and Development Code as follows:

1. Conformance with the Growth Plan, major street plan and other adopted plans and policies of the City.

The major street plan does not show the Florida Street alignment. However Florida Street is the only east-west street between 28 and 29 Road and D and C ½ Road. The extension of Florida Street is critical to the future buildout of this area. The vacation is not eliminating Florida Street, but merely realigning it over the existing water and sewer lines. The proposal is in general conformance with the Growth Plan.

2. No parcel shall be landlocked as a result of the vacation.

This vacation does not change the access to any parcel.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation.

This vacation does not restrict access to any parcel.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

This vacation does not create adverse impacts on any parcel.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of this Code.

No public facilities or services are inhibited by this vacation.

6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The benefits to the City as a result of this vacation are better efficiency of land, greater access to public facilities and improved traffic circulation.

PLANNING COMMISSION RECOMMENDATION: Approval

ATTACHMENTS:

1. Vicinity map
2. Aerial photo
3. Vacation Exhibit
4. White Willows Preliminary Plat

CITY OF GRAND JUNCTION

ORDINANCE NO. _____

**VACATING FLORIDA STREET
LOCATED AT THE 28½ ROAD ALIGNMENT WITHIN THE
APPROVED WHITE WILLOWS SUBDIVISION,
BEING A PORTION OF BEVIER SUBDIVISION**

Recitals.

Florida Street is an unimproved right-of-way located between D and C ½ Road and between 28 and 29 Road. A 660-foot portion of the street at the 28 ½ Road alignment in the Bevier Subdivision falls within the approved White Willows Subdivision. The street is being vacated and realigned to the south about 100-feet to align with existing water and sewer lines. It is unknown why these lines were not installed in the Florida Street right-of-way to begin with. The vacated right-of-way will be incorporated into the lots in White Willows Subdivision Filing 1. There are no known utilities located in the right-of-way.

At its hearing of April 10, 2001 the Planning Commission found that the right-of-way vacation conforms to the criteria in Section 2.11 of the Zoning and Development Code and recommends approval of the vacation.

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

City Council finds that the vacation meets the criteria set forth in Section 2.11 of the Grand Junction Zoning and Development Code and in accordance therewith the following described right-of-way is hereby vacated:

A tract of land located in the SW ¼ NE ¼ Section 19, T.1S., R.1E. Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Florida Street, which is identical with the northwesterly corner of Lot 8, Bevier Subdivision, filed in records of the Mesa County Clerk and Recorder's Office, in Plat Book 2 at Page 9, Reception No. 21700;

1. Thence East, 660.00 feet along said right-of-way line to the northeasterly corner of Lot 7 of said Bevier Subdivision;
2. Thence North, 40.00 feet to the northerly right-of-way line of Florida Street, which is identical with the north line of the SW ¼ NE ¼ Section 19;
3. Thence West, 660 feet along the said right-of-way to the C-N 1/16 corner of said Section 19;

4. Thence South, 40.00 feet along the west line of the SW ¼ NE ¼ Section 19, to the point of beginning.

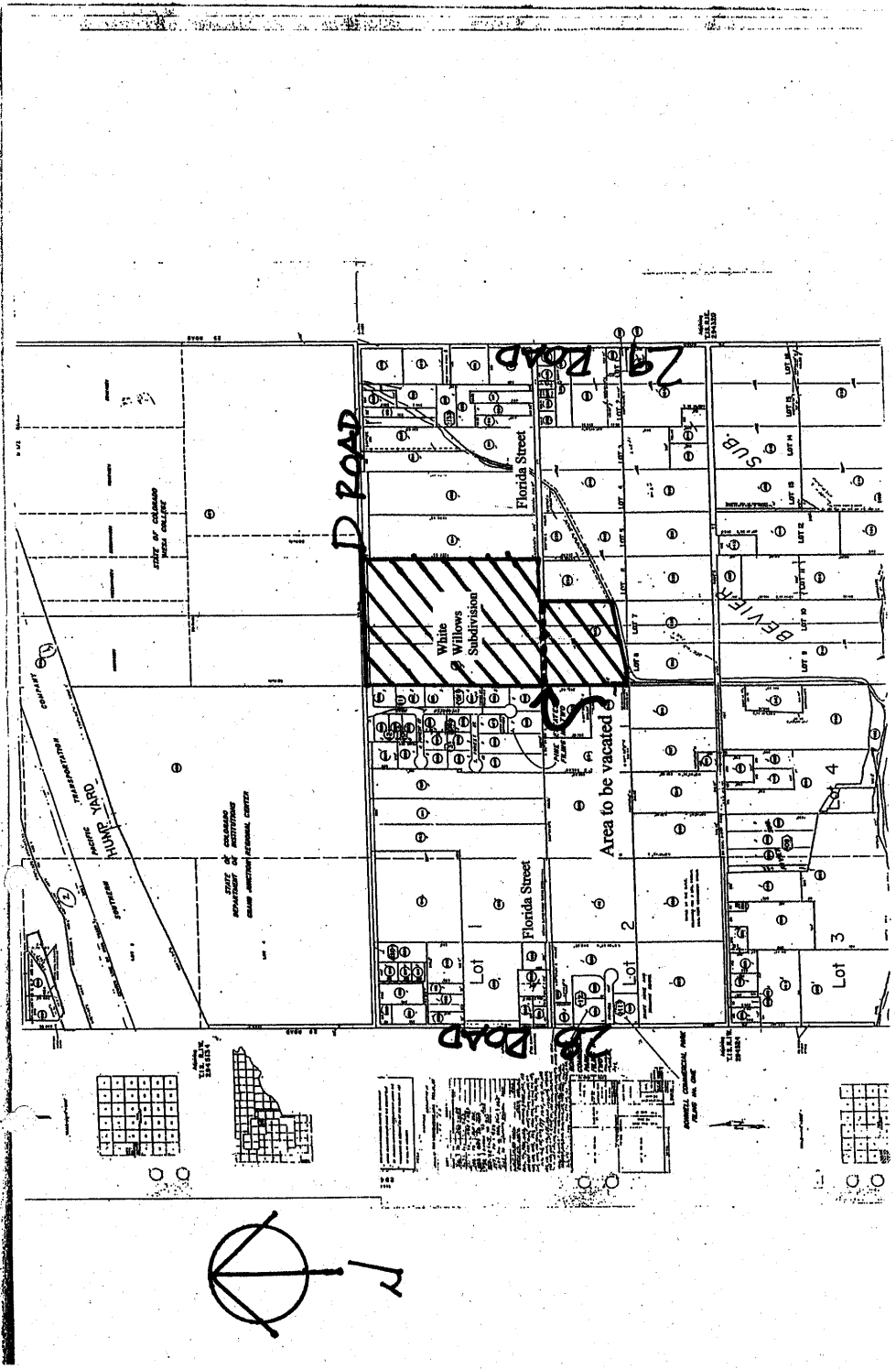
INTRODUCED for FIRST READING and PUBLICATION this day of 2001.

PASSED on SECOND READING this day of , 2001.

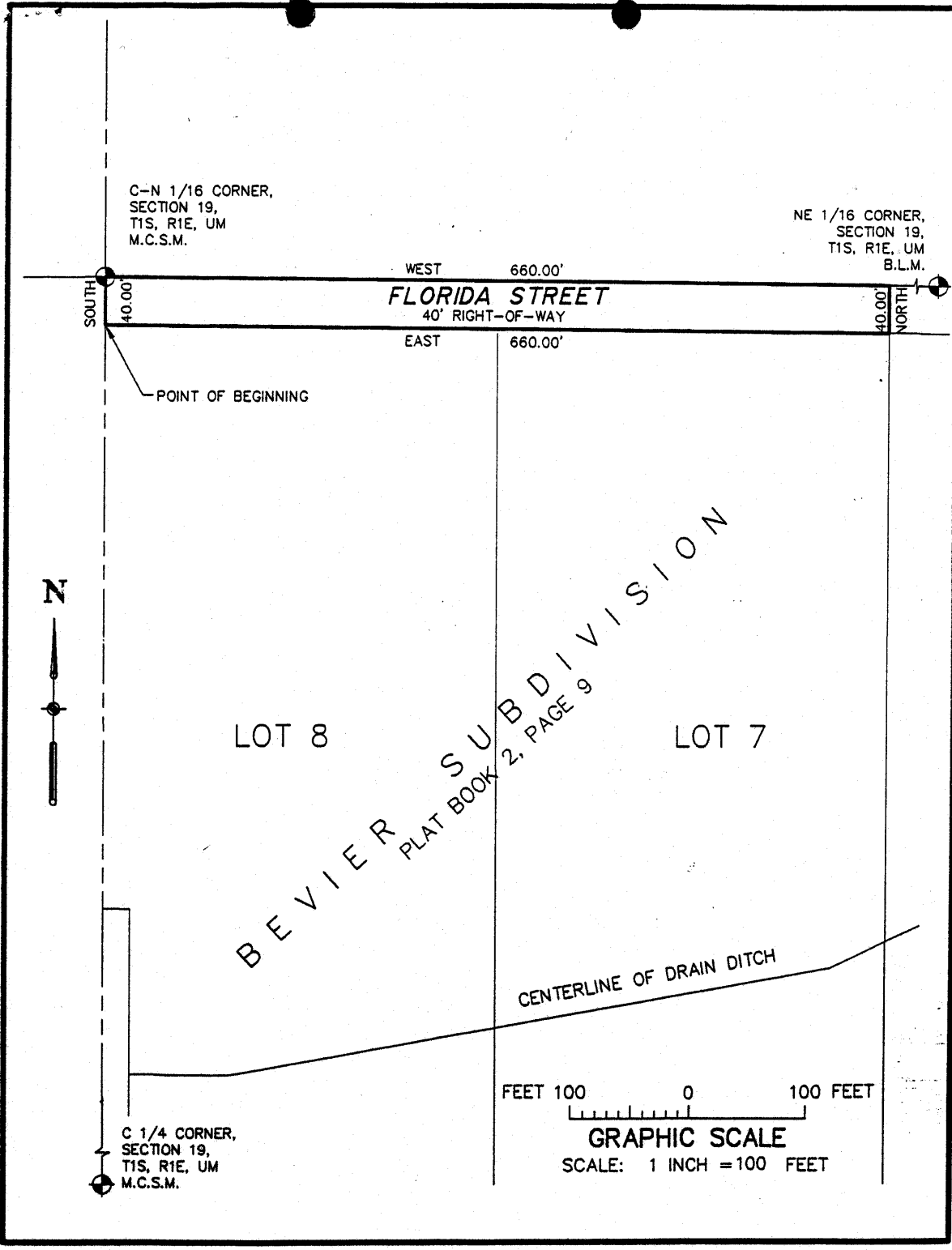
ATTEST:

City Clerk

President of City Council







**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	RVP-2001-020, Revocable Permit for sewer line		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: RVP-2001-020, Resolution authorizing a Revocable Permit to allow a sewer line to be built across City of Grand Junction property.

