

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

WEDNESDAY, JUNE 20, 2001, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Michael Torphy
Grand Junction Church of Religious Science

RECOGNITIONS

PRESENTATION BY COMMANDER H. PATRICIA ELSBERRY OF THE ROBBINS-MC MULLEN POST #37, THE AMERICAN LEGION DEPARTMENT OF COLORADO PLAQUE TO MIKE VENDEGNA AND CITY PARKS STAFF FOR CREATING A VETERANS MEMORIAL GARDEN AT CROWN POINT CEMETERY

APPOINTMENTS

APPOINTMENTS TO THE HISTORIC PRESERVATION BOARD

CITIZEN COMMENTS

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

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

Action: Approve the Summary of the June 4, 2001 Workshop and the Minutes of the Regular Meeting June 6, 2001

2. **Purchase of One 2001 Type III Ambulance for Fire Department** [Attach 2](#)

This purchase is to replace the existing 1990 Ford/Collins Ambulance. The following responsive bids were received:

<u>Bidder</u>	<u>From</u>	<u>Manufacturer</u>	<u>Amount</u>
EDM	Lincoln, NE	Road Rescue	\$ 91,260
EDM (alternate 1)	Lincoln, NE	Road Rescue	\$ 83,527
EDM (alternate 2)	Lincoln, NE	Road Rescue	\$116,186
EDM (alternate 3)	Lincoln, NE	Road Rescue	\$ 93,325
Rocky Mtn Emergency Vehicles	Denver, CO	Life Line	\$ 92,447

Action: Approve Purchase of One 2001 Type III Life Line Ambulance on a Ford Chassis from Rocky Mountain Emergency Vehicles, Denver, in the Amount of \$92,447

Staff presentation: Rick Beaty, Fire Chief
John Howard, EMS Coordinator

3. **2001 Pavement Overlays** [Attach 3](#)

The following bids were received on June 12, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Elam Construction	Grand Junction	\$624,610.80
United Companies	Grand Junction	\$644,531.60
Engineer's Estimate		\$622,638.91

Action: Award Contract for 2001 Pavement Overlays to Elam Construction in the Amount of \$624,610.80

Staff presentation: Tim Moore, Public Works Manager

4. **2002 Unified Planning Work Program** [Attach 4](#)

The Unified Planning Work Program describes planning tasks and personnel costs and also budgets funds for the FY 2002 running from October 1, 2001 through September 30, 2002.

Resolution No. 62-01 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of the Fiscal Year 2002 Unified Planning Work Program (UPWP)

**Action: Adopt Resolution No. 62-01 and Approve the City's Local Match of \$11,715*

Staff presentation: Tim Moore, Public Works Manager

5. **Treated Water Supply Contract with John Whiting** [Attach 5](#)

The agreement will provide treated water from the City's Kannah Creek Water System to John Whiting and five existing homes at 100 Whiting Road. The water will come through a master water meter which will be read and billed by the City. Water rates will be the same as other users of the Kannah Creek Water System.

Action: Authorize the City Manager to Sign the Treated Water Supply Contract with John Whiting

Staff presentation: Dan Wilson, City Attorney
Greg Trainor, Utilities Manager

6. **Sewer Trunk Extension Funds for the Design and Construction of the 26 Road Trunk Sewer Extension** [Attach 6](#)

This project was originally approved by Council on September 5, 1994. The project was designed, however, due to a key developer backing out, the 26 Road Trunk Extension was never constructed. Due to new development proposed along the corridor, the project is being recommended for a design update in 2001 and construction in early 2002 contingent upon the developer depositing adequate funds to cover their share of the required trunk extension fees.

Action: Authorize Staff to Move Forward with Design Update, Easement Acquisition and Receiving Bids

Staff presentation: Greg Trainor, Utilities Manager

7. **Monument Meadows Sewer Improvement District Construction Contract** [Attach 7](#)

The owners of real estate located in the vicinity south of South Broadway, west of South Camp Road, along Avenal Lane and McKinley Drive, have petitioned the Mesa County Commissioners to create an improvement district for the installation of sanitary sewer facilities. The Mesa County public hearing for the proposed resolution to create the sewer improvement district will be held on June 25, 2001.

The following bids were received on March 13, 2001:

Contractor	From	Bid
Skyline Contracting	Grand Junction	\$61,426.00
Ben Dowd Excavating	Grand Junction	\$64,045.45
Sorter Construction	Grand Junction	\$92,573.00
Palisade Constructors	Palisade	\$92,885.10
RW Jones Construction	Fruita	\$96,611.84
Ewing Trucking	Edwards, CO	\$125,505.00
Engineer's Estimate		\$63,563.50

Action: Authorize the City Manager to Execute a Construction Contract Pending Mesa County Commissioners Passing a Resolution to Create the Improvement District, for the Monument Meadows Sewer Improvement District with Skyline Contracting, Inc., in the Amount of \$61,426

Staff presentation: Greg Trainor, Utilities Manager

8. **Design Services for Redlands Village North**

[Attach 8](#)

The following bids were received on May 29, 2001:

<u>Consultant</u>	<u>From</u>	<u>District</u>	Sewer Fund for <u>Vineyards</u> <u>Lift Station</u>	<u>Total Lump</u> <u>Sum Fee</u>
Williams Engineering	Fruita	\$113,000	\$5,000	\$118,000
Rolland Engineering	Grand Jct	\$129,280	\$5,000	\$134,280
Sear-Brown	Denver	\$136,060	\$4,250	\$140,310

Action: Authorize the City Manager to Execute a Design Services Contract for the Redlands Village North Sewer Improvement District with Williams Engineering in the Amount of \$118,000 Contingent upon County Commissioner Approval

Staff presentation: Greg Trainor, Utilities Manager

9. **Revoking the Revocable Permit Granted to Thomas M. Mingus and Joanne Mingus for Landscape Improvements in the Right-of-Way at the Northwest Corner of 29 Road and North Avenue**

[Attach 9](#)

The proposed action will revoke a permit that authorized the installation of a sign and landscape improvements in public right-of-way at the northwest corner of 29 Road and North Avenue.

Resolution No. 63-01 – A Resolution Revoking a Revocable Permit Granted to Thomas M. Mingus and Joanne Mingus

**Action: Adopt Resolution No. 63-01*

Staff presentation: Tim Woodmansee, Real Estate Manager

10. **Revocable Permit for Redlands Mesa Entry Feature** [File #RVP-2001-100]

[Attach 10](#)

A request for a revocable permit for an entry sign and landscaping in the right-of-way of West Ridges Boulevard for Redlands Mesa Subdivision.

Resolution No. 64-01 – A Resolution Concerning the Issuance of a Revocable Permit to Redlands Mesa Master Association

**Action: Adopt Resolution No. 64-01*

Staff presentation: Kathy Portner, Planning Manager

11. **Setting a Hearing on Vacating Right-of-Way at Mesa State College** [Attach 11](#)
[File #VR-2001-081]

First reading of the ordinance to vacate an alley between the north/south running streets of College Avenue and Houston Avenue and the east/west running streets of Bunting Avenue and Elm Avenue.

Proposed Ordinance Vacating 296.84 Linear Feet of Alley Right-of-Way that Runs North and South between College Avenue and Bunting Avenue

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 11, 2001

Staff presentation: Joe Carter, Associate Planner

12. **Vacating Sewer and Irrigation Easements in Independence Ranch Filing 7** [Attach 12](#)
[File #VE-2001-107]

The applicant proposes to vacate a 20-foot wide sanitary sewer easement and relocate it within the future street right-of-way, in conjunction with approval of the Independence Ranch Filing 7 subdivision approval. A 10-foot wide irrigation easement dedicated in Filing 6 is also requested to be vacated and will be relocated on the plat for Filing 7. Staff recommends approval with a condition.

(1) Resolution No. 65-01 – A Resolution Vacating a Sanitary Sewer Easement in Conjunction with Independence Ranch Subdivision Filing 7 Located at 20½ and F¾ Roads

(2) Resolution No. 66-01 – A Resolution Vacating an Irrigation Easement in Conjunction with Independence Ranch Subdivision Filing 7 Located at 20½ and F¾ Roads

**Action: Adopt Resolution No. 65-01 and Resolution No. 66-01*

Staff presentation: Bill Nebeker, Senior Planner

13. **Setting a Hearing on Monument Valley Filing 7 Annexation, Located on the East Side of South Camp Road East of Wingate Elementary School** [Attach 13](#)
[File #ANX-2001-125]

The 56.789-acre Monument Valley Filing 7 Annexation consists of one parcel of land located on the east side of South Camp Road east of Wingate Elementary School.

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

Resolution No. 67–01 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control – Monument Valley Filing 7 Annexation Located at the East Side of South Camp Road, East of Wingate Elementary School

**Action: Adopt Resolution No. 67–01 and Set a Hearing for August 15, 2001*

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Monument Valley Filing 7 Annexation, Approximately 56.789 Acres Located on the East Side of South Camp Road East of Wingate Elementary School

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 15, 2001

Staff presentation: Bill Nebeker, Senior Planner

14. **Setting a Hearing on Zoning Laser Junction Annexation to I-1 and CSR, Located at 2547 River Road** [File #ANX-2001-099] [Attach 14](#)

Request to zone the Laser Junction Annexation to I-1 and CSR, located at 2547 River Road and including a portion of the River Trail. This approximately 3.606-acre annexation consists of one parcel of land.

Proposed Ordinance Zoning Laser Junction Annexation to I-1 and CSR, Located at 2547 River Road Including a Portion of the River Trail

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 11, 2001

Staff presentation: Pat Cecil, Development Services Supervisor

15. **Setting a Hearing on Amending Chapter 36, Section 2 ,of the Code of Ordinances Relative to Golf Carts on Certain Public Rights-of-Way** [Attach 15](#)

In 1990, City Council passed Ordinance No. 2474 which permitted golf carts to be driven on public right-of-way to and from golf courses. A new golf course, Redlands Mesa, has requested that its golf course be included as well. The Council finds that the public interest will be served by including Redlands Mesa

Golf Course to allow driving of golf carts on public streets which are included in the designated area.

Proposed Ordinance Amending Chapter 36 of the Code of Ordinances of the City of Grand Junction, Colorado Allowing Limited Golf Cart Travel Near Redlands Mesa Golf Course

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for July 11, 2001

Staff presentation: Stephanie Rubinstein, Staff City Attorney

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

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

16. **Revise VCB Special Events Policy** [Attach 16](#)

The following revisions to the Visitors and Convention Bureau Special Events Policy are recommended:

- (1) Lift the 3-year funding restriction
- (2) Accept applications only in November of each year, eliminating the June funding cycle
- (3) Designate the "shoulder season" as March, April and October
- (4) Require that the funding Agreement and attachments be submitted 60 days prior to the event rather than 30 days

Action: Approve Recommendations to Revise the VCB Special Events Policy

Staff presentation: Debbie Kovalik, VCB Executive Director

17. **Public Hearing - 24 Road Area Transportation Plan** [Attach 17](#)

Staff will review the study's recommended improvements with Council. The Land Use Code adopted last year now requires a Planning Commission recommendation and Council action to amend the Major Street Plan. Planning Commission reviewed the Plan at their May 8th meeting and recommends adoption of the Plan. Staff is specifically requesting Council adoption of the Plan as part of the City's Major Street Plan.

Action: Adopt 24 Road Area Transportation Plan Recommendations as an Amendment to the Major Street Plan

Staff presentation: Tim Moore, Public Works Manager

18. **Public Hearing - Vacating Portions of Road Right-of-Way for the Legends Subdivision Located at the Intersection of 28½ Road and Patterson Road** [File #VR-2000-238] [Attach 18](#)

The project petitioners are requesting the vacation of two portions of road right-of-way located at the intersection of 28½ Road and Patterson Road and that portion of unimproved 28½ Road right-of-way located north of the Grand Valley Canal.

Ordinance No. 3354 – An Ordinance Vacating the Portions of 28½ Road Located between Patterson Road and the Grand Valley Canal

**Action:* Adopt Ordinance No. 3354 on Second Reading

Staff presentation: Pat Cecil, Development Services Supervisor

19. **Site Specific Development Plan for Mesa Village Marketplace Located at the Northeast Corner of 24 Road and F Road** [File #VE-2000-061-A] [Attach 19](#)

Request for approval of a Site Specific Development Plan for a commercial development comprised of a 141,954 square foot retail commercial center on approximately 12.71 acres. The SSDP is for and contains one lot. As part of the project, a new signalized intersection at Patterson (F) Road and the new entrance road (Market Street) will be constructed with the extension of the new road to the project's northerly property line.

Resolution No. 68-01 – A Resolution of the City Council of the City of Grand Junction Approving a Site Specific Development Plan

**Action:* Adopt Resolution No. 68-01

Staff presentation: Pat Cecil, Development Services Supervisor

20. **Reimbursement for Power Road Improvements** [Attach 20](#)

Based upon a previous discussion with City Council in the fall of 1999, Regency Center, the developers of Redlands Marketplace (Albertson's), are now asking that the City reimburse Regency for a portion of the improvements completed on Power Road in the amount of \$122,304.

Resolution No. 69-01 – A Resolution Providing for City Reimbursement of a Portion of the Costs Associated with Improvements to Power Road

**Action:* Adopt Resolution No. 69-01 and Authorize a Funding Source

Staff presentation: Tim Moore, Public Works Manager

21. **Lease-Purchase for Fire Equipment**

[Attach 21](#)

This lease-purchase arrangement allows the EMS Foundation to address various technical requirements of the Internal Revenue Code by Wells Fargo Bank leasing to the City of Grand Junction twelve necessary pieces of fire equipment, including several vital fire engines. While the City and Wells Fargo will enter into the lease-purchase agreement, the EMS Foundation is obligated to make the annual payments, and to guarantee all payments to the Bank, so that the City is not obligated.

Resolution No. 69-01 - A Resolution Authorizing Either the Mayor or the City Manager to Execute a Lease-Purchase Agreement and Related Documents for Fire Engines and Other Equipment

**Action: Adopt Resolution No. 69-01*

Staff presentation: Ron Lappi, Administrative Services Director
Dan Wilson, City Attorney

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

23. **OTHER BUSINESS**

24. **EXECUTIVE SESSION** to Discuss Contract Negotiations

25. **ADJOURNMENT**

Attach 1
Minutes of Previous Meetings

GRAND JUNCTION
CITY COUNCIL WORKSHOP

June 4, 2001

The City Council of the City of Grand Junction, Colorado, met on Monday, June 4, 2001 at 7:05 in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Reford Theobald, Janet Terry, and President of the Council Cindy Enos-Martinez.

Summaries and action on the following topics:

1. **MESA COUNTY ECONOMIC DEVELOPMENT COUNCIL:** MCEDC will request an extension to a performance incentive agreement. Steve Ausmus was present along with Dennis Swenson, the CEO of StarTek USA, Inc. StarTek has an obligation to employ 200 employees by August, 2001, separate from the operations center on South 7th Street, per the performance incentive agreement. The salary requirement is being met but the company will not meet the employee number by August, 2001. Mr. Swenson is asking for an extension. The MCEDC has granted a one-year extension and requests Council's concurrence.

Action Summary: Council added this item to the regular agenda, being placed first on individual consideration, to approve the extension.

2. **CDBG CONSOLIDATED PLAN:** Council will discuss the City's priorities that are outlined in this plan. Dave Varley reviewed the work on this project that has been done so far. He reviewed the committee's request for a reprioritization of the CDBG funds.

Action Summary: Council gave direction to staff to amend the plan including removing the numbers that indicated priorities and adding a philosophical statement that the funds would be used only to fund the four category of items for low income households. The amendment will be distributed at Wednesday's formal Council meeting.

3. **MAJOR STREET PLAN AT 28 ROAD AND CORTLAND:** Mark Relph will discuss this part of the plan and address any questions. Mr. Relph presented an option that would reduce the need for Cortland Avenue to be a collector. If the street is reduced to a residential street, then the right-of-way would be 52 feet, allowing the existing homes to stay conforming (24 feet from the roadway). The plan would depend on 29 Road connecting to the interstate via an interchange. Adding bike lanes then would make the width reduction a problem.

Action Summary: Council directed staff to amend the Major Street Plan to eliminate the problem by changing the street classification thereby reducing the right-of-way needed. The change will keep the house from being non-conforming. The property owner asked for Council to consider purchasing the right-of-way. Council deferred that discussion until they could discuss property acquisition in executive session.

4. **ELECTED OFFICIALS' LIABILITY AND RISK MANAGEMENT:** Risk Manager Dave Roper will present a video on liability and discuss the City's risk management program.

Action Summary: The City Council appreciated the information that was presented.

5. **GEOGRAPHICAL INFORMATION SYSTEM (GIS):** Terry Brown will review the City's GIS program and demonstrate its use.

Action Summary: City Council applauded Terry Brown and his staff's efforts and foresight in getting this information up and running.

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

June 6, 2001

The City Council of the City of Grand Junction convened into regular session the 6th day of June 2001 at 7:32 p.m. at the City Auditorium. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobold, and President of the Council Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Enos-Martinez called the meeting to order and Councilmember Theobold led in the Pledge of Allegiance. The audience remained standing during the invocation by Miriam Greenwald, Lay Leader, Jewish Community, Congregation Ohr Shalom.

OATH OF OFFICE TO NEWLY PROMOTED POLICE SERGEANT AMY CLYMER

PRESENTATION OF CERTIFICATES OF APPOINTMENT TO NEWLY APPOINTED MEMBERS OF THE PLANNING COMMISSION

Creighton Bricker was present to receive his certificate.

The Mayor announced the deletion of Item #19 from the agenda and the addition of an executive session to discuss personnel.

CONSENT ITEMS

Upon motion by Councilmember Theobold, seconded by Councilmember McCurry and carried by roll call vote, the following Consent items #1 through 12 were approved:

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the May 14, 2001 Workshop and the Minutes of the Regular Meeting May 16, 2001

2. **Enhanced 911 Equipment for the Communications Center**

Request for Proposals were solicited and received until March 16, 2001 for the purchase of a 911 Enhanced Communications System with Automatic Numbering Identification and Automatic Location Identification. Proposals were received from the following companies:

Quest/Positron	Colorado Springs, CO/Grand Junction, CO
Quest/Plant	Colorado Springs, CO/Temecula, CA
Motorola/Plant	Englewood, CO/Temecula, CA
911 Inc./Phonz +	Denver, CO

Action: Approve the Purchase of Enhanced 911 Communications Equipment from Quest/Plant in the Amount of \$344,674

3. **Grant Request for COPS in Schools 2001 Program**

The U.S. Department of Justice is accepting grant requests to provide funds toward salaries and benefits for a School Resource Officer who will be deployed to work in and around schools under the COPS in Schools grant program. This is a Federal Program that will fund up to \$125,000 per officer, over a three-year grant period. The total three-year budget is estimated at \$212,724 which includes a marked police vehicle and related equipment as well as the officer's uniforms and required personal safety equipment. The City's portion will include \$29,347 in matching funds for salaries and benefits and \$58,377 for capital expenditures and associated operating expenses for the three-year grant period.

Action: Authorize City Manager to Sign the Grant Request for COPS in Schools 2001 Program

4. **Wireless Report Writing Software System**

This system is a software solution for mobile wireless data access for the Grand Junction Police Department. By use of pocket radio technology the system provides real-time messaging and data communications among permanent and mobile users. This system is a law enforcement version that includes specialized features designed to improve officer safety, optimize communications efficiency and provide investigative logic field reporting.

Action: Approve Purchase of One Wireless Report Writing Software System from Vision TEK, Inc., Superior, Colorado, in the Amount of \$80,000

5. **Zetron Radio Interface Upgrade**

This is an upgrade to the Communication Center's existing Computer Aided Dispatch system. The upgraded software works in conjunction with the Motorola paging equipment in the Communication Center and the individual Grand Junction Fire Stations to allow automatic dispatch notification (toning) for the fire station and a visual indicator for the dispatcher.

Action: Approve Purchase of One Zetron 6/26 Radio Interface Upgrade for the Grand Junction Communications Center in the Amount of \$29,423

6. **Accepting Grant from the Colorado State Emergency Medical Services for Funding of New Ambulance**

City Council Resolution authorizing acceptance and Mayor's signature on a contract for a Colorado State Emergency Medical Services grant for partial funding of a replacement ambulance for the Grand Junction Fire Department. The Grand Junction Fire Department is requesting acceptance of the \$34,200 matching grant.

Resolution No. 55 -01 - A Resolution Accepting a Colorado State Emergency Medical Services Grant and Approving the Associated Contract

Action: Adopt Resolution No. 55 -01

7. **29 Road Improvements, Phase 1 – Utilities**

The following bids were received on May 25, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
M.A. Concrete Construction, Inc.	Grand Junction	\$1,082,318.50
RW Jones Construction, Inc.	Fruita	\$1,155,535.75
Sorter Construction, Inc.	Grand Junction	\$1,209,705.00
Engineer's Estimate		\$1,286,545.00

Action: Award Contract for 29 Road Improvements, Phase 1 – Utilities to M.A. Concrete Construction, Inc. in the Amount of \$1,082,318.50

8. **2001 New Sidewalk Construction**

The following bids were received on May 29, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Reyes Construction	Grand Junction	\$137,271.25
G and G Paving	Grand Junction	\$130,000.00
BPS Concrete	Grand Junction	\$124,995.27
Vista Paving Corp.	Grand Junction	\$109,970.90
Engineer's Estimate		\$123,029.75

Action: Award Contract for 2001 New Sidewalk Construction to Vista Paving Corporation in the Amount of \$109,970.90.

9. **2002 Regional Transportation Planning Contract**

A joint resolution approving the Regional Transportation Planning Office to accept funds in the amount of \$8500.00 from CDOT. The funds allow the RTPO director to participate in the Statewide Advisory Committee activities.

Resolution No. 56-01 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of the Fiscal Year 2002 Regional Transportation Planning Contract

Action: Adopt Resolution No. 56-01

10. **Amendment to the 2001-2006 Transportation Improvement Program**

Amendments to the TIP are required to reflect the amounts the MPO will request from the Federal Transit Administration prior to submittal of grant applications. The applications include requests for funds for construction of the transit transfer station, purchase of para-transit vehicles, rural transit operating funds, and planning assistance. City of Grand Junction, Mesa County and CDOT Region 3 staff concurs with the proposed amendment.

Resolution No. 57-01 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Administrative Amendment to the Fiscal Year 2001-2006 Transportation Improvement Program

Action: Adopt Resolution No. 57-01

11. **Addendum to the 1998 - 2002 Transit Development Plan**

The Addendum to the 1998-2002 Transit Development Plan is required to qualify for other Federal Transit Administration (FTA) grant funding sources. The Addendum also updates the sections on service provision to more accurately reflect the current level of service. Because the City of Fruita and the Town of Palisade are located outside the federally designated "urban area," these additional sources can be accessed to help offset local match requirements to the overall Grand Valley Transit system. The Addendum also updates two sections of the Transit Development Plan on service provision to more accurately reflect the current level of service as approved by the Transit Steering Committee in January of 2000.

Resolution No. 58-01 - A Joint Resolution Concerning the Adoption of the Addendum to the Mesa County Transit Development Plan for 1998-2002

Action: Adopt Resolution No. 58-01

12. **Setting a Hearing on Vacating Portions of Road Right-of-Way for the Legends Subdivision Located at the Intersection of 28½ Road and Patterson Road** [File #VR-2000-238]

The project petitioners are requesting the vacation of two portions of road right-of-way located at the intersection of 28½ Road and Patterson Road and that portion of unimproved 28½ Road right-of-way located north of the Grand Valley Canal.

Proposed Ordinance Vacating the Portions of 28½ Road Located between Patterson Road and the Grand Valley Canal

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for June 20, 2001

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

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

AMENDMENT TO PERFORMANCE INCENTIVE AGREEMENT WITH STARTEK USA INC.

StarTek USA Inc. requested the Mesa County Economic Development Council grant a one-year extension to their performance incentive agreement for the number of employees only, leaving the rest of the agreement in effect. MCEDC has granted a one-year extension to August, 2002 and is asking for City Council's concurrence.

Steve Ausmus, President MCEDC, presented this request for an extension for StarTek USA Inc.'s performance incentive agreement to reach full employment of 200. It currently has 119 employees and the deadline for the 200 employee requirement is August, 2001. MCEDC has granted the request for extension until August, 2002 and is asking City Council for their concurrence.

Councilmember Spehar stated that with this incentive is an audit procedure and asked Mr. Ausmus to please explain.

Mr. Ausmus responded that once full employment is reached the vesting period begins. The employer is audited annually to ensure compliance. Violation constitutes a prorated payback of incentive funds during the vesting period. If full employment is not reached, all funds received now must be returned.

Councilmember Butler asked what is the monthly salary required. Mr. Ausmus stated the monthly employment is \$2080, about \$12 an hour.

Upon motion by Councilmember Butler, seconded by Councilmember Spehar and carried, the one-year extension to August, 2002, was granted.

PUBLIC HEARING - 2001 FIVE-YEAR CONSOLIDATED PLAN WHICH INCLUDES THE ANNUAL ACTION PLAN FOR THE 2001 CDBG PROGRAM YEAR

This public hearing is to receive public testimony regarding the City's 2001 Five-Year Consolidated Plan which must be submitted to HUD prior to the start of the City's 2001 CDBG Program Year.

The public hearing opened at 7:46 p.m.

David Thornton, Principal Planner, Community Development Department, stated this is the last public hearing required. During the workshop, direction was given to make amendments to the Strategic Plan wording. The amended page was distributed to Council. Mr. Thornton told Council the City had a good response to the solicitation for requests, with about 39 agencies having made inquiries. He gave Council an overview of the plan.

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

Upon motion by Councilmember Theobald, seconded by Councilmember McCurry, and carried by roll call vote, Resolution No. 59-01 Authorizing the City Manager or His Designee to be the Designated Certifying Official for the City of Grand Junction for All Signatures Required by HUD as Part of being a CDBG Entitlement Recipient was adopted.

PUBLIC HEARING - VACATING RIGHT-OF-WAY AT 859 STRUTHERS AVENUE (HIGH SIDE BREWERY) [FILE #VR-2001-082]

Second reading and public hearing for the ordinance to vacate a right-of-way for the High Side Brewery located at 859 Struthers Avenue.

The public hearing opened at 7:51 p.m.

Pat Cecil, Development Services Supervisor, Community Development Department, reviewed this item. He stated there have been some changes to the application since the initiation of this application. The Planning Commission denied the Conditional Use Permit based on the proposal for an outdoor concert area. However, the City no longer requires the right-of-way and believes it appropriate to go forward with the vacation.

City Attorney Dan Wilson asked for clarification of the description of the right-of-way. Pat Cecil said the legal description is non-existing and undefined. The ordinance will effectively vacate whatever right-of-way does exist.

There were no public comments. The public hearing closed at 7:54 p.m.

Upon motion by Councilmember McCurry, seconded by Councilmember Terry and carried by roll call vote, Ordinance No. 3350 Vacating Right-of-Way Located at 859 Struthers Avenue (High Side Brewery) was adopted on second reading and ordered published.

PUBLIC HEARING - GRAND MEADOWS ANNEXATION LOCATED AT 30 ROAD AND GUNNISON AVENUE [FILE #ANX-2001-080]

Resolution for acceptance of petition to annex and second reading of the annexation ordinance for the Grand Meadows Annexation located at 30 Road and Gunnison Avenue, and including a portion of 30 Road right-of-way.

The public hearing opened at 7:55 p.m.

Lisa Gerstenberger, Senior Planner, Community Development Department, reviewed this item. She noted Council will not be considering zoning yet as the Planning Commission has not reviewed the project.

There were no public comments. The public hearing closed at 7:56 p.m.

Upon motion by Councilmember Terry, seconded by Councilmember Spehar and carried by roll call vote, Resolution No. 60-01 Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Grand Meadows Annexation is Eligible for Annexation, Located at 30 Road and Gunnison Avenue and Including a Portion of the 30 Road Right-of-Way, was adopted; and Ordinance No. 3351 Annexing Territory to the City of Grand Junction, Colorado, Grand Meadows Annexation, Approximately 9.65 Acres Located at 30 Road and Gunnison Avenue and Including a Portion of the 30 Road Right-of-Way was adopted on second reading and ordered published.

PUBLIC HEARING – C & K ANNEXATION LOCATED AT 2521 RIVER ROAD
[FILE #ANX-2001-092]

Resolution of acceptance of petition to annex and second reading of the annexation ordinance for the C & K Annexation located at 2521 River Road.