Summary: Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow the Petitioner to construct a sewer line across City owned property, to serve the subject property located at 202 Fourth Avenue.

Background Information: See attached.

Budget: N/A

Action Requested/Recommendation: Adopt the resolution formally allowing a sewer line to be built across City owned property to serve the facility located at 202 Fourth Avenue.

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

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:	X	Consent		Indiv. Consideration		Workshop
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BACKGROUND INFORMATION					
Location:		202 Fourth Avenue			
Applicants:		Koch Performance Asphalt Company Mike Joyce, Development Concepts – Representative			
Existing Land Use:		Vacant			
Proposed Land Use:		Sewer Line (provide an easement for)			
Surrounding Land Use:	North	Union Pacific Railroad tracks			
	South	Vacant City property & Colorado River			
	East	Union Pacific Railroad tracks & scrap metal yard			
	West	Vacant property			
Existing Zoning:		I-2 - Koch property CSR- City property			
Proposed Zoning:		No change			
Surrounding Zoning:	North	I-2 and I-1			
	South	CSR and C-2			
	East	1-2, I-1 and C-2			
	West	I-2			
Growth Plan Designation:		Industrial			
Zoning within density range?		X	Yes		No

Project Background/Summary:

The Petitioner is requesting permission to construct a sewer line (see Attachment 4) across City owned property. This is currently an industrial area, and the Growth Plan shows this area to continue to develop as an industrial area. Currently the applicant’s facility (Koch Asphalt) is using a septic disposal system. The proposed sewer line does not conflict with any Zoning and Development Code requirements.

Staff Analysis:

A request for a Revocable Permit must be reviewed for conformance with the criteria established by Section 2.17 of the Zoning and Development Code. The applicant has responded to the review criterion, as follows:

1. There will benefits derived by the community or area by granting the proposed revocable permit. The facility is currently using an Individual Septic Disposal System (ISDS) for its sanitary waste facility. The elimination of ISDS in urbanizing areas, which might contaminate ground water near the Colorado River, is a goal of the City. Community benefits are derived by implementing the Growth Plan, but also by

eliminating an ISDS in the urbanizing area, which is near the Colorado River. The proposed Revocable Permit application meets this review criterion.

2. There is a community need for the private development use proposed for the City Property. The only feasible way to provide sanitary sewer to the Koch property requires the crossing of the City property. The facility is currently using an Individual Septic Disposal System (ISDS) for its sanitary waste facility in a highly urbanized area. The input of the City's Public Works and Community Development Department staffs was used in determining the location and the design of the proposed crossing of City property. The proposed Revocable Permit application meets this review criterion.
3. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property. The proposed sanitary sewer line will cross City property, which is also known as the "Jarvis Property". This property is zoned CSR and is suitable for placement of a sanitary sewer line, which will not conflict with any current or proposed use on the property. The proposed Revocable permit application meets this review criterion.
4. The proposed use shall be compatible with adjacent land uses. The proposed Revocable Permit for a sanitary sewer line is compatible with the surrounding neighborhood. The proposed Revocable Permit application meets this review criterion.
5. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas. The proposed use for the revocable permit is for a sanitary sewer line to serve Koch's asphalt facility. The extension of the sanitary sewer line to Koch's property will allow the discontinuance of a septic system in the urbanizing area. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplain or natural hazard areas of the surrounding area. The proposed Revocable Permit application meets this review criterion.
6. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Growth Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies. The applicant quotes from the Growth Plan: Goal 4- To coordinate the timing, location and intensity of growth with the provision of adequate public facilities. The City and county will ensure that water and sanitary sewer systems are designed and constructed with adequate capacity to serve the proposed development. All utility providers have indicated that adequate capacity is available for water and other utilities.
7. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two and SSID Manual. The proposal meets and conforms with the requirements of the 2000 Zoning and Development Code and other City guidelines and policies, such as TED's Manual, SSISs Manual, SWIMM Manual, etc. for approval of the Revocable Permit for a sanitary sewer line. The proposed Revocable Permit application meets this review criterion.

Staff Findings:

The City Charter gives Council authority to allow private use of public property provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowner a license to use the public property. The City may revoke the permit and require the landowner to restore the property to its original condition by giving 30 days written notice. The project meets the criteria for a Revocable Permit as set forth in Section 127 of the City Charter, the SSID Manual and Section 2.17 of the Zoning and Development Code.

STAFF RECOMMENDATION: Staff recommends approval of the resolution authorizing the Revocable Permit due to compliance with criteria of Section 2.17 of the Zoning and Development Code, Section 127 of the City Charter the SSID Manual and the goals and policies of the City of Grand Junction’s Growth Plan.

Attachments:

1. Resolution
2. Revocable Permit
3. Agreement
4. Assessors Map
5. Site Plan

RESOLUTION NO. _____

**CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
K.C. ASPHALT, L.L.C.**

Recitals.

1. K.C. Asphalt, L.L.C., a Colorado limited liability company, hereinafter referred to as the Petitioner, represents that it is the owner of that certain real property located at 202 Fourth Avenue in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Tax Schedule Number 2945-232-04-001, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, operate, maintain and repair a private sanitary sewer service line within the limits of the following described real property owned by the City, said real property consisting of public right-of-way for Fourth Avenue and also real property which is owned by the City but does not constitute public right-of-way, to wit:

Commencing at a Mesa County Survey Marker for the southwest corner of the NW ¼ of the NW ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of

Grand Junction, County of Mesa, State of Colorado, from whence a Mesa County Survey Marker for the southwest corner of the NE ¼ NW ¼ of said Section 23 bears S 89°58'01" E a distance of 1,310.05 feet; thence N 86°03'27" E a distance of 432.68 feet to a point on the north right-of-way line for said Fourth Avenue and the southerly boundary line of Lot 1 of D&RGW Railroad Subdivision Filing No. 1, said point being the True Point of Beginning; thence S 89°58'01" E a distance of 20.99 feet; thence S 17°43'44" W a distance of 400.15 feet; thence N 72°16'16" W a distance of 20.00 feet; thence N 17°43'44" E a distance of 393.77 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to 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, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes aforescribed and within the limits of the public right-of-way and city owned property aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this 4th day of April, 2001.

Attest:

President of the City Council

City Clerk

REVOCABLE PERMIT

Recitals

1. K.C. Asphalt, L.L.C., a Colorado limited liability company, hereinafter referred to as the Petitioner, represents that it is the owner of that certain real property located at 202 Fourth Avenue in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Tax Schedule Number 2945-232-04-001, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, operate, maintain and repair a private sanitary sewer service line within the limits of the following described real property owned by the City, said real property consisting of public right-of-way for Fourth Avenue and also real property which is owned by the City but does not constitute public right-of-way, to wit:

Commencing at a Mesa County Survey Marker for the southwest corner of the NW ¼ of the NW ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence a Mesa County Survey Marker for the southwest corner of the NE ¼ NW ¼ of said Section 23 bears S 89°58'01" E a distance of 1,310.05 feet; thence N 86°03'27" E a distance of 432.68 feet to a point on the north right-of-way line for said Fourth Avenue and the southerly boundary line of Lot 1 of D&RGW Railroad Subdivision Filing No. 1, said point being the True Point of Beginning; thence S 89°58'01" E a distance of 20.99 feet; thence S 17°43'44" W a distance of 400.15 feet; thence N 72°16'16" W a distance of 20.00 feet; thence N 17°43'44" E a distance of 393.77 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purposes aforescribed and within the limits of the public right-of-way and city owned property aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. Petitioner's use and occupancy of the public right-of-way and city owned property as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way and city owned property.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way and city owned property for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors and assigns, agrees that it shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way and city owned property or

as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way and city owned property in good order, condition and repair.

5. This Revocable Permit shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and city owned property and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way and city owned property available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit .

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2001.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

City Clerk

City Manager

Acceptance by the Petitioner

AGREEMENT

K.C. Asphalt, L.L.C., a Colorado limited liability company, for itself and for its successors and assigns, does hereby agree to: Abide by each and every term and condition contained in the foregoing Revocable Permit; As set forth, indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit; Within thirty (30) days of revocation of said Permit, peaceably surrender said public right-of-way and city owned property to the City of Grand Junction and, at its sole cost and expense, remove any encroachment so as to make said public right-of-way and city owned property fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2001.

K.C. Asphalt, L.L.C.,
a Colorado limited liability company

By: _____

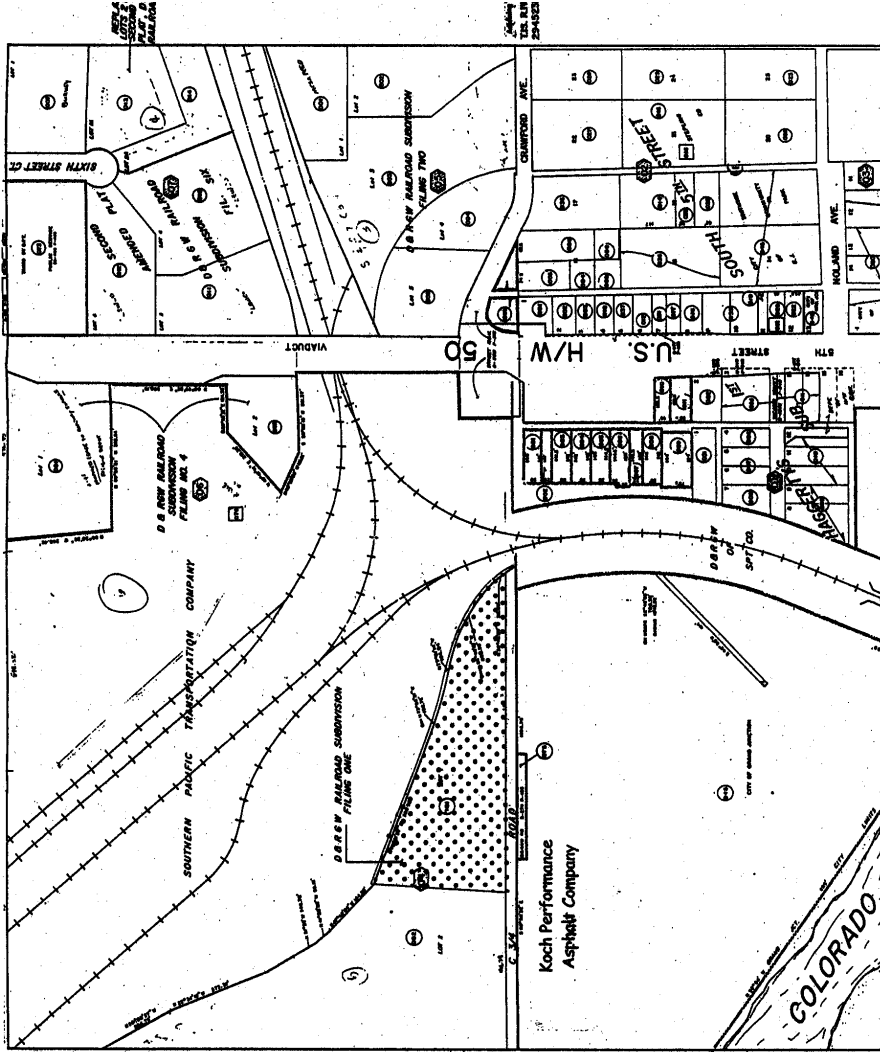
State of _____)
)ss.
County of _____)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2001, by _____ as _____ of K.C. Asphalt, L.L.C., a Colorado limited liability company.

My Commission expires: _____

Witness my hand and official seal.

Notary Public



1. All lots shown on this map are subject to the provisions of the Colorado Revised Statutes, Chapter 38, Article 1, Section 101, which provides that the assessment of property for taxation shall be based on the fair market value of the property as of the first day of January next preceding the date of assessment.

Lot No.	Area (Acres)	Assessment
1	0.10	\$10,000
2	0.10	\$10,000
3	0.10	\$10,000
4	0.10	\$10,000
5	0.10	\$10,000
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92	0.10	\$10,000
93	0.10	\$10,000
94	0.10	\$10,000
95	0.10	\$10,000
96	0.10	\$10,000
97	0.10	\$10,000
98	0.10	\$10,000
99	0.10	\$10,000
100	0.10	\$10,000

Lot No.	Area (Acres)	Assessment
1	0.10	\$10,000
2	0.10	\$10,000
3	0.10	\$10,000
4	0.10	\$10,000
5	0.10	\$10,000
6	0.10	\$10,000
7	0.10	\$10,000
8	0.10	\$10,000
9	0.10	\$10,000
10	0.10	\$10,000
11	0.10	\$10,000
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14	0.10	\$10,000
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17	0.10	\$10,000
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28	0.10	\$10,000
29	0.10	\$10,000
30	0.10	\$10,000
31	0.10	\$10,000
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33	0.10	\$10,000
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35	0.10	\$10,000
36	0.10	\$10,000
37	0.10	\$10,000
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75	0.10	\$10,000
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80	0.10	\$10,000
81	0.10	\$10,000
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83	0.10	\$10,000
84	0.10	\$10,000
85	0.10	\$10,000
86	0.10	\$10,000
87	0.10	\$10,000
88	0.10	\$10,000
89	0.10	\$10,000
90	0.10	\$10,000
91	0.10	\$10,000
92	0.10	\$10,000
93	0.10	\$10,000
94	0.10	\$10,000
95	0.10	\$10,000
96	0.10	\$10,000
97	0.10	\$10,000
98	0.10	\$10,000
99	0.10	\$10,000
100	0.10	\$10,000

North Arrow
 Scale: 1" = 100'

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Exhibit 1
 Assessor's Map
 Attachment 4

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Vacation of Right-of-way, VR-2001-037		
Meeting Date:	April 18, 2001		
Date Prepared:	April 5, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
Workshop		<input checked="" type="checkbox"/>	Formal Agenda

Subject: Second reading of the ordinance to vacate the road right-of-way for Flower Street between Central Drive and G 3/8 Road.

Summary: The project petitioners are requesting the vacation of a road right-of-way that was dedicated via a recorded plat.

Background Information: The project petitioner has applied for a Simple Subdivision in conjunction with the vacation application, to replat the two lots which would take access from the proposed vacation area into two flag lots.

Budget: N/A

Action Requested/Recommendation: Approval of the request for vacation of the dedicated road right-of-way.

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

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:
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Placement on Agenda:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/>	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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AGENDA TOPIC: Vacation of right-of-way 2001-037 (VR-2000-037)

SUMMARY: Vacation of the unused road right-of-way for Flower Street located between Central Drive and G 3/8 Road.

ACTION REQUESTED: Conduct a public hearing for the second reading of an ordinance to abandon the Flower Street right-of-way between Central Drive and G 3/8 Road.

BACKGROUND INFORMATION			
Location:		Flower Street between Central Drive and G 3/8 Road	
Applicants:		Bruce and Rose Ward John and Fran Jessup Carla Eden LANDesign, Representative	
Existing Land Use:		Undeveloped road right-of-way	
Proposed Land Use:		Reconfiguration to create two flag lots through the simple subdivision process	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Vacant residential, approved for subdivision	
	West	Residential	
Existing Zoning:		Residential Single Family-2 dwelling units per acre (RSF-2)	
Proposed Zoning:		Same	
Surrounding Zoning:	North	RSF-2	
	South	RSF-2	
	East	RSF-2	
	West	RSF-2	
Growth Plan Designation:		Residential Low 2-4 dwellings per acre	
Zoning within density range?		X	Yes
			No

Staff Analysis: The applicants are requesting approval of the vacation of road right-of-way for Flower Street located between Central Drive and G 3/8 Road. The right-of-way was created with the recording of the plat for the Melody Park Subdivision, to give road frontage and access to two interior lots. The road has never been constructed and the interior lots remain undeveloped.

The property owners have decided to request the vacation of the road right-of-way, to enable a replat of the two vacant interior lots into a flag lot configuration via the simple subdivision process.

With the reconfiguration, the northerly interior lot would take access via a 50 foot wide access to G 3/8 Road, and the southerly interior lot would take access via a 50 foot wide access to Central Drive.

Vacation of Easement Criteria:

The vacation of the road right-of-way must be reviewed for conformance with the criteria established by Section 2.11 of the Zoning and Development Code, as follows:

1. The Growth Plan, major street plan and other adopted plans and policies of the City;

The proposed vacation has no impact on the Growth Plan, major street plan or other adopted plans and policies of the City.

2. No parcel shall be landlocked as a result of the vacation;

Adequate access will be assured via the simple subdivision process.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation:

Access will be provided that is adequate for the future development of the two undeveloped interior lots. There is no terrain limitations that would make construction of a driveway to the building sites unfeasible.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services); There will be no adverse impacts to health, safety and/or general welfare as a result of the vacation of the road right-of-way.

5. The provisions of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of this Code; and

There is an existing Grand Valley Water Users Association (GVWUA) easement within the right-of-way vacation area. The existing GVWUA facilities are proposed to be relocated into a new easement as part of the simple subdivision process. The vacation of the right-of-way is conditioned upon recording of the simple subdivision, and the documents for the vacation shall be recorded concurrently with the simple subdivision.

6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, ect.

The elimination of the public road right-of-way will eliminate future City maintenance responsibility.

Conditions:

1. Applicant's shall pay the recording fees for the vacation documents.
2. The final plat for SS-2001-038 shall designate a easement for the GVWUA irrigation transmission facilities in a location approved by the GVWUA.

PLANNING COMMISSION RECOMMENDATION: That the City Council find the vacation of the Flower Street right-of-way between Central Drive and G 3/8 Road consistent with the Growth plan, the Major Street Plan and section 2.11 of the Zoning and Development Code and approve of the vacation of the road right-of-way identified as VR-20001-037 subject to the conditions listed above.

RECOMMENDED CITY COUNCIL MOTION: Mr. Chairman, on item VR-2001-037, I move we approve the vacation of right-of-way based on the findings and conditions listed above.

- Attachments:
- a. Ordinance with vacation plat (Exhibit "A")
 - b. General location map
 - c. Project narrative

CITY OF GRAND JUNCTION

ORDINANCE NO.

**VACATING THE PORTION OF FLOWER STREET
LOCATED SOUTH OF CENTRAL DRIVE**

RECITALS:

A vacation of a portion of the dedicated right-of-way for Flower Street located north of Central Drive and south of G 3/8 Road has been requested by the adjoining property owners. The existing dedicated right-of-way is presently undeveloped.

The City Council finds that the request is consistent with the Growth Plan, the adopted Major Street Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-way is hereby vacated subject to the condition that a irrigation easement be created within the vacation area in favor of the Grand Valley Water Users Association prior to completion of the vacation process. Said irrigation easement shall be noted on the final plat for SS-2001-037.

The following right-of-way is shown on "Exhibit A" as part of this vacation of right-of-way description.

Dedicated right-of-way to be vacated:

That portion of Flower Street, a fifty (50) foot wide right-of-way, adjoining lots 5, 6, 7 and 8, Block 2, Melody Park Subdivision, as recorded in Plat Book 8, Page 100, Mesa County Records.

Introduced for first reading on this 4th day of April, 2001

PASSED and ADOPTED this day of , 2001.