The public hearing opened at 7:57 p.m.

Lisa Gerstenberger, Senior Planner, Community Development Department, reviewed this item. She referred to a map and indicated that it is a series of five parcels that are contiguous.

There were no public comments. The public hearing closed at 7:58 p.m.

Upon motion by Councilmember Spehar, seconded by Councilmember Theobald and carried by roll call vote, Resolution No. 61-01 Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as C & K Annexation is Eligible for

Annexation, Located at 2521 River Road, was adopted; and Ordinance No. 3352 Annexing Territory to the City of Grand Junction, Colorado, C & K Annexation, Approximately 9.935 Acres Located at 2521 River Road, was adopted on second reading and ordered published.

PUBLIC HEARING - ZONING C & K ANNEXATION LOCATED AT 2521 RIVER ROAD
[FILE #ANX-2001-092]

Second reading of the zoning ordinance to zone the C&K Annexation Light Industrial, I-1, and Community Services and Recreation, CSR, located at 2521 River Road.

The public hearing opened at 7:59 p.m.

Lisa Gerstenberger, Senior Planner, Community Development Department, reviewed the zoning request. She stated the property was zoned a heavier industrial designation in the County and after reviewing the Growth Plan and existing properties in the area, staff felt a lighter industrial zoning was more appropriate. One area includes the river trail and will be zoned CSR.

There were no public comments. The public hearing closed at 8:00 p.m.

Upon motion by Councilmember Theobold, seconded by Councilmember Kirtland and carried by roll call vote, Ordinance No. 3353 Zoning the C & K Annexation to Light Industrial, I-1 Zone District, and CSR Zone District, Located at 2521 River Road, was adopted on second reading and ordered published.

NON-SCHEDULED CITIZENS & VISITORS

Gerald McKeel Addresses Council

Gerald W. McKeel, 1312 County Road 129, Glenwood Springs, Colorado and 326 Hill Avenue, Grand Junction, Colorado came to clear up misconceptions from his last presentation on April 18, 2001 and to add some information. He has not heard from the attorney or anyone else and he wanted to update the present status of his calling for the immediate dismissal of Judge Palmer and his motion for items belonging to him that were seized without warrant be returned.

On April 18, 2001, page 16 of the City Council minutes, one correction was that his granddaughter was removed by Social Services with the assistance of the Grand Junction Police Department, which, in this case, the Colorado Revised Statutes states the City is strictly prohibited because it is of statewide concern. Thus, the Grand Junction Police Department had no authority to pursue the warrant. The paperwork submitted to the Police Department was false and was forged. He stated the Police Department was taken in by the paperwork and recommended the Police Department receive appropriate training in recognizing and handling warrants. He stated the piece of paper received by the Police Department did not look like a warrant, and didn't include any descriptions of

the house or items to be taken. He stated there was no specificity to the name of the individuals, including the misspelling of names of the primary parties.

Mayor Enos-Martinez asked Mr. McKeel if this was a complaint against the Grand Junction Police Department. Mr. McKeel responded yes, and it was also a complaint of violation of civil rights in denying the return of items seized without warrant, which was his granddaughter.

Mayor Enos-Martinez questioned if it would be more appropriate for this complaint to be addressed by the County and Social Services as the City has no jurisdiction over these agencies. The City would investigate the complaint against the Grand Junction Police Department.

Mr. McKeel stated he has been at odds since 1994 with Social Services over this situation.

Mayor Enos-Martinez reiterated that the City has no control over the County and Social Services.

Mr. McKeel stated one person in Social Services acting outside their scope caused the incident.

Mayor Enos-Martinez conveyed to Mr. McKeel that if he had a specific complaint against the Grand Junction Police officers involved, to submit a written complaint to the City Manager and City Attorney. She explained that personnel issues would not and could not be addressed in a public hearing such as this.

Mr. McKeel stated his complaint has been submitted to the City Attorney who said he would investigate to see if there was anything the City Council could do.

City Attorney Wilson stated he read the reports in detail. The City has no jurisdiction for the remedy or relief Mr. McKeel is requesting. The only connection the City might have is with the assisting officers. There is really nothing more the City can do.

Mr. McKeel asked if there is anybody at this meeting that could take care of the problem with Judge Palmer.

City Attorney Wilson stated it is not clear that Judge Palmer did anything improper. One possible remedy Mr. McKeel indicated earlier was filing a complaint in federal court, and he strongly recommended Mr. McKeel consult with an attorney.

Mr. McKeel showed the Council a notebook full of criminal complaints as a result of the actions taken that night. His attorney is currently reviewing the documents. He stated he has the right as a citizen to pursue the return of items seized without warrant.

City Attorney Wilson stated he can go to federal court and offered to talk with Mr. McKeel's attorney.

Mr. McKeel noted, according to the Colorado Revised Statutes, the Mayor has the full authority to release any official of the City.

City Attorney Wilson explained that was incorrect because this is a home rule city governed by the City Charter.

Mr. McKeel stated he has been to the governor's office, and all he receives is stall, delay and cover up. He started this petition October of last year and it has been to Judge Palmer's office twice.

Mayor Enos-Martinez suggested he present this to a higher, more appropriate authority.

Mr. McKeel stated he wished there was some way Council could feel the pain of having a granddaughter kidnapped under the color of law and not be able to do anything about it. City Attorney Wilson stated the City Manager can direct the Police Department to investigate the assisting officers and the appropriate action would be taken.

EXECUTIVE SESSION

Upon motion by Councilmember McCurry, seconded by Councilmember Terry and carried, the meeting adjourned into executive session at 8:24 p.m. to discuss personnel issues.

ADJOURNMENT

The meeting adjourned at 8:24 p.m.

Stephanie Nye, CMC
City Clerk

Attach 2
Type III Ambulance Purchase

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Purchase 2001 Type III Ambulance		
Meeting Date:	June 20, 2001		
Date Prepared:	June 12, 2001		
Author:	Ron Watkins	Title: Purchasing Manager	
Presenter Name:	Rick Beaty John Howard	Title: Fire Chief Title: EMS Coordinator	
	Workshop	X	Formal Agenda

Subject: Purchase one 2001 Type III Ambulance for the Grand Junction Fire Department.

Summary: This purchase is to replace the existing 1990 Ford/Collins Ambulance.

Background Information: After the City of Grand Junction Fire Department received notice that the State of Colorado had awarded a \$34,000 EMS Grant to purchase a new ambulance, the Purchasing Office expedited the bid process. The receipt of the Grant is contingent on receipt of the new ambulance by June 30, 2001. The Purchasing Office solicited electronic bids by FAX with the option of purchasing a new or demonstrator unit from the manufacturer's or distributor's available inventory that closest met our minimum specifications. Bids were faxed to 7 manufacturers/distributors and the solicitation was advertised in the Daily Sentinel per City Purchasing Policy. A total of 14 bids were received from 5 manufacturers/distributors. Ten bids were found to be non-responsive, because they did not meet the minimum requirements of the specifications in major categories (chassis & ambulance body). Five bids from two manufacturers were considered to meet the intent of the bid specifications although they did not meet every condition of specifications. Of those five, three are 2000-model year and two are 2001-model year. The responsive bids considered by the Fire Department evaluation team are:

EDM	Lincoln, Nebraska	Road Rescue	\$ 91,260
EDM (alternate 1)	Lincoln, Nebraska	Road Rescue	\$ 83,527
EDM (alternate 2)	Lincoln, Nebraska	Road Rescue	\$116,186
EDM (alternate 3)	Lincoln, Nebraska	Road Rescue	\$ 93,325
Rocky Mtn Emergency Vehicles*	Denver, Colorado	Life Line	\$ 92,447

The Fire Department evaluation team, the City Fleet Manager, Chuck Leyden and the City Purchasing Manager, Ron Watkins all agree and recommend the unit offered by Rocky Mountain Emergency Vehicles comes closest to meeting the specifications as

written and provides the best value to the City. None of the lower priced units from EDM included:

- IPD Sway Bars* \$800
- Stretcher \$2,200
- 3 Ox Regulators* \$200
- Cell Phone * \$250
- Ejection Plug* \$600
- IV Warmer* \$300
- Power Inverter* \$2,000
- \$6,350

* Required minimum specification

The Purchasing Manager Contacted Western Slope Ford to determine the difference in model year value of the chassis. Western Slope Ford stipulated the difference in model year on the chassis is estimated at \$2000. In addition to the model year dollar loss we would loose at least 1 year of warranty. The chassis warranty goes into effect when the ambulance manufacturer places the demonstrator unit into service. Conservatively, if you apply the IRS rate for mileage of .345 to the difference in mileage for the lowest price unit (13,150) to the recommended unit (8,400) the calculated extra value for the recommended unit is \$1,638. The **evaluated cost** of the least expensive (EDM Alt 1) unit is **actually \$93,515, \$1068 more than the recommended unit. In addition**, the City will have to fly a minimum of one, possibly two technicians to Santa Ana, California to inspect the EDM unit. **Added costs for airfare, lodging and per diem, not including salaries are estimated at \$1,800 to \$2,000 plus fuel.** The recommended unit has been inspected and is in Denver, available as soon as the Council approves the purchase.

When compared to the lowest price EDM Unit (alt 1), the recommended unit has **4.5” more headroom** and is **6” longer**. The 6” in length does not become a mission issue, but the 4.5” less headroom could possibly be a problem when trying to work within the confined space of the ambulance compartment.

Budget: The City Fleet replacement fund has \$86,580 available and the City Fire Department has received a \$34,000 State of Colorado EMS Grant towards this purchase.

Action Requested/Recommendation: Authorize the City Purchasing Manager to purchase one 2001 Type III Life Line ambulance on a Ford Chassis from Rocky Mountain Emergency Vehicles, Denver, Colorado for the bid price of \$92,447.

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

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	<input type="text"/>
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 3
2001 Pavement Overlays

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Award of a Construction Contract for the 2001 Pavement Overlays	
Meeting Date:	June 20, 2001	
Date Prepared:	June 12, 2001	
Author:	Kent W. Marsh	Project Engineer
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	X Formal Agenda

Subject: Award of a Construction Contract to Elam Construction Inc. in the amount of **\$624,610.80**, for the **2001 Pavement Overlays**.

Summary: Bids were received and opened on June 12, 2001 for the **2001 Pavement Overlays** construction project. The low bid was submitted by Elam Construction Inc. in the amount of **\$624,610.80**.

Background Information: This project generally consists of milling and overlaying existing streets within the City of Grand Junction with 2" of Hot Bituminous Pavement. The City of Grand Junction's computerized pavement management system was used to prioritize street maintenance needs, and to identify which streets would benefit the most from a 2" overlay. Some of the parameters used to identify streets in need of an overlay are pavement quality, ride quality, structural adequacy and surface distress.

The 2001 Pavement Overlays project includes the removal (milling) and replacement (overlay) of approximately 56,000 s.y. of pavement, or roughly 10 miles of existing asphalt within the City of Grand Junction. Work on this project is scheduled to begin on July 9, 2001 and will continue for 8 weeks with an anticipated completion date of September 28, 2001.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid</u>
Elam Construction Inc.	Grand Jct.	\$624,610.80
United Companies	Grand Jct.	\$644,531.60

Budget:

2001 Pavement Overlays – Fund 2011

Project Costs:

Construction	\$624,610.80
City Inspection and Administration (Estimate)	\$35,000.00
Total Project Costs	\$659,610.80

Funding Sources:

Total Project Funding	\$659,610.8
Budget Balance	0
	\$49,038.11

Rights-of-way and easements: All milling and overlay work will occur within existing City right-of-way.

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract for the **2001 Pavement Overlays** with **Elam Construction Inc.** in the amount of **\$624,610.80**.

2001 Pavement Overlays:

- 1) East and West Parkview Drive: B ½ Rd. to C Rd (Unawweep Ave).
- 2) Cheyenne Drive: Apache Dr. east to Hopi Dr.
- 3) Hopi Drive: Cheyenne Dr. south to Unawweep Ave.
- 4) 6th Street: Rood Ave. to Grand Ave.
- 5) 7th Street: Grand Ave. to Teller Ave.
- 6) White Avenue: 1st St. to 3rd St.
- 7) White Avenue: 11th Street to 12th Street.
- 8) Rood Avenue: 14th Street to 17th Street.
- 9) Rood Avenue: 17th Street to 21st Street.
- 10) 30 Road: F ½ Rd. to F ¾ Rd.
- 11) Orchard Avenue: 23rd St. to 28 Rd.
- 12) Texas Avenue: 23rd Street to Indian Wash.
- 13) 22nd Street: Elm Avenue south to cul-de-sac.
- 14) 12th Street: South side of the Patterson / 12th St. intersection, north to Bonita Ave.
- 15) Elm Avenue: Cannell Ave. to College Pl.
- 16) Kennedy Avenue: 12th Street to 15th Street.
- 17) Kennedy Avenue: 7th Street to Cannell Avenue.
- 18) 5th Street: Sherwood St. to Orchard Avenue.
- 19) Poplar Drive: Independent Avenue to West Mesa Avenue.
- 20) Kennedy Avenue: North 1st Street to Poplar Dr.
- 21) Poplar Drive: Kennedy Avenue to Franklin Avenue.
- 22) Franklin Avenue: Poplar Dr. to North 1st Street.
- 23) Juniper Street: Franklin Avenue to Kennedy Avenue.
- 24) Balsam Street: Franklin Avenue to Kennedy Avenue.
- 25) Unawweep Ave.:

26)24-1/2 Rd. and Patterson Rd.

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
2002 Unified Plan Work Program

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL

Subject:	Joint Resolution concerning FY 2002 Unified Planning Work Program (UPWP)
Meeting Date:	June 20, 2001
Date Prepared:	May 30, 2001

Author:	Cliff Davidson	RTPO Director
Presenter Name:	Tim Moore	Public Works Manager
	X	Formal Agenda

Subject: Approval of a Joint Resolution for the MPO FY 2002 Unified Planning Work Program (UPWP).

Summary: Approve and sign a Joint Resolution with Mesa County and the City of Grand Junction adopting the FY 2002 Unified Planning Work Program (UPWP).