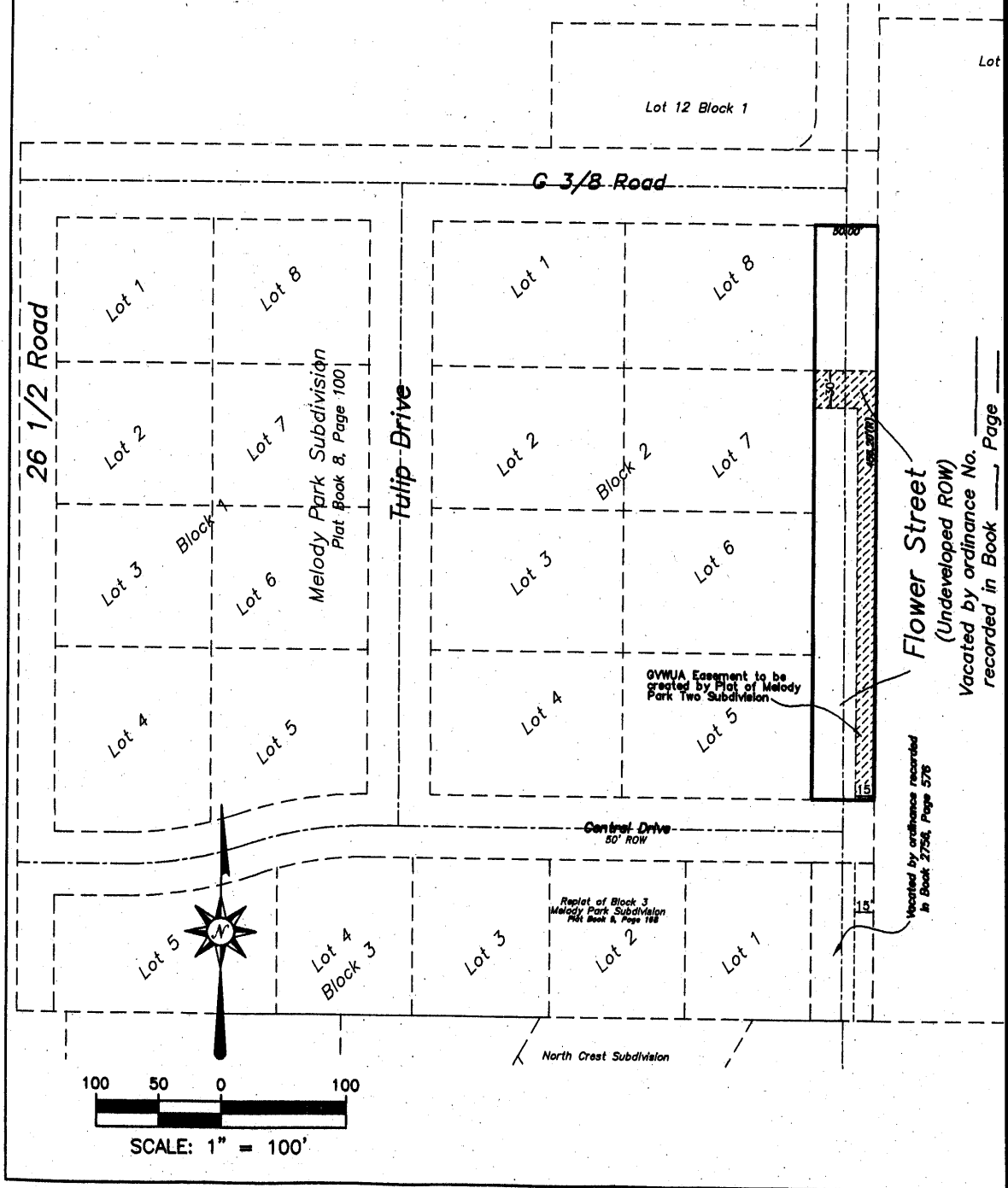
ATTEST:

City Clerk

President of City Council

EXHIBIT A

RIGHT-OF-WAY VACATION MELODY PARK SUBDIVISION GRAND JUNCTION, MESA COUNTY, COLORADO



Vacated by ordinance No. _____
recorded in Book _____ Page _____

Vacated by ordinance recorded
in Book 2756, Page 576



2701-354-09-008

2701-354-09-011

2701-354-09-010

PROJECT NARRATIVE

FOR

Flower Street Vacation Central Drive to G 3/8 Road

January 26, 2001

Prepared for:

John & Frances Jessup
734 Tulip Drive
Grand Junction, CO 81506

Carla Eden
2660 Central Drive
Grand Junction, CO 81506

Rose T. Ward
736 Tulip Drive
Grand Junction, CO 81506

Prepared by:

LANDesign
ENGINEERS • SURVEYORS • PLANNERS

244 N. 7th Street
Grand Junction, CO 81501
(970) 245-4099

LOCATION OF DEVELOPMENT:

The area proposed for the road ROW Vacation is an undeveloped 50' road ROW located adjacent to Lots 5,6,7,and 8, Block 2, Melody Park Subdivision.

PURPOSE:

It has been determined that the existing Right-Of-Way for Flower Street, being an undeveloped street at this time, is not required for future development. The owners of Lots 5,6,7, and 8, Block 2, Melody Park Subdivision have agreed to the vacation and plan to replat vacated Flower Street along with Lots 2,7, and 6 to create a new 3 Lot Subdivision known as Melody Park Two Subdivision. This replat will allow the existing Lots 6 and 7 to have frontage on central Drive and G 3/8 Road respectively. At the time of replatting an easement for the GVVUA irrigation ditch will be created and an access easement for Lot 8 will be created for the vacated portion of Flower Street adjacent to Lot 8.

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Berthod Annexation		
Meeting Date:	April 18, 2001		
Date Prepared:	March 9, 2001		
Author:	Patricia Parish	Associate Planner	
Presenter Name:	Patricia Parish	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for the Acceptance of the Petition and the Annexation Ordinance for the Berthod property, #ANX-2001-033.

Summary: Public Hearing for Acceptance of the Petition to Annex and Second Reading of the Annexation Ordinance for the Berthod Annexation, located at 2982 Gunnison Avenue. The entire annexation area consists of 0.712 acres. (#ANX-2001-033)

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 Second Reading for the Berthod Annexation.

Citizen Presentation:	No	X	Yes	If Yes,
Name:	Craig Hoff, ClearTalk			
Purpose:	Representative			

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

BACKGROUND INFORMATION			
Location:		2982 Gunnison Avenue	
Applicants:		James and Jill Berthod, Owners Craig Hoff, NTCH Colo. Inc., Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		100' Tower	
Surrounding Land Use:	North	Commercial Industrial	
	South	<i>Commercial Industrial</i>	
	East	Commercial Industrial	
	West	Commercial Industrial	
Existing Zoning:		I-1 (Industrial-County)	
Proposed Zoning:		I-1 (Light Industrial) Effective Annexation Date: 1/7/01	
Surrounding Zoning:	North	I-1 (Industrial-County)	
	South	I-2 (Industrial-County)	
	East	I-2 (Industrial- County)	
	West	I-2 (Industrial- County)	
Growth Plan Designation:		Commercial Industrial	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.712 acres of land. The property owner would like to build equipment shelters and construct a telecommunications 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 Berthod Annexation property 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.

ANNEXATION SCHEDULE	
March 7, 2001	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
March 20, 2001	Planning Commission considers Zone of Annexation
April 4, 2001	First Reading on Zoning by City Council
April 18, 2001	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
May 20, 2001	Effective date of Annexation and Zoning

RECOMMENDATION:

Approval

Attachments:

1. Resolution Accepting Petition for Annexation
2. Ordinance of Annexation
3. Summary Sheet
4. Annexation Boundary Map

RESOLUTION NO. __-01

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

BERTHOD ANNEXATION

IS ELIGIBLE FOR ANNEXATION

LOCATED AT 2982 GUNNISON AVENUE

WHEREAS, on the 7th day of March, 2001, 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:

BERTHOD ANNEXATION

Lot 10, Banner Industrial Park (Plat Book 11, Page 362) Situate in the SE 1/4 NE 1/4, Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of April, 2001; 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 18th day of April, 2001.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

BERTHOD ANNEXATION

APPROXIMATELY 0.712 ACRES

LOCATED at 2982 Gunnison Avenue

WHEREAS, on the 7th day of March, 2001, 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 18th day of April, 2001; 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:

BERTHOD ANNEXATION

Lot 10, Banner Industrial Park (Plat Book 11, Page 362) Situate in the SE 1/4 NE 1/4, Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado

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

INTRODUCED on first reading on the 7th day of March, 2001.

ADOPTED and ordered published this ___ day of _____, 2001.

Attest:

President of the Council

City Clerk

BERTHOD ANNEXATION SUMMARY

File Number: ANX-2001-033

Location: 2982 GUNNISON AVENUE

Tax ID Number: 2943-171-07-010

Parcels: 1

Estimated Population: 0

of Parcels (owner occupied): 0

of Dwelling Units: 0

Acres: 0.712 acres in annexation area

Developable Acres Remaining: 0

Right-of-way in Annexation: GUNNISON AVE. ALREADY ANNEXED

Previous County Zoning: I-1

Proposed City Zoning: I-1

Current Land Use: VACANT

Future Land Use: 100' TOWER

Assessed Values: Land = \$5,750 Improvements = \$0
TOTAL VALUE = \$5,750

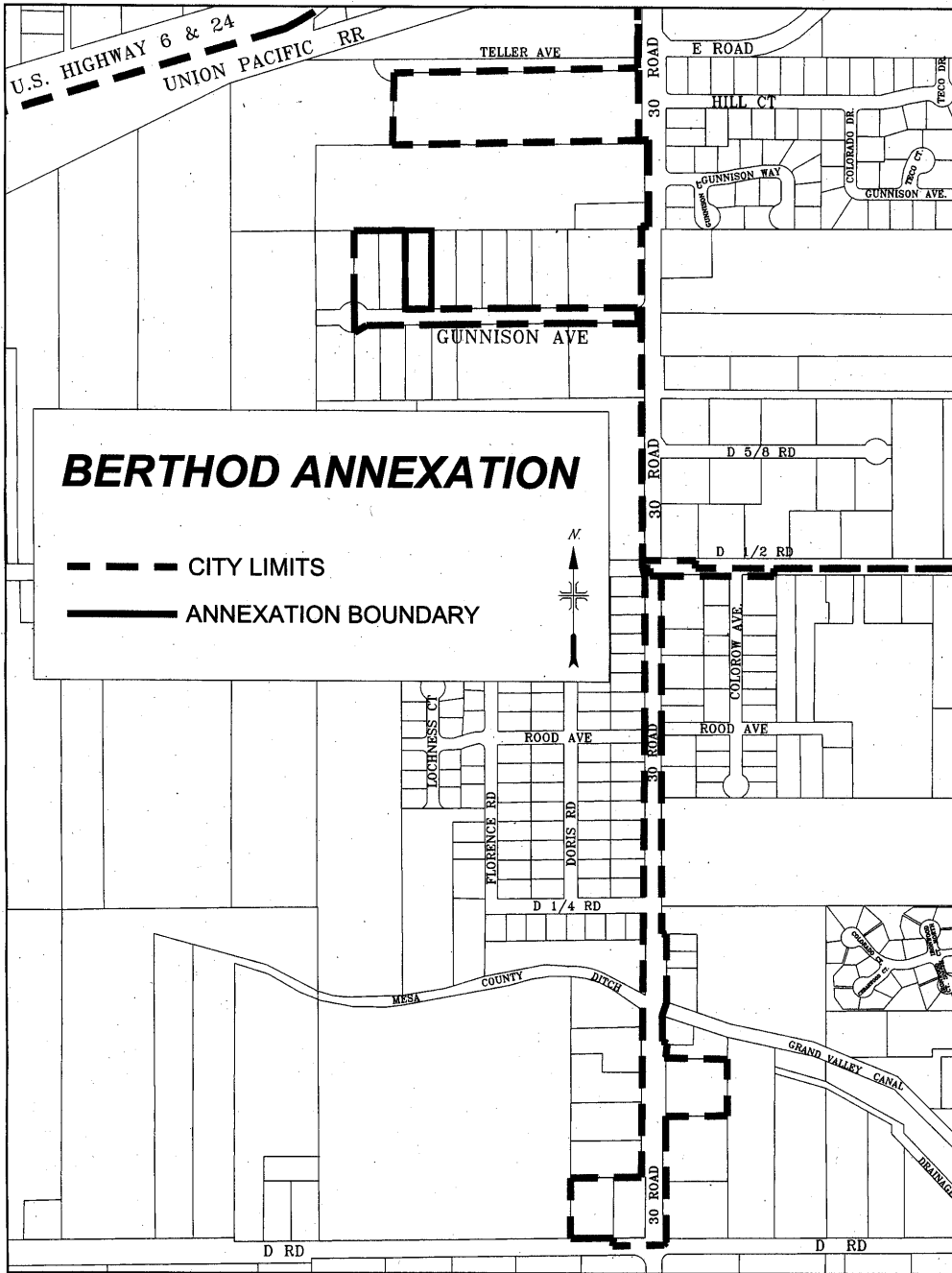
Market Values: Total=\$19,840

Census Tract: 8

Address Ranges: 2982 GUNNISON AVENUE

Special Districts:

- Water:** Ute Water
- Sewer:** Central Grand Valley Sanitation District
- Fire:** Grand Junction Rural Fire
- Drainage:** Grand Junction Drainage District
- School:** District 51
- Pest:** None



**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Berthod Annexation – Zoning		
Meeting Date:	April 18, 2001		
Date Prepared:	March 9, 2001		
Author:	Patricia Parish	Associate Planner	
Presenter Name:	Patricia Parish	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for Zoning the Berthod Annexation, #ANX-2001-033

Summary: Second reading of the Zoning Ordinance for the Berthod Annexation located at 2982 Gunnison Avenue. State law requires the City to zone property that is annexed into the City of Grand Junction. The proposed zoning of I-1 is similar to the existing Mesa County zoning of Industrial. The Planning Commission forwarded a positive recommendation (#ANX-2001-033).

Background Information: See attached.

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the Zoning Ordinance for the Berthod Annexation on 2nd reading.

Citizen Presentation:	No	Yes	If Yes,
Name:	Craig Hoff, ClearTalk		
Purpose:	Representative		

Report results back to Council:	X	No	Yes	When:
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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BACKGROUND INFORMATION			
Location:		2982 Gunnison Avenue	
Applicants:		James and Jill Berthod, Owners Craig Hoff, NTCH Colo. Inc., Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		100' Tower	
Surrounding Land Use:	North	Commercial Industrial	
	South	Commercial Industrial	
	East	Commercial Industrial	
	West	Commercial Industrial	
Existing Zoning:		I-1 (Industrial-County)	
Proposed Zoning:		I-1 (Light Industrial) Effective Annexation Date: 1/7/01	
Surrounding Zoning:	North	I-1 (Industrial-County)	
	South	I-2 (Industrial-County)	
	East	I-2 (Industrial- County)	
	West	I-2 (Industrial- County)	
Growth Plan Designation:		Commercial Industrial	
Zoning within density range?		X	Yes
			No

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. The proposed zoning of Light Industrial (I-1) is identical to or nearly identical to corresponding Mesa County zoning for the properties.

The Berthod Annexation property consists of 0.712 acres. The existing Mesa County zoning for the Berthod parcel is Industrial. The proposed Zoning for the Berthod Annexation is I-1 (Light Industrial), which is compatible with the Growth Plan's Future Land Use Map. The 0.712 acres of land owned by James and Jill Berthod is being annexed in accordance with the Persigo Agreement as a result of the plan to construct a telecommunications tower and build an equipment shed, which is concurrently undergoing a Planning Commission review for a Conditional Use Permit.

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.

ANNEXATION SCHEDULE	
March 7, 2001	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
March 20, 2001	Planning Commission considers Zone of Annexation
April 4, 2001	First Reading on Zoning by City Council
April 18, 2001	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
May 20, 2001	Effective date of Annexation and Zoning

STAFF RECOMMENDATION:

Approval of the Zoning for the Berthod Annexation to Light Industrial (I-1).

PLANNING COMMISSION RECOMMENDATION:

Zoning for the Berthod Annexation:

On March 20, 2001, the Planning Commission forwarded a positive recommendation to City Council for the zone of Light Industrial (I-1) on File #ANX-2001-033, for the following reasons:

- I-1 zone district is similar to the existing Mesa County zoning I-1.
- I-1 zone district meets the criteria found in Section 2.14.F and Section 2.6 of the Zoning and Development Code.

Attachments:

1. Zoning Ordinance
2. Summary Sheet
3. Annexation Boundary Map

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No.

ZONING THE BERTHOD ANNEXATION TO LIGHT INDUSTRIAL (I-1)

LOCATED AT 2982 GUNNISON AVENUE

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-1 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 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 Light Industrial (I-1) zone district

Includes the following tax parcel 2943-171-07-010

BERTHOD ANNEXATION

Lot 10, Banner Industrial Park (Plat Book 11, Page 362) Situate in the SE 1/4 NE 1/4, Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado

Introduced on first reading this 4th day of April, 2001.

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

Attest:

President of the Council

City Clerk

BERTHOD ANNEXATION SUMMARY

File Number: ANX-2001-033

Location: 2982 GUNNISON AVENUE

Tax ID Number: 2943-171-07-010

Parcels: 1

Estimated Population: 0

of Parcels (owner occupied): 0

of Dwelling Units: 0

Acres: 0.712 acres in annexation area

Developable Acres Remaining: 0

Right-of-way in Annexation: GUNNISON AVE. ALREADY ANNEXED

Previous County Zoning: I-1

Proposed City Zoning: I-1

Current Land Use: VACANT

Future Land Use: 100' TOWER

Assessed Values: Land = \$5,750 Improvements = \$0
TOTAL VALUE = \$5,750

Market Values: Total=\$19,840

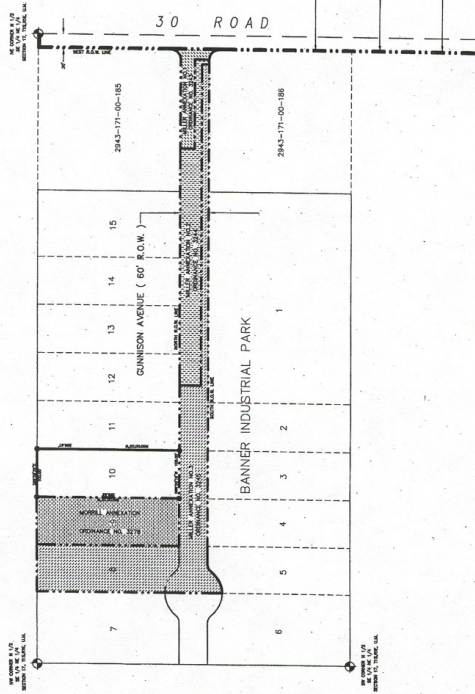
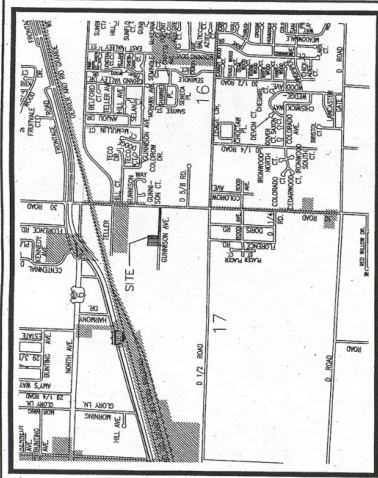
Census Tract: 8

Address Ranges: 2982 GUNNISON AVENUE

Special Districts:

- Water:** Ute Water
- Sewer:** Central Grand Valley Sanitation District
- Fire:** Grand Junction Rural Fire
- Drainage:** Grand Junction Drainage District
- School:** District 51
- Pest:** None

BERTHOD ANNEXATION
 SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U1M.
 COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

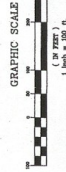
LOT 10, BANNER INDUSTRIAL PARK (PLAT BOOK 11, PAGE 362)
 SITUATE IN THE SE 1/4 NE 1/4, SECTION 17, T1S, R1E, U1M.
 COUNTY OF MESA, STATE OF COLORADO

FRUITWILE MEADOWS ANNEXATION NO.1
 1.00' STRIP LING EAST OF AND
 PARALLEL WITH THE WEST E.C.W.
 LINE FOR 30 ROAD

FRUITWILE MEADOWS ANNEXATION NO.2
 1.00' STRIP LING EAST OF AND
 PARALLEL WITH THE WEST E.C.W.
 LINE FOR 30 ROAD

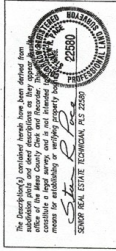
FRUITWILE MEADOWS ANNEXATION
 ORDINANCE NO. 3071
 1.00' STRIP LING 2.00 FEET EAST OF AND
 PARALLEL WITH THE WEST E.C.W.
 LINE FOR 30 ROAD

AREA OF ANNEXATION
 2943-171-00-185
 2943-171-00-186



ORDINANCE NO. _____

EFFECTIVE DATE _____



Author: Title: Date: Checked By: Approved By:	DRAWN BY: STP CHECKED BY:	DATE: 2-13-2001 DATE:	SCALE: 1" = 100'
	DEPARTMENT OF PUBLIC WORKS AND UTILITIES ENGINEERING AND TECHNICAL SERVICES DIVISIONS CITY OF GRAND JUNCTION, COLORADO		
	BERTHOD ANNEXATION 1 OF 1		

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Cantrell Annexation No. 1 and No. 2		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for Second reading of the annexation ordinance for the Cantrell Annexation, located at 2930 North Avenue.

Summary: The 3.09-acre Cantrell Annexation area consists of one parcel of land, approximately 2.71 acres in size, located at 2930 North Avenue. The remaining acreage is comprised of approximately 703 feet of right-of-way along North Avenue. There are no existing structures on the site. The owner of the property has signed a petition for annexation.

Background Information:
Please see attached report

Budget: N/A

Action Requested/Recommendation:

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

AGENDA TOPIC: Second reading of the annexation ordinance for the Cantrell Annexation, located at 2930 North Avenue.

SUMMARY: The 3.09 Cantrell Annexation area consists of one parcel of land, approximately 2.71 acres in size. The remaining acreage is comprised of approximately 703 feet of right-of-way along North Avenue. There are no existing structures on the site. The owner of the property has signed a petition for annexation.

BACKGROUND INFORMATION			
Location:		2930 North Avenue	
Applicants:		Emory Cantrell Kreg Obergfell, Representative	
Existing Land Use:		Vacant land	
Proposed Land Use:		Residential / Office, Warehouse	
Surrounding Land Use:	North	Residential	
	South	Residential and Commercial	
	East	Commercial and Residential	
	West	Residential and commercial	
Existing Zoning:		RMF-8 (County) & Commercial	
Proposed Zoning:		R (within G.P. range) & C-1	
Surrounding Zoning:	North	RMF-8 (Mesa County)	
	South	C (Mesa County)	
	East	RMF-8 and C (Mesa County)	
	West	RMF-8 and C (Mesa County)	
Growth Plan Designation:		Residential Med: 4 to 8 units per acre	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: It is recommended that City Council hold a public hearing and approve on second reading the annexation ordinance for the Cantrell Annexation.

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 3.09 acres of land. The request for annexation comes from a request to subdivide this 2.71 acre parcel for single family / multi-family development and a commercial section along North Avenue. The property

currently has a split zoning on the parcel of RMF-8 to the north and Commercial on the south end. A minor subdivision and site plan are forthcoming for review. The property is now being annexed into the City of Grand Junction.

It is staff's professional opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Cantrell 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.

ANNEXATION SCHEDULE	
March 7th	Referral of Petition to Annex & 1 st Read (30 Day Notice)
March 13th	Planning Commission considers Zone of Annexation
April 4th	First Reading on Zoning by City Council
April 18th	Public hearing on Annexation and Zoning by City Council
May 20th	Effective date of Annexation and Zoning

RECOMMENDATION:
Approval

CANTRELL ANNEXATION SUMMARY		
File Number:	ANX-2001-052	
Location:	2930 North Avenue	
Tax ID Number:	2943-083-00-073	
Parcels:	1	
Estimated Population:	Not yet determined	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	3.09 acres for annexation area	
Developable Acres Remaining:	2.71 acres	
Right-of-way in Annexation:	703 feet along North Avenue	
Previous County Zoning:	County Commercial & R-4	
Proposed City Zoning:	C-1 and Residential	
Current Land Use:	Vacant	
Future Land Use:	Residential & Commercial	
Values:	Land:	= \$34,210
	Improvements:	= \$0
Census Tract:	6	
Address Ranges:	2930 North Avenue for the commercial portion. Access to the residential portion will determine the addresses later.	
Special Districts:	Water:	Ute Water
	Sewer:	Fruitvale Water & Sanitation
	Fire:	Grand Junction Rural Fire
	Drainage & Irrigation	Grand Junction Drainage
	School:	District 51
	Pest:	

Attachments: Cantrell Annexation Map...A

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-00

**A RESOLUTION ACCEPTING THE PETITION FOR ANNEXATION,
MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS
THE CANTRELL ANNEXATION
LOCATED AT 2930 NORTH AVENUE
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 7th day of March 2001, 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION

Cantrell Annexation

A serial Annexation Comprising Cantrell Annexation No. 1 and Cantrell Annexation No. 2

Cantrell Annexation No. 1

A parcel of land situate in the SW 1/4 SE 1/4 and in the SE 1/4 SW 1/4 of Section 8, 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 S 1/4 corner of said Section 8; thence N 89°53'09" W along the south line of the SE 1/4 SW 1/4 of said Section 8 a distance of 177.92 feet to a point; thence leaving said south line N 00°06'51" E a distance of 30.00 feet to a point; thence N 89°53'09" W along a line 10.00 feet south of and parallel with the north right of way line for North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence N 00°06'51" E a distance of 10.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09' E along said north right of way line a distance of 633.91 feet to a point on the west right of way line for 29 1/2 Road; thence N 00°00'00" E along the west right of way line for said 29 1/2 Road a distance of 9.92 feet to a point; thence crossing said 29 1/2 Road N 90°00'00" E a distance of 70.00 feet to a point on the east right of way line for said 29 1/2 Road (said point also being the southwest corner of Lot 7 of J and J Subdivision); thence S 89°58'35" E along the north right of way line for said North Avenue (U.S. Highway 6) a distance of 50.10 feet to a point; thence leaving said north right of way line S 00°01'25" W a distance of 50.00 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 8; thence N 89°58'35" W along said south line a distance of 90.08 feet to the point of beginning.

Cantrell Annexation No.2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 8 and in the NE 1/4 NW 1/4 of Section 17 all in 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 N 1/4 corner of Section 17; thence N 89°53'09" W along the north line of the NE 1/4 NW 1/4 of said Section 17 a distance of 177.92 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NW 1/4 S 00°05'33" E a distance of 40.01 feet to a point on the south right of way line for North Avenue (U.S. Highway 6); thence N 89°53'09" W along said south right of way line a distance of 10.00 feet to a point; thence leaving said south right of way line N 00°06'51" E a distance of 40.00 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 8; thence leaving said south line N 00°06'51" E a distance of 20.00 feet to a point; thence N 89°53'09" W along a line 20.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 969.25 feet to a point; thence N 00°00'09" E a distance of 20.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence leaving said north right of way line N 00°00'09" E a distance of 620.16 feet to a point on the north line of the S 1/2 W 1/4 SE 1/4 SW 1/4 of Section 8 (said north line also being the south line of Lot 10, Block 3 of Palace Estates Subdivision Filing No. Two); thence S 89°55'20" E along said north line a distance of 165.49 feet to the northeast corner of the S 1/2 W 1/4 SE 1/4 SW 1/4 of said Section 8 (said northeast corner also being the southeast corner of Lot 10, Block 3 of said Palace Estates Subdivision Filing No. Two); thence S 00°00'07" W along the east line of the W 1/4 SE 1/4 SW 1/4 of said Section 8 a distance of 620.26 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09" E along said north right of way line a distance of 327.59 feet to a point; thence leaving said north right of way line S 00°06'51" W a distance of 10.00 feet to a point; thence S 89°53'09" E along a line 10.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence S 00°06'51" W a distance of 30.00 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 8 and point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18TH day of April, 2001; 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 18th day of April, 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**

**CANTRELL ANNEXATION NO. 1
APPROXIMATELY 0.38 ACRES
LOCATED 2930 NORTH AVENUE
AND INCLUDING A PORTION OF THE NORTH AVENUE RIGHT-OF-WAY**

WHEREAS, on the 7th day of March, 2001, 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 18th day of April, 2001; 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:

Cantrell Annexation No. 1

A parcel of land situate in the SW 1/4 SE 1/4 and in the SE 1/4 SW 1/4 of Section 8, 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 S 1/4 corner of said Section 8; thence N 89°53'09" W along the south line of the SE 1/4 SW 1/4 of said Section 8 a distance of 177.92 feet to a point; thence leaving said south line N 00°06'51" E a distance of 30.00 feet to a point; thence N 89°53'09" W along a line 10.00 feet south of and parallel with the north right of way line for North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence N 00°06'51" E a distance of 10.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09' E along said north right of way line a distance of 633.91 feet to a point on the west right of way line for 29 1/2 Road; thence N 00°00'00" E along the west right of way line for said 29 1/2 Road a distance of 9.92 feet to a point; thence crossing said 29 1/2 Road N 90°00'00" E a distance of 70.00 feet to a point on the east right of way line for said 29 1/2 Road (said point also being the

southwest corner of Lot 7 of J and J Subdivision); thence S 89°58'35" E along the north right of way line for said North Avenue (U.S. Highway 6) a distance of 50.10 feet to a point; thence leaving said north right of way line S 00°01'25" W a distance of 50.00 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 8; thence N 89°58'35" W along said south line a distance of 90.08 feet to the point of beginning.

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

INTRODUCED on first reading on the 7th day of March, 2001.

ADOPTED and ordered published this 18th day of April, 2001.