Background Information: The Unified Planning Work Program describes planning tasks and personnel costs and also budgets funds for the FY 2002 running from October 1, 2001 through September 30, 2002. The MPO, composed of Grand Junction and Mesa County elected officials and staff, coordinates transportation planning with state officials from the Colorado Department of Transportation (CDOT) and the Colorado Health Department who, through the Air Quality Control Commission, is charged with protecting air quality throughout Colorado. The ultimate goal of this planning process is an efficient, effective transportation system. To further these efforts, the Federal Highway Administration provides planning funds through CDOT to MPO's. The budget for the work program are detailed in the table below.

Funding Source	Grants	Mesa County	Grand Junction	Fruita	Palisade	Total
Consolidated Planning Grant	\$106,000	\$11,715	\$11,715	0	0	\$130,168
Section 5307	\$45,000	\$11,250	0	0	0	\$56,250
TPR Contributions	0	\$30,000	0	\$2,500	\$1,000	\$33,500
Total:	\$151,738	\$52,965	\$11,715	\$2,500	\$1,000	\$219,918

Mesa County is a co-signer to this agreement.

Budget: The total City of Grand Junction cost of this project is \$11,715. Funds for the City's share will be budgeted in the following account: 100 6150 30 70385 120380.

Action Requested/Recommendation: Approve and sign the joint resolution with Mesa County adopting the FY 2002 Unified Planning Work Program (UPWP); approve the funding of the city's share of the local match in the amount of \$11,715.00.

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

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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MCC# _____
GJCC# _____

RESOLUTION

**A JOINT RESOLUTION OF THE COUNTY OF MESA AND THE CITY OF GRAND
JUNCTION CONCERNING ADOPTION OF THE FISCAL YEAR 2002 UNIFIED
PLANNING WORK PROGRAM (UPWP)**

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

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

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

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

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

That the United Planning Work Program (UPWP), hereunto attached, is adopted by the Board of County Commissioners of the County of Mesa, Colorado on _____, and by the City Council of the City of Grand Junction, Colorado on _____.

CITY OF GRAND JUNCTION

COUNTY OF MESA

Mayor
Grand Junction City Council

Chair of the Board
Mesa County Board of Commissioners

____ day of _____, 2001

____ day of _____, 2001

Attest:

City Clerk

Attest:

County Clerk

Attach 5
John Whiting Contract

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Treated Water Supply Contract between the City of Grand Junction and John Whiting.	
Meeting Date:	Wednesday, June 20, 2001	
Date Prepared:	June 13, 2001	
Author:	Greg Trainor	Utilities Manager
Presenter Name:	Dan Wilson Greg Trainor	City Attorney Utilities Manager
	Workshop	X Formal Agenda Discussion Item

Subject: Treated water supply contract between the City of Grand Junction and John Whiting.

Summary:

Attached is a water supply contract between the City and John Whiting. This agreement will provide treated water from the City's Kannah Creek Water System to John Whiting and five existing homes at 100 Whiting Road. This water will come through a master water meter, which will be read and billed by the City. Water rates will be the same as other users of the Kannah Creek Water System. Plant Investment fees will be charged at a rate of \$2,000 per tap or \$12,000 total. One customer of the John Whiting will become a direct customer of the City. Future development on Whiting property will be served directly by the City's Kannah Creek Water System and charged at the current plant investment fee. Presently this fee is \$8,500. It may change from time to time. The existing raw water tap on the Purdy Mesa Flowline will be allowed to remain and be used for Whiting livestock water uses.

Background Information:

The City, after notification by the Colorado Department of Public Health and Environment, notified the Cross Bar Cross Livestock Water Company that Cross Bar's raw water tap would be disconnected May 1, 2001 from the City's Purdy Mesa Flowline. At issue was the use by Cross Bar Cross of *untreated* water for drinking water purposes. This has been an on-going concern of the City's. The attached agreement provides treated water to John Whiting and five other existing homes from the City's Kannah Creek Treated Water System. This water will be served through a master water meter. Downstream of the meter, John Whiting will be responsible for maintaining his private water distribution system at 100 Whiting Road. Future development in the area on Whiting property will be served directly by the City of Grand Junction and

charged the current plant investment fees. Whiting's livestock water tap will be allowed to remain as long as it serves only the Whiting livestock operations. Whiting's six residential services downstream of the master meter will be charged \$2,000 per tap. This PIF was included in the Water Department's financial projection when the Kannah Creek Water System was created. The \$2,000 rate took into account that John Whiting and his users were existing customers of the City's raw water system having obtained the City tap in exchange for the Purdy Mesa Flowline easement.

Budget:

Whiting will pay time and material costs to the Water Department for the City's installation of a treated water tap, master water meter and backflow preventers.

Action Requested/Recommendation:

Approval of the City/Whiting Agreement

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When:	<input type="checkbox"/>
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Placement on Agenda:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	<input type="checkbox"/>	Workshop
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WATER PURCHASE AGREEMENT

This Agreement is made and entered into this 22nd day of June, 2001, by and between the City of Grand Junction, Mesa County, Colorado, a home rule City, and John Whiting, for himself and operating as Cross Bar Cross Water Company (“Whiting”), Mesa County, Colorado.

Recitals.

- A. The June 29, 1990 agreement between the City of Grand Junction and Whiting, in the name of Cross Bar Cross Livestock Water Company is terminated, except as to section 11 (Cross Bar’ indemnity of the City) which shall survive and be a part of this Agreement.
- B. Whiting represents that he has the authority to act for Cross Bar Cross Livestock Water Company and any other similarly named entity or interest. Whiting represents that he has the power to terminate the June 29, 1990 agreement, and the terms and provisions thereof, and that he needs the consent or action of no other person.
- C. Whiting owns real property served by one existing tap from one of the two City untreated main flow lines (the Purdy Mesa Flow line in particular) to the City’s Orchard Mesa Water Treatment Plant. In addition, the City operates and owns the Kannah Creek Water System part of which was previously owned and operated by the Purdy Mesa Livestock Water Company. Whiting owns property served by the treated water supplied by the City’s Kannah Creek Water System; Whiting takes delivery from the City of treated water and distributes it to his customers. This Agreement deals with the one untreated stock water tap and current and future supply of City treated water to Whiting’s existing customers, who reside on the properties identified herein.

NOW THEREFORE the City of Grand Junction and John Whiting agree as follows:

1. The Recitals are incorporated herein as substantive provisions of this Agreement.

Livestock Water

2. The City agrees to allow Whiting to purchase untreated water from the Purdy Mesa Flow line, in the current tap location (“stock tap”), subject to the following conditions:
 - a) Such water shall be limited to use for livestock watering only and only for Whiting livestock on the land described as Sections 34 and 35, Township 2 South, Range 2 as shown **Map A** attached. Irrigation of crops and flora is not allowed.
 - b) For all such water, Whiting shall pay the City’s current charges, as adopted and amended by the City Council from time-to-time. As of the date this Agreement is signed by the parties, Whiting shall pay 1.72 times the in-City rate for treated water; the in-City rates are established by ordinance or resolution. The City Council may modify and amend the in-City rates such charges at any time.
 - b) Down stream of gradient of the stock tanks described in (a) above, at the same time that the City connects the Kannah Creek Water System to serve Whiting under this Agreement, the City shall disconnect the existing pipe (used to deliver the untreated water to the stock tanks) from the existing continuation of that pipe, so that there is no physical connection between the untreated water and the City’s Kannah Creek Water System. These connections, and disconnections are shown graphically on the attached **Map B**.
 - c) Within 30 days of the City mailing of an invoice therefor, Whiting shall pay the City in full for the City’s costs of materials and labor to implement this Agreement. The charges for costs and materials will be consistent with the charges the City makes for similar materials and labor on the City’s Kannah Creek Water System.
 - d) The pipeline that will continue to supply untreated water from the Purdy Mesa flow line to the stock tanks shall be disconnected from the rest of the City’s Kannah Creek Water System at the same time as the City begins to supply treated water pursuant to this Agreement.
 - e) The City will bill Whiting, and Whiting shall pay, based on the existing meter that measures untreated water flowing through the stock tap.

- f) Unless required by state or federal authority or unless the City's Purdy Mesa flow line must be repaired, relocated, *etc.*, the stock tap (and necessary meter) may remain at its present location ("the stock tap meter"). In the event during the term of this Agreement the Purdy Mesa flow line is moved from its existing location or replaced or otherwise not available as contemplated herein, Whiting shall pay to the City all costs and expenses needed to relocate and/or re-establish the stock tap (and associated facilities including water meter) on the new or alternative supply line; in addition, Whiting shall be responsible to extend his untreated water line(s) to the new tap/meter facilities.
- g) The City will maintain, repair and replace the stock tap and meter.
- h) Whiting shall not change, expand or otherwise work on any City facility including all meters and facilities up stream of the stock tap meter or any other City water meter.
- i) Whiting agrees to hold the City and its officers, agents, and employees harmless from, and to indemnify the City with respect to, all claims, causes of action, damages, or injuries, including injury to persons and/or property, arising out of: his or others use of, the supplying of this livestock water tap to any person or location whereby people drink such untreated water; and/or damage to person or property relating to or arising out of the supply or use of such untreated water.
- j) At the same time that he signs this Agreement, Whiting shall execute and deliver an original of the attached Easement (**Easement A**) which shall grant perpetual and irrevocable access to the City across and through his properties to the City's Purdy Mesa flow line (and any replacement or relocated facilities in the future) for inspection, repair, maintenance, replacement, operation and other reasonable activities associated with the City's Kannah Creek Water System, and/or associated with providing treated or untreated water under this Agreement.
- k) The City retains its right and discretion to modify water sales agreements with other users, including provisions different from or inconsistent with this

Agreement, subject however, only to the City's agreement to charge Whiting the same rate for untreated water as the City charges for water from the Purdy Mesa flow line, the Kannah Creek flow line, the City's flow lines or for treated water supplied to others by the Kannah Creek Water System.

- l) Whiting agrees that the untreated water described herein and flowing from the Purdy Mesa flow line is limited to the use and benefit of Whiting, and the heirs and successors, but not assigns, of the existing tract of land on which the stock tanks are located, namely Section 34 and 35, Township 2 South, Range 2 East, as shown on **Map A** attached.

- m) These contract provisions regarding such untreated water and the untreated water tap are personal to Whiting and the existing parcel of land upon which the stock tanks are located. Whiting shall not lease, sell, donate, transfer, or make any other disposition of any water from the stock tap independent of conveyance of all of his right, title and interest in and to the tract described above.

- n) For the purposes of this Agreement, fire fighting means only fire suppression of the stock tanks and the natural vegetation in the immediate area; such water shall not be authorized for other properties, improvements or development. Water from the stock tap shall never be used for human consumption, lawn irrigation or similar uses.

- o) Whiting agrees that the City's obligations for repair, maintenance and replacement end where the down stream pipe leaves the stock tap meter. Whiting agrees that he is solely responsible for repair, maintenance and replacement of the pipes and facilities connected to and down stream of the stock tap meter.

- p) Whiting agrees to pay for all water which passes through the meter, even if due to a leak or a break.

- q) Whiting agrees and fully understands that the City does not, and is not required to, treat any water passing through the stock tap and meter in any way. Whiting agrees that the quality of the untreated water currently and to be

delivered to Whiting does not, and will not, meet present or future water quality standards as set by any regulatory agency for a domestic water supply.

Treated Water Provisions

3. (a) Within 30 days of the City mailing of an invoice therefor, Whiting shall pay the City for the work and materials required to install a master meter, related physical changes including a back flow preventer and any other facilities and work. The City will invoice based on the City's costs of materials and labor consistent with the charges the City makes for materials, labor and similar circumstances on the Kannah Creek Water System.
- (b) The City agrees that it will provide treated water to Whiting through a master meter supplied from the City's Kannah Creek Water System transmission line, currently located near the intersection of Kannah Creek Road and Lands End Road (See attached **Map B**) ("master meter").
- (c) Whiting agrees that he shall cause all portions of the distribution system downstream of the master meter to be maintained and operated in a good and workmanlike manner at all times, and in compliance with all applicable laws and regulations. Whiting agrees that it is his duty to be aware of such laws and regulations, and changing materials and operations in providing treated water to humans for domestic use.
- (d) Whiting agrees that the City is not responsible for, or liable for, any pipeline maintenance or repairs on Whiting's lines or facilities on the downstream side of the master meter. Whiting shall hold harmless and indemnify the City, and the City's officers, employees and agents for claims, injuries or damages arising out of water or facilities on the downstream side of the master meter.
- (e) Whiting shall not construct any facilities or make any changes to the master meter or to any pipe, valve or City facility at or upstream of the master meter.

- f) Whiting and the City agree only six (6) taps for treated water are authorized by this Agreement. The parties agree that water delivered to Whiting through the master meter shall only serve and be connected with a total of six (6) single family dwellings, as that term is defined by the City's Code.
- g) Under this Agreement, Whiting shall not make, authorize or allow to be used not more than six (6) taps for or connections into the single family dwellings identified herein. Whiting agrees to actively enforce this provision.
- h) The six (6) Whiting customers and the concomitant six (6) single family dwellings that may be supplied and allowed by this Agreement are: John Whiting, John Whiting's daughter, Steve Whiting, two (2) rental properties, and one (1) tap not currently connected to a dwelling, all as shown on the attached aerial photograph (**Exhibit C**).
- i) Whiting recognizes and agrees that he is the treated water supplier for the six (6) identified dwellings.
- j) Whiting agrees to meet the standards set by the Safe Drinking Water Act, as amended, and the Colorado Primary Drinking Water Regulations, as amended, and all other applicable laws and regulations, including but not limited to, cross connection controls and compliance with the Lead and Copper rule.
- k) A calculation of the current 2001 rate that Whiting shall monthly pay to the City is attached **as an example**.
- l) Whiting shall pay for all water which passes through the master meter, including water lost in breaks or leaks.
- m) Whiting's, and his heirs', successors' and permitted assigns' obligations and duties to indemnify and hold the City harmless, as described in this Agreement, shall apply to any claims by any person or agency arising out of the failure of Whiting, his heirs, successors and permitted assigns, to comply with applicable Federal and/or State laws and/or regulations applicable to water for human consumption or which have application to this Agreement.
- n) Whiting shall deliver written notice to each of the customer's identified herein that this Agreement exists and that there are duties, liabilities and responsibilities set forth. Within 30 days of signing this Agreement, and once

each twelve months thereafter, Whiting shall again provide such written notice to each customer and Whiting shall deliver to the City's Utility Manager written evidence that he has so complied.

- o) While Whiting continues to supply his six (6) described customers, by accepting treated water from the master meter, he will be billed as a single customer with a minimum monthly payment required that will be six (6) times the normal single family residence of 3,000 gallons. Whiting will pay all amounts in excess of that minimum as though all additional water is used by one (1) person.
- p) Within one (1) year of the date hereof: Whiting shall form a corporation or limited liability company or equivalent entity the creating documents and provisions of which shall be first approved by the City; after the City has approved of such entity and the articles and bylaws or equivalent instruments, Whiting shall, without being paid or receiving consideration in any form, fully and irrevocably convey to such approved entity all of his right, title and interest in and to the treated water system from and down stream of the master meter and including all distribution pipes, valves, meters and related facilities. Thereafter, as it relates to billing, repairs and operations of Whiting's system down stream of the master meter, the City shall not deal with Whiting but with such entity.
- q) Whiting, for himself and for his heirs, successors and any authorized assigns, and for each customer, hereby irrevocably and forever agrees to hold the City and its officers, agents, and employees ("City") harmless from and to indemnify the City with respect to all claims, causes of action, damages, or injuries, including injury to persons and/or property, arising out of the supplying of treated water or any failure to supply water pursuant to this Agreement, except that the application of this clause may be reduced in part as needed to reflect the direct and compelling proof that such claim, cause of action, damage or injury is due to the City's willful breach of this agreement or other willful and wanton act or failure to act.
- r) Whiting shall tender his check or cash to the City in the amount of \$12,000 on or before June 22, 2001. If Whiting timely makes this payment, by the close of

business on June 22, 2001, the City will connect Whiting's system to the City's Kannah Creek Water System.

Other Provisions

4. a) The tap for and service to Whiting's existing customer, Stadleman, is hereby transferred to the City by this Agreement.
 - b) The supply of treated water to the Stadleman residence will utilize a portion of Whiting's six-inch (6") livestock water line.
 - c) Until such time as Whiting or a successor developer dedicates (for no consideration or other thing of value) this six-inch (6") water line to the City for incorporation into the Kannah Creek Water system, said six inch (6") pipe will be divided into two parts: The tap and upper portion will be used only for Whiting's livestock water uses as provided in this Agreement; the balance of the pipe, consisting of the lower portion, will be used only for treated domestic supply to the Stadleman residence. The pipe sections are as shown on **Map A as "Livestock Section" and "Stadelman Section."**
5. Whiting's address, for purposes of notice under this Agreement is:

Name: John Whiting
Address: 100 Whiting Road, Whitewater CO 81527
Phone Number: 241-3926
Emergency Number: 241-3911 (Rod)

The City's address and information, for purposes of notice under this Agreement is:

Name: Utilities Manager
Address: 250 North Fifth Street, Grand Junction, CO 81501
Telephone: 244-1564

6. The parties agree that no term or provision of this Agreement can be changed unless done with the same formalities as this Agreement.

7. Because of the personal nature of the duties and obligations needed to implement this Agreement, and the necessity that any operator of the distribution system down stream of the master meter must be very familiar with the specifics of the system, local customs and safety and health requirements of state and federal law, except for the assignment/transfer to an successor entity as described below, below, the parties agree that no provision of this Agreement shall be assigned in whole or in part by Whiting; and that any attempted assignment or transfer of this Agreement in whole or in part by Whiting shall be void and shall terminate this Agreement.

8. In the event Whiting is late in making any payment, paying any invoice or paying for any cost or charge or any other amount due hereunder, such amounts shall bear interest at six percent (6%) over the statutory interest, currently set forth in CRS 13-13-101.

9. The parties agree that each provision hereof is material, and that any breach of any provision hereof shall mean that this agreement is terminated. In such event, the six (6) customers may connect to the City's Kannah Creek Water System pursuant to the City's rules and regulations applicable to others in the area.

10. If Whiting fails to make said \$12,000.00 payment as provided above on or before June 22, 2001, as soon as practicable thereafter the City shall physically disconnect Whiting from interconnection with the City's untreated Flow line and shall disconnect its Kannah Creek Water System from Whiting and from Whiting's customers; and the parties agree that this Agreement shall terminate and be held for naught.

11. If, at any time Whiting does not serve his six (6) residential customers as provided herein, or if any one or more of the six (6) residential customers no longer receives service from Whiting, upon Whiting's written offer (which shall be irrevocable for 90 days) to the City to transfer and convey, for no consideration or other things of value, all real and personal property, including all appurtenances such as necessary pipe and facilities, the City will consider such offer. If the City accepts such an offer within said 90 day period, it shall only do so without payment of money or other things of value to Whiting. The reason for this provision is to maintain consistency with standard utility practice across the country, and specifically within the City: developers must routinely construct to City specifications and thereafter convey and/or dedicate all of such developer's right, title and interest to the real and personal property needed to operate and maintain a water system, all without the developer receiving any money or other thing of value.

11. Whiting acknowledges that any additions to the City's Kannah Creek Water system, especially new development, shall meet all City specifications, including looping for new developments all at the expense of the developer. The City has made no promises regarding any such service or connections. Any connection of Whiting's existing six (6) customers to the City's Kannah Creek System will be also comply with all City specifications and requirements.

12. he City has made no promises regarding any such service or connections that may occur in the future, all such connections and systems shall comply with the City's requirements and conditions.

13. The term of this agreement is ten (10) years.

Cross Bar Cross Water Company

By: _____

John Whiting

Date

City of Grand Junction

By: _____

Kelly Arnold, City Manager

Date

Attach 6
26 Road Trunk Sewer Extension

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Approval to invest sewer trunk extension funds to cover the design and construction of the 26 Road Trunk Sewer Extension.		
Meeting Date:	June 20 2001		
Date Prepared:	June 12, 2001		
Author:	Trent Prall	Utility Engineer	
Presenter Name:	Greg Trainor	Utilities Manager	
	Workshop	X	Formal Agenda

Summary: This project was originally approved by Council on September 5, 1994. The project was designed, however due to a key developer backing out, the 26 Road Trunk Extension was never constructed. Due to new development proposed along the corridor, the project is being recommended for a design update in 2001 and construction in early 2002 contingent upon the developer depositing adequate funds to cover their share of the required trunk extension fees.

BACKGROUND ISSUES: It is the intention of the City as managers of the Joint Sewer System to extend trunk extensions into drainage basins whenever the need meets the criteria set up in the City and County Resolutions passed in November 1993 and there is available funding through the Trunk Extension Fund. This project meets the criteria established for justification.

The 26 Road Extension will provide service to a developing and already partially developed area in the north part of Grand Junction. In addition to opening up a new service area, the Jasmine lift station that services an area from Sunset Terrace, will be eliminated as part of this project. The lift station is presently at capacity and is proposed to be upgraded in 2004. if the new extension is not constructed.

One of the stipulations for use of this fund is that "at least 15% of the total cost of the trunk line shall be committed by property owners within the basin area prior to construction of the trunk line. This commitment may be in the form of prepaid development fees/escrow or contracts to pay upon the award of contract to construct the trunk line." The estimated cost of the extension, including engineering, inspection, construction and easements is \$600,000. The 15% requirement would normally be \$90,000, however, staff is recommending a lesser amount based on the following:

1. Without the 26 Rd Trunk Extension, the developer would need to relocate the existing Jasmine Lane Lift Station to the west end of their project at an estimated cost of \$57,500.
2. Based on the adopted trunk extension fee structure, the developer would normally pay \$13,500 prior to platting based on 27 lots less than 1/3 acre. As building permits were pulled, another \$1,000 per lot would be paid. The total revenue received for the development, per ordinance, would be \$40,500.
3. The Jasmine Lane Lift Station is nearing substantial upgrade and replacement work. Factoring in electrical, routine small replacement items and staff time, the present value of the removal of the lift station to the Persigo Sewer System is \$331,000.

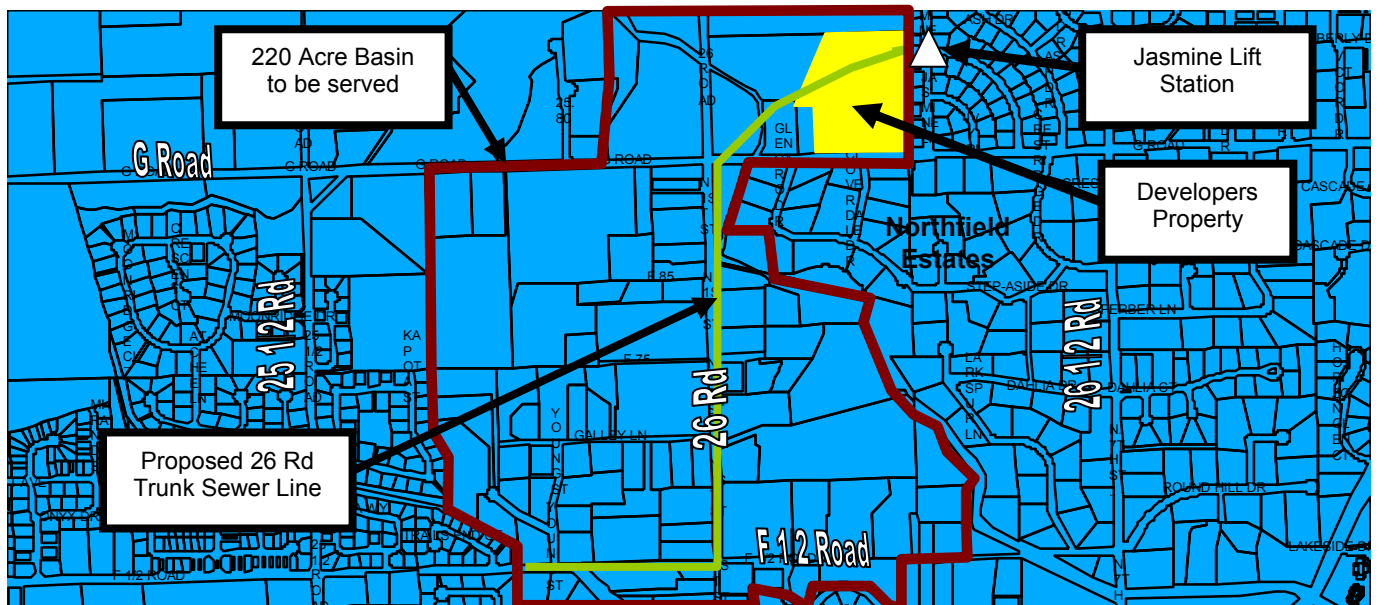
Based on the above, staff is recommending that the developer be responsible for **\$57,500** of the trunk extension costs rather than the full \$90,000, 15% share of the proposed improvements. This represents approximately 9.6% of the construction costs as well as his expense if the City/County elected NOT to move forward and construct the project.

This project consists of installation of 5,586 ft of 8" and 10" diameter PVC sewer line, 23 manholes, 552 lineal feet of 4" PVC service line, aggregate base course, asphalt removal and replacement.

If approved by City Council and the County Commissioners, and the developer deposits the required funds by June 15, the design update will be completed by in-house staff by July 15, 2001. This will allow 6 months for easement acquisition. Construction would begin in early 2002 and be completed by mid-April.

The developer is wanting confirmation that the City and County will move forward with this project prior to depositing funds and investing money in creating final plans for his proposed development.

PROJECT MAP:



FISCAL IMPACT: The project would be funded out of the Sewer Line Trunk Extension Fund (903) which was set up in 1994 with a beginning balance of \$1,150,000. Since that time the fund has provided capital for the following projects: South Camp Road, 23 Road Trunk Extension, Northfield Estate Trunk Extension, Rosevale Trunk Extension, Desert Hills Trunk Extension and Red Canyon Trunk Extension. As of January 2001, the fund has a balance of \$1,437,236.

There is \$334,801 in trunk extension expenses for 2001 construction of Northfield Estates, Red Canyon, and Desert Hills Estates trunk extensions. With 2001 revenues estimated at \$150,421, the fund balance at the start of 2002 should be \$1,252,856. With projected project costs for the Trunk Extension Fund at \$616,000, this would leave approximately \$636,856 in the fund by mid 2002 not including any 2002 revenues.

Total projected revenues for this extension are conservatively estimated at \$400,500 if the 220-acre basin redevelops to an average density of 1 unit per acre. This includes the \$57,500 that the developer will guarantee now and provide prior to construction. It is anticipated that there will be a subsidy to this extension in the amount of \$215,000, i.e., expenditures from the Trunk Extension Fund will exceed revenues by \$215,000. However, considering the value to the Persigo System of removing the Jasmine lift station, the revenues exceed expenses by over \$100,000.

Action Requested/Recommendation: City Council motion authorizing staff to move forward with design update and easement acquisition and receiving bids.

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

Attach 7
Monument Meadows Sewer ID

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Award of Construction Contract for Monument Meadows Sewer Improvement District		
Meeting Date:	June 20, 2001		
Date Prepared:	June 13, 2001		
Author:	Bret Guillory / Trent Prall	Project Engineer / Utilities Engr	
Presenter Name:	Greg Trainor	Utilities Manager	
	Workshop	X	Formal Agenda

Subject: Award of a Construction Contract for **Monument Meadows Sewer Improvement District** to Skyline Contracting, Inc., in the amount of **\$61,426.00**. **Award of the project will be contingent on creation of the improvement district by the Mesa County Commissioners.**

Summary: The owners of real estate located in the vicinity south of South Broadway, west of South Camp Road, along Avenal Lane and McKinley Drive, have petitioned the Mesa County Commissioners to create an improvement district for the installation of sanitary sewer facilities. The Public hearing for the proposed resolution to create the sewer improvement district will be held on June 25, 2001 at 2:00 p.m. at the Mesa County Public Hearing Room, 750 Main Street, Grand Junction, Colorado. The public hearing and proposed resolution (Mesa County) and contract award (City of Grand Junction) are the final steps in the formal process required to create the proposed improvement district. Bids were received and opened on March 13, 2001 for Monument Meadows Sewer Improvement District. The low bid was submitted by Skyline Contracting, Inc., in the amount of **\$61,426.00**.

Background Information: This project consists of installation of approximately 972 lineal feet of 6" Diameter PVC sewer line, 3 manholes, 12 sanitary sewer taps, 354 lineal feet of 4" PVC service line, aggregate base course, asphalt removal and replacement.