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**

**CANTRELL ANNEXATION NO. 2
APPROXIMATELY 2.71 ACRES
LOCATED AT 2930 NORTH AVENUE
AND INCLUDING A PORTION OF THE NORTH AVENUE RIGHT-OF-WAY**

WHEREAS, on the 7th day of March, 2001, 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 18th day of April, 2001; 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:

Cantrell Annexation No. 2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 8 and in the NE 1/4 NW 1/4 of Section 17 all in 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 N 1/4 corner of Section 17; thence N 89°53'09" W along the north line of the NE 1/4 NW 1/4 of said Section 17 a distance of 177.92 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NW 1/4 S 00°05'33" E a distance of 40.01 feet to a point on the south right of way line for North Avenue (U.S. Highway 6); thence N 89°53'09" W along said south right of way line a distance of 10.00 feet to a point; thence leaving said south right of way line N 00°06'51" E a distance of 40.00 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 8; thence leaving said south line N 00°06'51" E a distance of 20.00 feet to a point; thence N 89°53'09" W along a line 20.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 969.25 feet to a point; thence N 00°00'09" E a distance of 20.00 feet to a point on the north right of way

line for said North Avenue (U.S. Highway 6); thence leaving said north right of way line N 00°00'09" E a distance of 620.16 feet to a point on the north line of the S 1/2 W 1/4 SE 1/4 SW 1/4 of Section 8 (said north line also being the south line of Lot 10, Block 3 of Palace Estates Subdivision Filing No. Two); thence S 89°55'20" E along said north line a distance of 165.49 feet to the northeast corner of the S 1/2 W 1/4 SE 1/4 SW 1/4 of said Section 8 (said northeast corner also being the southeast corner of Lot 10, Block 3 of said Palace Estates Subdivision Filing No. Two); thence S 00°00'07" W along the east line of the W 1/4 SE 1/4 SW 1/4 of said Section 8 a distance of 620.26 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09" E along said north right of way line a distance of 327.59 feet to a point; thence leaving said north right of way line S 00°06'51" W a distance of 10.00 feet to a point; thence S 89°53'09" E along a line 10.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence S 00°06'51" W a distance of 30.00 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 8 and point of beginning.

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

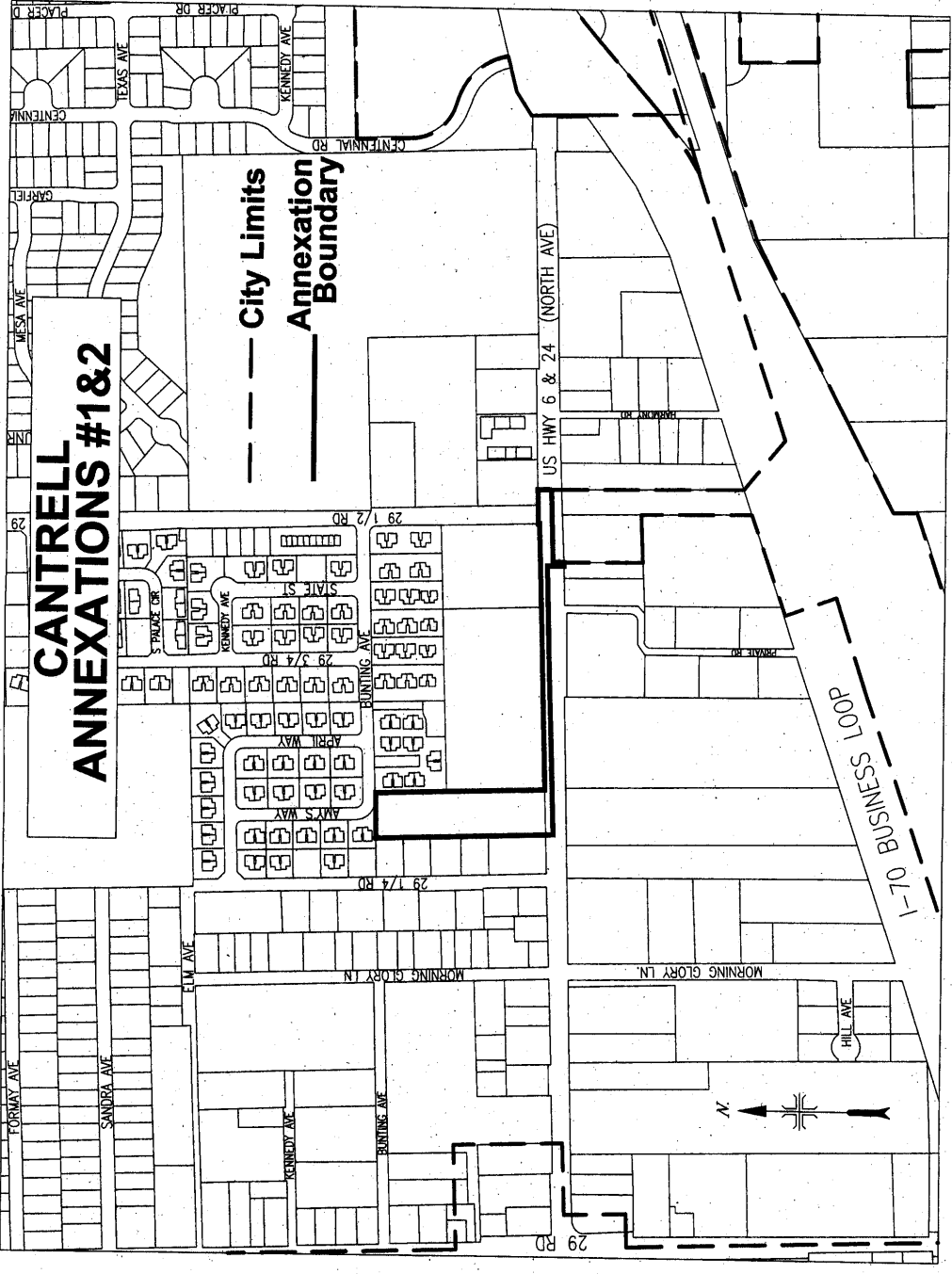
INTRODUCED on first reading on the 7th day of March, 2001.

ADOPTED and ordered published this 18th day of April, 2000.

Attest:

President of the Council

City Clerk



**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Monument Motors Revocable Permit		
Meeting Date:	April 18, 2001		
Date Prepared:	April 11, 2001		
Author:	Kathy Portner	Planning Manager	
Presenter Name:	Kathy Portner	Planning Manager	
	Workshop	X	Formal Agenda

Subject: RVP-2001-068 Monument Motors Revocable Permit

Summary: A request for a revocable permit for auto sales display in the right-of-way of Hill Avenue for Monument Motors, located at 748 1st Street.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Consideration of the Resolution authorizing issuance of a revocable permit to Fuoco Investments, LLC

Citizen Presentation:		No	X	Yes	If Yes,
Name:	Earl Payne				
Purpose:	Applicant				

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

Placement on Agenda:		Consent	x	Indiv. Consideration		Workshop
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AGENDA TOPIC: Revocable Permit for Monument Motors Located at 748 N. 1st Street (RVP-2001-068)

SUMMARY: A request for a revocable permit for auto sales display in the right-of-way of Hill Avenue for Monument Motors, located at 748 1st Street.

BACKGROUND INFORMATION			
Location:		748 1st Street	
Applicants:		Earl Fuoco Earl Payne	
Existing Land Use:		Car Sales	
Proposed Land Use:		Same	
Surrounding Land Use:	North	Commercial	
	South	Commercial	
	East	Commercial	
	West	Commercial	
Existing Zoning:		C-1	
Proposed Zoning:		No change	
Surrounding Zoning:	North	C-1	
	South	C-1	
	East	C-1	
	West	C-1	
Growth Plan Designation:		Commercial	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Consideration of Resolution authorizing the issuance of a revocable permit

Staff Analysis:

Project Background Request: The applicant is requesting a revocable permit to allow for display of automobiles for sale and customer parking in the right-of-way strip between the sidewalk and pavement of Hill Avenue. Prior to Monument Motors establishing a car sales lot on this property, there had been Fuoco’s showroom and garage building on the site. It appears the building took up the majority of the property, extending to the property

lines on 1st Street and Hill Avenue except for the corner. Mr. Payne indicates that 40 years ago Mr. Fuoco was allowed to put in a 150' curb cut along the Hill Avenue frontage that was striped for parking. Monument Motors would like to continue using the right-of-way strip for the display of vehicles and customer parking.

The Zoning and Development Code does not allow for the display of merchandise in the public right-of-way without a revocable permit. It is often an issue along 1st Street, North Avenue and the Business Loop. When a violation is noted, Code Enforcement requests the removal of the display from the right-of-way and generally gets compliance. We've not encouraged requests for revocable permits for display and are not aware of any having been issued. The display of merchandise in the right-of-way often creates other problems for vehicular and pedestrian safety and safe site circulation. If this revocable permit is approved the display or parking of vehicles cannot be within the 60' sight distance triangle at the corner.



DEVELOPMENT APPLICATION

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

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|---|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input checked="" type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

748 N. 1st St.

Site Tax No.(s):

2945-142-24-012/013

Site Acreage/Square footage:

Project Description:

Revocable Permit for use of ROW strip on Hill Ave.

X <u>Earl J. Fuoco</u> <u>Earl Hayner</u>		
Property Owner Name	Developer Name	Representative Name
<u>Bill Meander Jr.</u>	<u>Earl Hayner</u>	
Address	Address	Address
<u>2007 Lot 81505</u>	<u>748 N 1st St.</u>	
City/State/Zip	City/State/Zip	City/State/Zip
<u>970-243-2407</u>	<u>970-245-6560</u>	
Business Phone No.	Business Phone No.	Business Phone No.
E-Mail	E-Mail	E-Mail
	<u>245-6561</u>	
Fax Number	Fax Number	Fax Number
<u>Earl J. Fuoco</u>	<u>Same</u>	
Contact Person	Contact Person	Contact Person
<u>970-243-2407</u>	<u>Same</u>	
Contact Phone No.	Contact Phone No.	Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

Date

02/19/01

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date

02-19-01

Monument Motors Inc.

748 North First Street
Grand Junction, Colorado 81501
(970) 245-6560



March 5, 2001

This letter is to request a continuation of the revocable permit issued to James Fuoco Sr. forty years ago. Mr. Fuoco obtained this permit for customer parking and automobile sales display at 748 N. 1st Street. The city has been unable to locate the original permit.