Work is scheduled to begin on or about July 16, 2001 and continue for 3 weeks with an anticipated completion date of August 6, 2001.

The following bids were received for this project:

Contractor	From	Bid
Skyline Contracting	Grand Jct.	\$61,426.00
Ben Dowd Excavating	Grand Jct.	\$64,045.45

Sorter Construction	Grand Jct.	\$92,573.00
Palisade Constructors	Palisade	\$92,885.10
RW Jones Construction	Fruita	\$96,611.84
Ewing Trucking	Edwards, CO	\$125,505.00
Engineer's Estimate		\$63,563.50



Budget:

On January 17, 2001, City Council appropriated \$114,656 from Fund 902, the sewer system "general fund", to pay for costs associated with this proposed improvement district. Except for the 30% Septic System Elimination contribution, this fund will be reimbursed by assessments to be levied against the 12 benefiting properties, as follows:

Project Costs:

Estimated Project Costs*	\$76,026.00	\$6,335.50 / lot
-30% Septic System Elimination Contribution by City	(\$22,807.80)	(\$1,900.65) / lot
Total Estimated Assessments	<u>\$53,218.20</u>	<u>\$4,434.85 / lot</u>

* Estimated project costs include design, construction, inspection, and administrative costs. Trunk extension costs will be recovered as explained below.

In 1994, the South Camp Trunk Extension sewer was constructed and benefits this proposed sewer improvement district. The Trunk Extension Fund will be reimbursed through Trunk Extension Fees in accordance with Mesa County Commissioner resolution 93-118 and City of Grand Junction resolution 47-93. The Trunk Line Extension Fee varies depending on the size of each property, as follows:

- \$1,000 for properties smaller than 1/3 acre
- \$1,500 for properties less than 1 acre but equal to or more than 1/3 acre
- \$1,750 for properties containing on or more acres

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract, pending Mesa County Commissioners passing resolution to create the improvement district, for the Monument Meadows Sewer Improvement District with Skyline Contracting, Inc., in the amount of **\$61,426.00**.

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

Attach 8
Redlands Village North

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Award of Contract for Redlands Village North Sewer Design Services		
Meeting Date:	June 20, 2001		
Date Prepared:	May 29, 2001		
Author:	Trent Prall	Utility Engineer	
Presenter Name:	Greg Trainor	Utilities Manager	
	Workshop	X	Formal Agenda

Subject: Award of a design services Contract for the Redlands Village North Sewer Improvement District to Williams Engineering in the amount of \$118,000

Summary: Lump sum fee proposals were received and opened on May 29, 2001 for the Redlands Village North Sewer Improvement District. The lowest qualified, lump sum fee proposal was submitted by Williams Engineering in the amount of **\$118,000**.

Background Information: This project calls for the design and preparation of bid documents as outlined in the "Request for Proposals" for the extension of 18,200 linear feet of 8" sewer main to benefit 210 homes in the Redlands Village North area. The subdivision is located northwest of Broadway, west of Redlands Parkway on the Redlands as shown on the map below. This work is preparatory to the creation of a sewer improvement district to eliminate septic systems.

The following qualified, lump sum fee proposals were received on May 29, 2001:

Consultant	From	District	Sewer	Total Lump
Williams	Fruita	\$113,000	\$5,000	\$118,000
Rolland Engineering	Grand	\$129,280	\$5,000	\$134,280
Sear-Brown	Denver	\$136,060	\$4,250	\$140,310

Williams Engineering has completed the design for past City sewer improvement districts such as Country Club Park, Mays, Northfield Estates #1, Rosevale, and more recently Glen Caro/Northfield Estates #2, and Columbine Sewer Improvement Districts. Williams Engineering has met or exceeded all previous work schedules while providing a high quality set of bid documents. Although this project represents the largest district to date for

the Septic System Elimination Program, Williams Engineering has the team with ability to met the schedule.

A lower fee proposal was submitted by Balaz and Associates of Grand Junction. This proposal was disqualified primarily due to the magnitude of the job for the small, two person, firm. Additionally, the low fee did not seem to reflect the scope of work when compared to design work on other recent sewer IDs. Other staff concerns included insufficient experience on similar work and municipal reference checks that verified that this project may be beyond the capacities of the firm. Staff did encourage him to submit on future smaller projects to build some municipal experience.

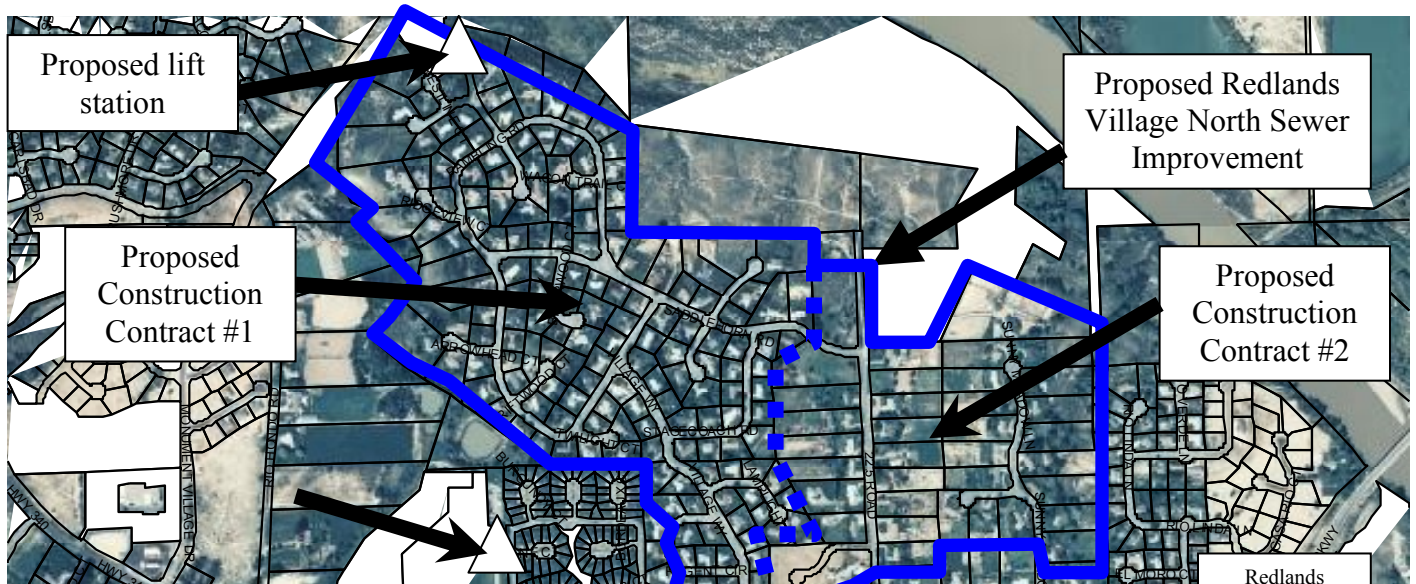
SSEP Process Background Information:

On April 3, 9, 10, staff met with the residents of Redlands Village North to discuss the creation of a sewer improvement district in their neighborhood. An informal petition was submitted to Pete Baier of Mesa County on May 10, 2001, where 114 of 210 (54%) of the property owners requested that the City/County move forward with design and bid out the proposed sanitary sewer improvements. 196 of the 210 properties signed the survey. The remaining properties either refused to sign either in favor or against or else numerous attempts at contact failed. All have been notified of the Septic System Elimination Program specifics through newsletters. Three public meetings were held.

As has been done on the last few sewer IDs, staff is requesting to award the design and receive bids PRIOR to actual formation of the improvement district. There is some risk that the bids may be higher than anticipated and that the owners within the proposed district may elect to not move forward with the district. However, everyone will know actual costs prior to formation of the district.

The design is to be completed by November 2, 2001 with the construction bids scheduled to be received on November 20, 2001. The final petition and easement documents will be created with the actual bid numbers. Pending submittal of the petition by December 21, County Commissioner formation of the district and contract award for the construction could happen as soon as February 11, 2002. Construction would then occur late February through October 2002.

As this will be a County Local Improvement District, the award is contingent upon County Commissioner approval.



Ex. Vineyards
Lift Station to
be abandoned
(no cost to district)

Proposed Redlands Village North Sewer Improvement District Boundaries

Budget: This project will be handled under the parameters set up for the City/County Septic System Elimination Program which includes the sewer fund underwriting 30% of the project costs.

Improvement districts are budgeted under the Sewer Fund 906 – Sewer Improvements Districts, project F48200 with approximately \$2.2 million being appropriated for 2001, including carryforwards. Individual projects are not budgeted for separately, but rather established through the petition process on a first-come-first-serve basis. In line with past practice, the design work would be completed prior to the formation of the districts. If this particular improvement district is to be formally established, the City Council and County Commissioners will have to consider sewer revenue bonds to fund the construction. That decision point will be after the design is complete and the project is bid in late November.

As part of the project, the Vineyards Lift Station will be eliminated via a sewer extension into the Redlands Village North neighborhood. The 750 linear foot extension will be designed at a cost of \$5,000. This amount will NOT be charged to the district.

Action Requested / Recommendation: City Council approval to have City Manager to execute a Design Services Contract for the Redlands Village North Sewer Improvement District with Williams Engineering in the amount of **\$118,000** contingent upon County Commissioner approval.

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

Attach 9
Revocable Permit for 29 Road and North Avenue

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Resolution Revoking a Revocable Permit Granted to Thomas M. Mingus and Joanne Mingus.	
Meeting Date:	June 20, 2001	
Date Prepared:	June 11, 2001	
Author:	Tim Woodmansee	Real Estate Manager
Presenter Name:	Tim Woodmansee	Real Estate Manager
Workshop	X	Formal Agenda

Subject: Revocation of a Revocable Permit granted to Thomas M. Mingus and Joanne Mingus.

Summary: The proposed action will revoke a permit that authorized the installation of a sign and landscape improvements in public right-of-way at the northwest corner of 29 Road and North Avenue.

Background Information: Thomas and Joanne Mingus own the Bookcliff Gas convenience store at the northwest corner of 29 Road and North Avenue. The City Council issued a Revocable Permit in 1994 that authorized Mr. & Mrs. Mingus to install a sign and landscape improvement into the adjoining public right-of-way. The City now requires use of the right-of-way to accommodate the 29 Road Improvement Project.

Staff from Public Works and the Parks Department have been working with Mr. & Mrs. Mingus to remove the landscaping. A majority of the vegetation will be transplanted to the Lincoln Park Golf Course. Mr. & Mrs. Mingus will relocate the sign at their own expense.

Action Requested/Recommendation: Pass and Adopt Resolution Revoking a Revocable Permit issued to Thomas M. Mingus and Joanne Mingus on April 6, 1994.

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

RESOLUTION NO. _____

**REVOCAION OF A REVOCABLE PERMIT GRANTED TO
THOMAS M. MINGUS AND JOANNE MINGUS**

Whereas, pursuant to City Resolution No. 26-94, passed and adopted on April 6, 1994, the City granted a Revocable Permit to Thomas M. Mingus and Joanne Mingus for the purposes of installing a sign and landscape improvements in public right-of-way; and

Whereas, the City reserved the right to revoke the Revocable Permit at any time and for any reason; and

Whereas, the City requires the use of the public right-of-way as described in the Revocable Permit for the installation of public roadway improvements and utilities.

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

That certain Revocable Permit granted to Thomas M. Mingus and Joanne Mingus by City Resolution No. 26-94, and all privileges issued or conveyed therein, be and the same are hereby revoked.

PASSED and ADOPTED this 20th day of June, 2001.

Attest:

President of the Council

City Clerk

Attach 10
Redlands Mesa Revocable Permit

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Redlands Mesa Revocable Permit		
Meeting Date:	June 20, 2001		
Date Prepared:	June 12, 2001		
Author:	Kathy Portner	Planning Manager	
Presenter Name:	Kathy Portner	Planning Manager	
	Workshop	X	Formal Agenda

Subject: RVP-2001-100 Redlands Mesa Revocable Permit

Summary: A request for a revocable permit for an entry sign and landscaping in the right-of-way of West Ridges Boulevard for Redlands Mesa Subdivision

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Consideration of the Resolution authorizing issuance of a revocable permit to Redlands Mesa Master Association.

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

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

DATE: June 12, 2001

CITY COUNCIL

STAFF PRESENTATION: Kathy Portner

AGENDA TOPIC: RVP-2001-100 Redlands Mesa Revocable Permit

SUMMARY: A request for a revocable permit for an entry sign and landscaping in the right-of-way of West Ridges Boulevard for Redlands Mesa Subdivision

BACKGROUND INFORMATION			
Location:		West Ridges Boulevard	
Applicants:		Redlands Mesa LLC Redlands Mesa Master Association	
Existing Land Use:		Residential and Golf Course	
Proposed Land Use:		Same	
Surrounding Land Use:	North	Residential	
	South	Golf Course	
	East	Residential	
	West	Residential	
Existing Zoning:		PD	
Proposed Zoning:		No change	
Surrounding Zoning:	North	PD	
	South	PD	
	East	PD	
	West	PD	
Growth Plan Designation:		Residential Medium Low, 2 to 4 units/acre	
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 developers of Redlands Mesa are proposing an entry feature in the West Ridges Boulevard right-of-way as it enters the development near the golf clubhouse. The proposed improvements include decorative walls, a sign and landscaping on either side of the street and in the median.

Section 2.17 of the Zoning and Development Code states the approval criteria that must be considered in issuing a revocable permit. The applicant has responded to the criteria as follows:

1. *There will be benefits derived by the community or area by granting the proposed revocable permit;*

The benefits derived by the community by granting this permit will be the identification of this neighborhood and its relationship with the golf club.

2. *There is a community need for the private development use proposed for the City property;*

The right-of-way width for the landscape element and sign was created for this purpose as a part of the master plan for this planned community. During the subdivision process this permit was understood to be the most acceptable method of including these elements at the entry.

3. *The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property;*

No other uses have been proposed nor can be anticipated for this portion of the right-of-way.

4. *The proposed use shall be compatible with the adjacent land uses;*

The proposed elements as part of the overall theme have been designed to be compatible not only with the existing landscape but with the proposed architectural style proposed for the development.

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 has been designed with the road geometry and will not negatively impact the access or circulation. Its presence can be considered a traffic calming feature and safety barrier by separating traffic.

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; and

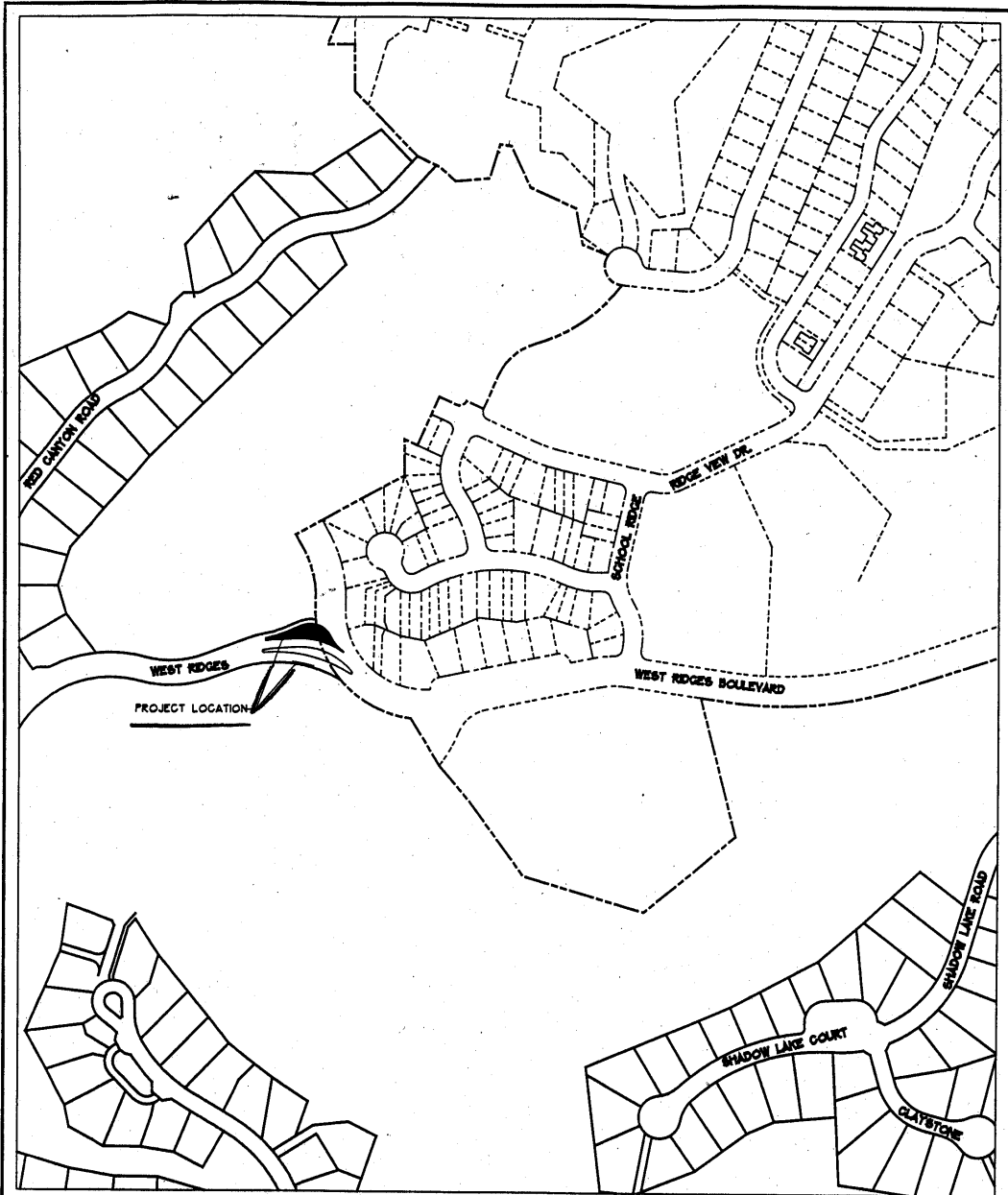
The proposed permit will allow the inclusion of quality design elements in a neighborhood that promotes quality design standards and a quality life style in Grand Junction as promoted in the Growth Plan.

7. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two and the SSID Manual.
Standards have been met.

STAFF RECOMMENDATION: Staff recommends approval of the Revocable Permit.

ATTACHMENTS:

1. Location Map
2. Applicant's General Project Report
3. Entry Details



Redlands Mesa

Entry Revocable Permit
 Site Location
 0044-04-27-01

Clavonne & Associates, Inc.
 Landscape and Planning Architects
 84 Grand Avenue
 Grand Junction, CO 81501

dwgname date (cut + paste from dialog box)

RECEIVED

FEB 21 2001

COMMUNITY DEVELOPMENT
DEPT.

592 Grand Cascade Way
Grand Junction, Colorado 81501
February 15, 2001

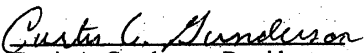
Mr. Pat Cecil
Development Services Supervisor
250 North 5th Street
Grand Junction, Colorado 81501

Dear Mr. Cecil:


We have been informed that the city of Grand Junction presently plans to eliminate the existing intersection at 28 1/2 Road and Patterson Road after a new intersection has been completed as part of "The Legends" subdivision.

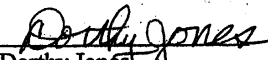
This letter gives permission to "The Legends" subdivision to landscape and maintain that portion of land that will be deeded back to "The Falls" subdivision as part of this change.

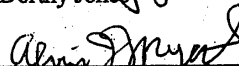
This agreement between "The Falls" and "The Legends" may be terminated by either party, in writing, with 30 (thirty) days prior notice.


Curtis A. Gunderson, President
Falls Homeowners' Association
592 Grand Cascade Way
Grand Junction, Colorado

Board of Directors


Ebe Eslami


Dorothy Jones


Alvin J. Myers

cc: Ron Abalo
The Legends Subdivision
Grand Junction, Colorado

DESIGN INTENT DOCUMENTS
FOR IMPROVEMENTS AT
REDLANDS MESA
COMMUNITY ENTRY MONUMENTATION
GRAND JUNCTION, COLORADO



NOTE: THIS IS AN ARTIST'S CONCEPTION OF THE COMMUNITY ENTRY MONUMENTATION AND IS SHOWN FOR OVERALL CONCEPT ONLY. SEE DRAWINGS FOR LAYOUT, SIZE & SPECIFICATIONS.

PROJECT DIRECTORY:

OWNER:
REDLANDS MESA
1000 W. 10TH STREET, SUITE 100
GARDENVILLE, COLORADO 80525
CONTACT: RONALD AMSTUTZ
PHONE: 970-241-1000
FAX: 970-241-1000
CONTACT: DAVID ELBORN
PHONE: 970-241-1000

LANDSCAPE ARCHITECT (ENTRY WALLS)

DOWNING THORPE JAMES INC.
3601 NORTH STREET, SUITE 100
MILLER, COLORADO 80542
PHONE: 970-241-1000
FAX: 970-241-1000
CONTACT: GREG WHITE

LANDSCAPE ARCHITECT (RETAINING WALLS & PAIR RELOCATION)

DOWNING THORPE JAMES
844 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501
PHONE: 970-241-1000
FAX: 970-241-1000
CONTACT: GREG NUBERTS

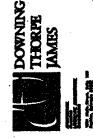


SHEET INDEX

COVER SHEET
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DRAFT

DISCLAIMER:
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DOWNING THORPE JAMES. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.



ISSUE DATE: _____
4-4-08 DRAFT REVIEW SET



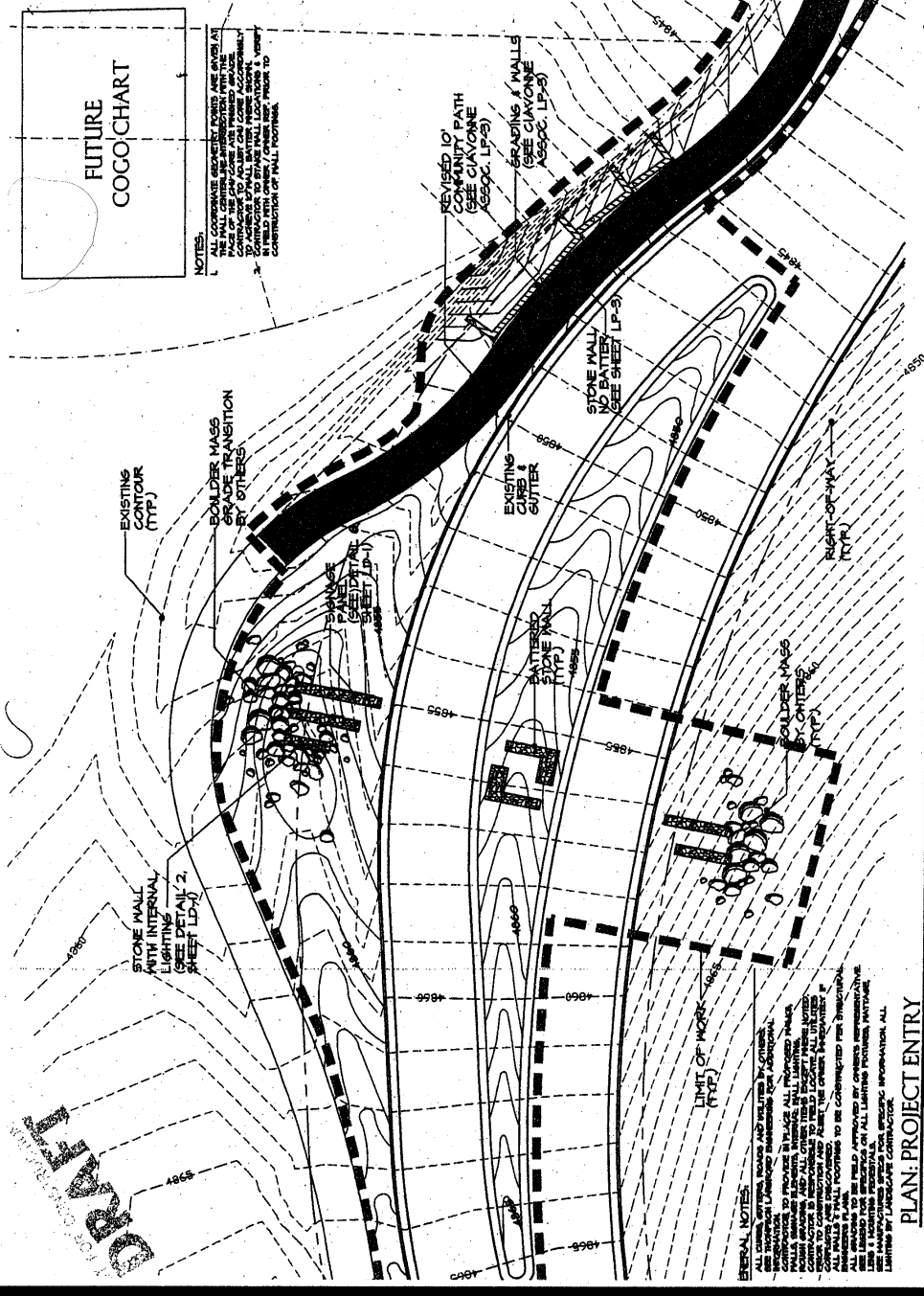
DOWNING
THORPE
JAMES

PROJECT NO. 100-1000-01
DATE: 10/15/10
SCALE: AS SHOWN
DRAWN BY: J. J. JAMES
CHECKED BY: J. J. JAMES
APPROVED BY: J. J. JAMES

REDLANDS MESA
GRAND JUNCTION, COLORADO

DATE	10/15/10
SCALE	AS SHOWN
DRAWN BY	J. J. JAMES
CHECKED BY	J. J. JAMES
APPROVED BY	J. J. JAMES
DATE	10/15/10
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APPROVED BY	J. J. JAMES
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APPROVED BY	J. J. JAMES

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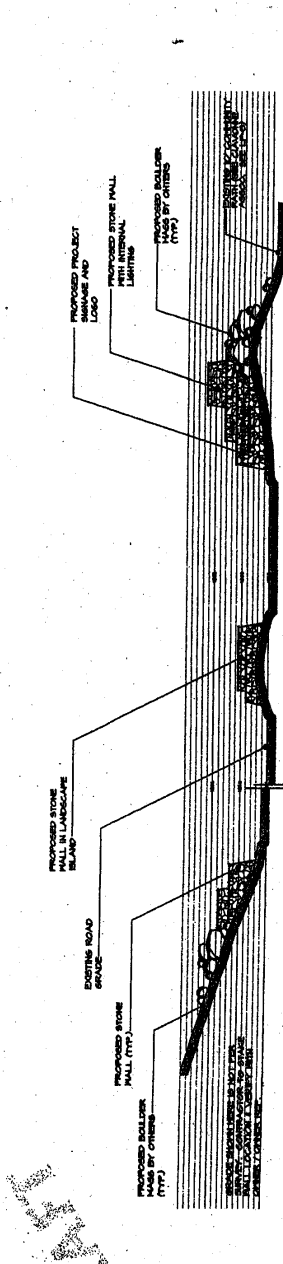
FUTURE
COCO CHART