Mr. Fuoco not only obtained the permit but was also granted permission to remove 150 ft. of curbing along the 100 block of Hill Avenue. He also poured cement pads to accommodate the customer parking and vehicles being offered for sale.

Vehicles being offered for sale do not and will not obstruct the sidewalks and will not be left out overnight.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Earl Payne".
Earl Payne
Monument Motors Inc.

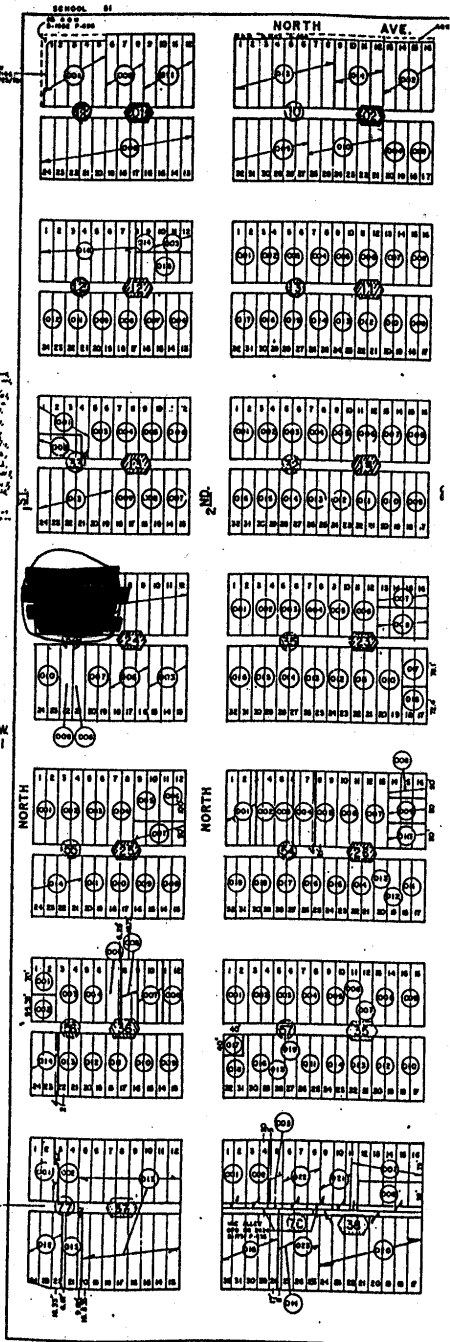
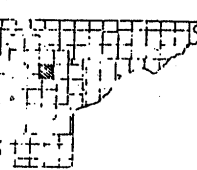
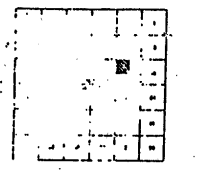
2945-142
T.I.S. R.I.W. SEC. 14 NW-1/4

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR CONCLUSIONS OF THE BUREAU OF LAND MANAGEMENT. IT IS THE PROPERTY OF THE BUREAU OF LAND MANAGEMENT AND IS LOANED TO YOUR AGENCY. IT AND ITS CONTENTS ARE TO BE RETURNED TO THE BUREAU OF LAND MANAGEMENT.

DATE: 11-17-77
BY: JAMES R. FOLK, DIST. S/M/STP

SECTION 14 NW-1/4
T.I.S. R.I.W. 2945-142
ADJACENT TO SECTION 14 NW-1/4
T.I.S. R.I.W. 2945-141

ADJACENT TO SECTION 14 NW-1/4
T.I.S. R.I.W. 2945-141



T.I.S. R.I.W. Sec. 14 NW-1/4
2945 142



Hill Ave

Parking 16ft

sidewalk 5ft

138ft

1st Street

sidewalk 5ft

114ft
Lawn

76ft

32ft

Building

32ft

45ft

Alley

S

E



RESOLUTION NO. _____

CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
FUOCO INVESTMENTS, LLC

Recitals.

1. Fuoco Investments, LLC, a Colorado limited liability company, hereinafter referred to as the Petitioner, represents that it is the owner of that certain real property located at 748 North First Street in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Tax Schedule Number 2945-142-24-012, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to use and occupy the following described public right-of-way Hill Avenue for vehicular parking purposes, to include automobile sales display and customer parking, to wit:

Commencing at the Northwest Corner of Lot 1, Block 34 of the Original Plat of the City of Grand Junction, County of Mesa, State of Colorado; thence North a distance of 5.00 feet to the True Point of Beginning; thence North a distance of 16.00 feet; thence East a distance of 138.00 feet; thence South a distance of 16.00 feet; thence West a distance of 138.00 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to 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, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this 4th day of April, 2001.

Attest:

President of the City Council

City Clerk

REVOCABLE PERMIT

Recitals

1. Fuoco Investments, LLC, a Colorado limited liability company, hereinafter referred to as the Petitioner, represents that it is the owner of that certain real property located at 748 North First Street in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Tax Schedule Number 2945-142-24-012, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to use and occupy the following described public right-of-way Hill Avenue for vehicular parking purposes, to include automobile sales display and customer parking, to wit:

Commencing at the Northwest Corner of Lot 1, Block 34 of the Original Plat of the City of Grand Junction, County of Mesa, State of Colorado; thence North a distance of 5.00 feet to the True Point of Beginning; thence North a distance of 16.00 feet; thence East a distance of 138.00 feet; thence South a distance of 16.00 feet; thence West a distance of 138.00 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purposes aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors and assigns, agrees that it shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and

hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit .

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2001.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

City Clerk

City Manager

Acceptance by the Petitioner

Earl J. Fuoco, Manager and Member

Roberta J. Fuoco, Manager and Member

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Authorizing negotiations with “STEAM” for the adaptive reuse of the former Public Service Steamplant property.		
Meeting Date:	April 18, 2001		
Date Prepared:	April 10, 2001		
Author:	Tim Woodmansee	Real Estate Manager	
Presenter Name:	Tim Woodmansee	Real Estate Manager	
	Workshop	X	Formal Agenda

Subject: Authorizing negotiations with “STEAM for the adaptive reuse of the former Public Service Steamplant property.

Summary: The proposed action will authorize City staff, with the advice and assistance of the Steamplant RFP Review Committee, to conduct negotiations for the lease, redevelopment and potential conveyance of the former Steamplant property.

Background Information: Pursuant to previous Council direction, the City has received proposals for the adaptive reuse of the former Public Service Steamplant. The Steamplant RFP Review Committee evaluated written proposals and received oral presentations to formulate a recommendation to Council. The Steamplant RFP Review Committee is comprised of the following individuals: Reford Theobald, Sue Gormley, Steven Ausmus, Paul Nelson, Kristen Ashbeck and Ronald Watkins.

The Committee recommends Council authorize staff to negotiate a Lease & Purchase Agreement with an entity known as “STEAM”. STEAM is a nonprofit corporation being formed for the sole purpose of renovating the property. STEAM’s proposed redevelopment, entitled “The Grand Valley Culture and Art Center”, will be a mix of uses centered around arts related programs.

The Committee’s recommendation is contingent upon STEAM’s commitment to implementing arts related uses, including a foundry, teaching studios and exhibits, and working with the Western Colorado Business Development Corporation to identify funding sources for such uses. As a side note, the 2002 CIP budget includes \$250,000 for the demolition of the buildings on this site if an acceptable use is not identified.

Action Requested/Recommendation: Authorize staff, with the advice and assistance of the Steamplant RFP Review Committee, to negotiate a Lease & Purchase Agreement with STEAM.

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

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Proposed Enhancement Projects		
Meeting Date:	April 18, 2001		
Date Prepared:	April 10, 2001		
Author:	Tim Moore	Public Works Manager	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

Subject: Review and select future projects eligible for Enhancement Funding.

Summary: City Council will review the projects staff has identified for funding through the Enhancement program. This meeting will provide City Council with the opportunity to add, delete or modify the scope of these projects eligible for funding in years 2003-05. Council will also prioritize the list of projects that will ultimately be presented to the Transportation Policy Advisory Committee (TPAC).

Background Information: The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) established a fund for the Transportation Enhancement (TE) Program. The Transportation Equity Act for the 21st Century (TEA-21) of 1998 continued this program which provides for a local match of 20% with 80% funding through the Enhancement program. The TEA 21 program identifies 12 eligible activities or categories which include:

1. Provision of facilities for pedestrians and bicycles
2. Provision of safety and educational activities for pedestrians and bicyclists
3. Acquisition of scenic easements and scenic or historic sites
4. Scenic or historic highway programs (including the provision of tourist and welcome center facilities)
5. Landscaping and other scenic beautification
6. Historic preservation
7. Rehabilitation and operation of historic transportation buildings, structures, or facilities (including historic railroad facilities and canals)
8. *Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails)*
9. Control and removal of outdoor advertising

10. Archaeological planning and research

11. Environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity

12. Establishment of transportation museums

Staff has suggested the following projects for the City of Grand Junction to be included in the next 3-year grant cycle. Typically, the maximum funding for Enhancement projects is limited to \$350,000-\$400,000 for the total project cost per year. As proposed, each of these projects fall into that cost range.

- Highway 340 Beautification project, for a section of SH 340 between the Colorado River to just west of Monument Road.
- Crawford Tunnel (Railroad Underpass) improvements – removal of the stairs on the east side and replacement with a ramp and lighting improvements.
- Staff also supports Urban Trails request for a project in Mesa County that would install signing and striping on county roads that have been designated on the Urban Trails Plan that could be done with reasonable ease. This project would be similar to the City’s approach in establishing bike lines and bike routes in the city.

Ultimately, the City’s list of projects will be included with the other entities within Mesa County and the entire list will be prioritized by the TPAC. Attached is a preliminary list of projects that were identified for possible funding from the other entities in the Transportation Planning Region.

Budget: Depending on the projects selected, the City’s share will be 20% of the total cost.

Action Requested/Recommendation: Select and prioritize a list of projects that could be funded through the Enhancement program.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> If Yes,
Name:				
Purpose:				
Report results back to Council:	<input type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:

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