NOTES:
1. ALL COORDINATE GRABBLE POINTS ARE GIVEN AT THE WALL CENTER LINE UNLESS OTHERWISE NOTED.
2. THE WALL CENTER LINE IS THE CENTER LINE OF THE WALL UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY CHAIN LINES ACCORDINGLY.
4. CONTRACTOR TO VERIFY WALL LOCATIONS & VERIFY CONSTRUCTION OF WALL FOOTINGS.
5. CHECK TO SEE THAT ALL WALLS ARE CONSTRUCTED TO THE CORRECT LOCATION.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
2. WALLS SHALL BE CONSTRUCTED TO THE CORRECT LOCATION AND SHALL BE CONSTRUCTED TO THE CORRECT LOCATION.
3. CONTRACTOR TO VERIFY CHAIN LINES ACCORDINGLY.
4. CONTRACTOR TO VERIFY WALL LOCATIONS & VERIFY CONSTRUCTION OF WALL FOOTINGS.
5. CHECK TO SEE THAT ALL WALLS ARE CONSTRUCTED TO THE CORRECT LOCATION.
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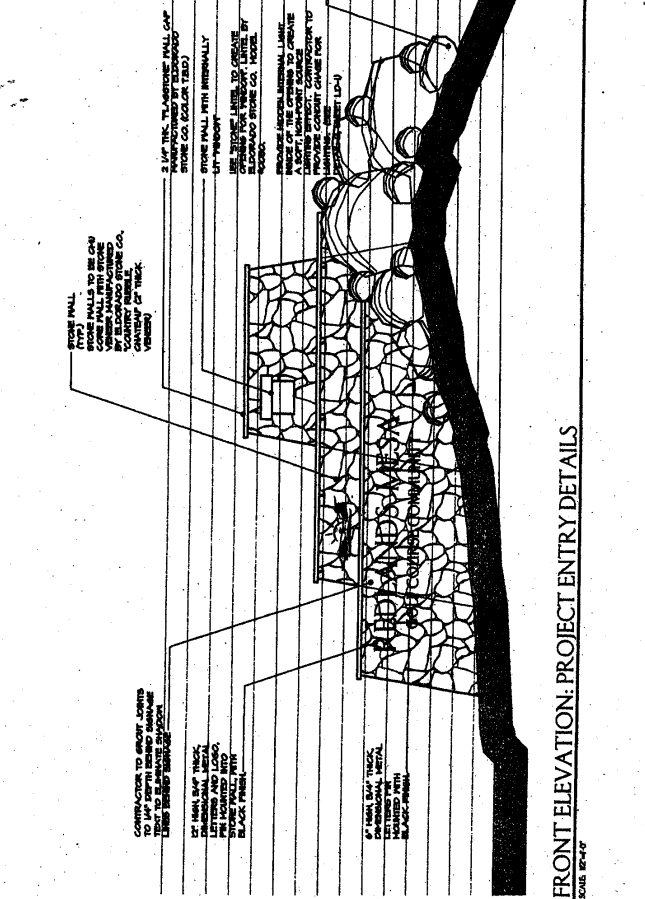
PLAN: PROJECT ENTRY
SCALE: 1" = 40'

DRAFT



FRONT ELEVATION: PROJECT ENTRY
SCALE: 1/4"=1'-0"

- GENERAL NOTES:**
1. ALL CURBS, UTILITY, ROADS AND UTILITIES BY OTHERS. INFORMATION TO BE PROVIDED BY LANDSCAPE CONTRACTOR FOR ADDITIONAL INFORMATION.
 2. WALLS SHALL BE CONSTRUCTED IN PLACE. ALL PROPOSED WALLS SHALL BE CONSTRUCTED TO MATCH EXISTING WALLS. CONTRACTOR SHALL VERIFY ALL CURBS, UTILITY, ROADS AND UTILITIES PRIOR TO CONSTRUCTION AND ALERT THE OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
 3. ALL WALLS SHALL BE CONSTRUCTED TO MATCH EXISTING WALLS. CONTRACTOR SHALL VERIFY ALL CURBS, UTILITY, ROADS AND UTILITIES PRIOR TO CONSTRUCTION AND ALERT THE OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
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 5. ALL WALLS SHALL BE CONSTRUCTED TO MATCH EXISTING WALLS. CONTRACTOR SHALL VERIFY ALL CURBS, UTILITY, ROADS AND UTILITIES PRIOR TO CONSTRUCTION AND ALERT THE OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
 6. ALL WALLS SHALL BE CONSTRUCTED TO MATCH EXISTING WALLS. CONTRACTOR SHALL VERIFY ALL CURBS, UTILITY, ROADS AND UTILITIES PRIOR TO CONSTRUCTION AND ALERT THE OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
 7. SEE MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL MATERIALS SHALL BE APPROVED BY LANDSCAPE CONTRACTOR.



FRONT ELEVATION: PROJECT ENTRY DETAILS
SCALE: 1/4"=1'-0"

DRAFT

RESOLUTION NO. _____

**CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
REDLANDS MESA MASTER ASSOCIATION**

Recitals.

1. Redlands Mesa Master Association, a Colorado nonprofit corporation, has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, operate, maintain, repair and replace an entry sign and landscape improvements within the limits of each of the following described areas of public right-of-way, to wit:

Area No. 1: Commencing at a 36-inch aluminum pipe with a 3 ½-inch aluminum cap marked "PLS 18480" for the East ¼ Corner of Section 20, 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 brass cap for the South 1/16th corner on the east line of said Section 20 bears S 01°14'38" W with all bearings contained hereby being relative thereto; thence N 81°37'00" W a distance of 3,444.31 feet to the True Point of Beginning; thence 131.68 feet along the arc of a curve concave to the Southwest, having a radius of 195.00 feet, a central angle of 38°41'25", and a long chord bearing N 74°12'14" W a distance of 129.19 feet; thence S 86°27'04" W a distance of 56.50 feet; thence 24.58 feet along the arc of a curve concave to the South, having a radius of 227.0 feet, a central angle of 06°12'15", and a long chord bearing S 83°20'56" W a distance of 24.57 feet; thence N 09°45'11" W a distance of 8.0 feet; thence 55.70 feet along the arc of a curve concave to the Northwest, having a radius of 232.0 feet, a central angle of 13°45'19", and a long chord bearing N 73°22'10" E a distance of 55.56 feet; thence N 66°29'30" E a distance of 46.01 feet; thence 72.36 feet along the arc of a curve concave to the South, having a radius of 60.0 feet, a central angle of 69°06'07", and a long chord bearing S 78°57'26" E a distance of 68.06 feet to a point of compound curvature; thence 19.59 feet along the arc of a curve concave to the Southwest, having a radius of 60.0 feet, a central angle of 18°42'24", and a long chord bearing S 35°03'10" E a distance of 19.50 feet to a point of reverse curvature; thence 53.44 feet along the arc of a curve concave to the Northeast, having a radius of 105.00 feet, a central angle of 29°09'34", and a long chord bearing S 40°16'45" E a distance of 52.86 feet; thence S 35°08'29" W a distance of 2.0 feet to the Point of Beginning.

Area No. 2: Commencing at a 36-inch aluminum pipe with a 3 ½-inch aluminum cap marked "PLS 18480" for the East ¼ Corner of Section 20, 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 brass cap for the South 1/16th corner on the east line of said Section 20 bears

S 01°14'38" W with all bearings contained hereby being relative thereto; thence N 82°27'56" W a distance of 3,517.63 feet to the True Point of Beginning; thence 55.28 feet along the arc of a curve concave to the Southwest, having a radius of 330.0 feet, a central angle of 09°35'50", and a long chord bearing N 78°05'03" W a distance of 55.21 feet; thence N 07°07'03" E a distance of 6.0 feet; thence 56.28 feet along the arc of a curve concave to the Southwest, having a radius of 336.0 feet, a central angle of 09°35'50", and a long chord bearing S 78°05'03" E a distance of 56.21 feet; thence S 16°42'52" W a distance of 6.0 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 20th day of June, 2001.

Attest:

President of the Council

City Clerk

REVOCABLE PERMIT

Recitals

1. Redlands Mesa Master Association, a Colorado nonprofit corporation, hereinafter referred to as “the Petitioner”, has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, operate, maintain, repair and replace an entry sign and landscape improvements within the limits of each of the following described areas of public right-of-way, to wit:

Area No. 1: Commencing at a 36-inch aluminum pipe with a 3 ½-inch aluminum cap marked “PLS 18480” for the East ¼ Corner of Section 20, 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 brass cap for the South 1/16th corner on the east line of said Section 20 bears S 01°14’38” W with all bearings contained hereby being relative thereto; thence N 81°37’00” W a distance of 3,444.31 feet to the True Point of Beginning; thence 131.68 feet along the arc of a curve concave to the Southwest, having a radius of 195.00 feet, a central angle of 38°41’25”, and a long chord bearing N 74°12’14” W a distance of 129.19 feet; thence S 86°27’04” W a distance of 56.50 feet; thence 24.58 feet along the arc of a curve concave to the South, having a radius of 227.0 feet, a central angle of 06°12’15”, and a long chord bearing S 83°20’56” W a distance of 24.57 feet; thence N 09°45’11” W a distance of 8.0 feet; thence 55.70 feet along the arc of a curve concave to the Northwest, having a radius of 232.0 feet, a central angle of 13°45’19”, and a long chord bearing N 73°22’10” E a distance of 55.56 feet; thence N 66°29’30” E a distance of 46.01 feet; thence 72.36 feet along the arc of a curve concave to the South, having a radius of 60.0 feet, a central angle of 69°06’07”, and a long chord bearing S 78°57’26” E a distance of 68.06 feet to a point of compound curvature; thence 19.59 feet along the arc of a curve concave to the Southwest, having a radius of 60.0 feet, a central angle of 18°42’24”, and a long chord bearing S 35°03’10” E a distance of 19.50 feet to a point of reverse curvature; thence 53.44 feet along the arc of a curve concave to the Northeast, having a radius of 105.00 feet, a central angle of 29°09’34”, and a long chord bearing S 40°16’45” E a distance of 52.86 feet; thence S 35°08’29” W a distance of 2.0 feet to the Point of Beginning.

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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. The installation, operation, maintenance, repair and replacement of improvements by the Petitioner within 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 the facilities to be installed by the Petitioner within the limits of said public right-of-way (including the removal thereof), or any other 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 and the facilities authorized pursuant to this Permit 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. The Petitioner, for itself and for its successors and assigns, agrees that it shall be solely responsible for maintaining and repairing the condition of facilities authorized pursuant to this Permit.

7. 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:

Executive Board Member of
Redlands Mesa Master Association

AGREEMENT

Redlands Mesa Master Association, 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 rights-of-way 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 fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2001.

Redlands Mesa Master Association,
a Colorado nonprofit corporation

By: _____
Executive Board Member

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2001, by _____ as Executive Board Member of Redlands Master Association, a Colorado nonprofit corporation.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Attach 11
Mesa State College Vacation

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Mesa State College Right-of-Way Vacation		
Meeting Date:	June 20, 2001		
Date Prepared:	May 29, 2001		
Author:	Joe Carter	Associate Planner	
Presenter Name:	Joe Carter	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Vacation of right-of-way, VR-2001-081, first reading of the Ordinance.

Summary: First Reading of the Ordinance to vacate an alley between the north/south running streets of College Avenue and Houston Avenue and the east/west running streets of Bunting Avenue and Elm Avenue.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: First reading of the ordinance to vacate an alley.

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

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

Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Individ. Consideration	<input type="checkbox"/> Workshop
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AGENDA TOPIC: Right-of-way Vacation, VR-2001-081, Mesa State College Alley Vacation

SUMMARY: First Reading of the Ordinance to vacate an alley between the north/south running streets of College Avenue and Houston Avenue and the east/west running streets of Bunting Avenue and Elm Avenue.

ACTION REQUESTED: First Reading of the Ordinance

BACKGROUND INFORMATION			
Location:		N/S Alley Between College Ave. and Houston Ave.	
Applicants:		Trustees of State Colleges, Petitioner Ron Gray, Representative	
Existing Land Use:		N/A	
Proposed Land Use:		N/A	
Surrounding Land Use:	North	N/A	
	South	N/A	
	East	N/A	
	West	N/A	
Existing Zoning:		N/A	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	N/A	
	South	N/A	
	East	N/A	
	West	N/A	
Growth Plan Designation:		N/A	
Zoning within density range?	N/A	Yes	No

PROJECT ANALYSIS

The petitioners are requesting approval for the vacation of a portion of the north/south running alley between College Avenue and Houston Avenue. This portion of the alley is completely surrounded by CSR zoned property under the ownership of Mesa State College.

The area of the vacated alley will be used for pedestrian access to the new Fine Arts Building that is now under construction and also provide additional greenspace for the campus.

A utility easement will be granted across portions of the vacated area where necessary.

The City of Grand Junction Sanitation Department has been contacted and can continue their pick up procedures. An access easement will be created approximately mid block along College Avenue to allow for Sanitation vehicle movement to the residences north of the vacated section. Staff met with the Sanitation Department on site to view the proposed vacation.

PUBLIC COMMENT

No public comment has been received regarding this project.

APPROVAL CRITERIA

The project has been reviewed according to the approval criteria in Section 2.11 of the Zoning and Development Code. The Vacation of right-of-way conforms with the following:

Adopted Plans and Policies

There are no adopted plans and policies pertinent to this type of vacation request.

Landlocking

The proposed vacation of right-of-way will not landlock any parcel of land.

Restrictive Access

The vacation of this easement will not restrict access to any parcel of land.

Quality of Services

The proposed vacation of right-of-way will not have any adverse impacts on health, safety, and/or welfare of the community and does not reduce the quality of public services provided to any parcel of land. Trash service to the college owned parcels would not be affected because they have a private contract trash service.

Benefits to the City

There will be no effective change to the City although there will be less right-of-way to maintain.

STAFF RECOMMENDATION:

Approval

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the vacation of right-of-way, VR-2001-081, to the City Council, finding that the project is consistent with the Growth Plan and Section 2.11 of the Zoning and Development Code.

Attachments:

- a. Ordinance
- b. Location Map
- c. Response to Comments
- d. Review Comments

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**VACATING 296.84 LINEAR FEET OF ALLEY RIGHT-OF-WAY
THAT RUNS NORTH AND SOUTH
BETWEEN COLLEGE AVENUE AND BUNTING AVENUE**

Recitals:

The Planning Commission at their May 22, 2001, meeting recommended approval of the vacation of 296.84 linear feet of alley right-of-way as between College Avenue and Bunting Avenue. The City Council hereby finds that the vacation of the right-of-way is in compliance with the criteria set forth in Section 2.11 of the Zoning and Development Code.

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

All that portion of the alley in Block One of McMullin & Gormley Subdivision, a subdivision of the City of Grand Junction, Colorado, the plat of which is on file with the Mesa County Clerk and Recorder at Reception No. 349926; said vacation being more particularly described as follows:

Beginning at the Southwest corner of Lot 24 of said Block One;
Thence along the South line of said alley, North 89°56'34" West, a distance of 20.00 feet to the Southeast corner of Lot 25 of said Block One;
Thence along the West line of said alley, North 0°02'17" East, a distance of 296.84 feet;
Thence North 89°41'43" East a distance of 20.00 feet to the Southwest corner of the North 4.50 feet of Lot 13 of said Block One;
Thence along the East line of said alley, South 0°02'17" West, a distance of 296.97 feet to the Point of Beginning.

INTRODUCED for FIRST READING and PUBLICATION this ____ day of _____, 2001.

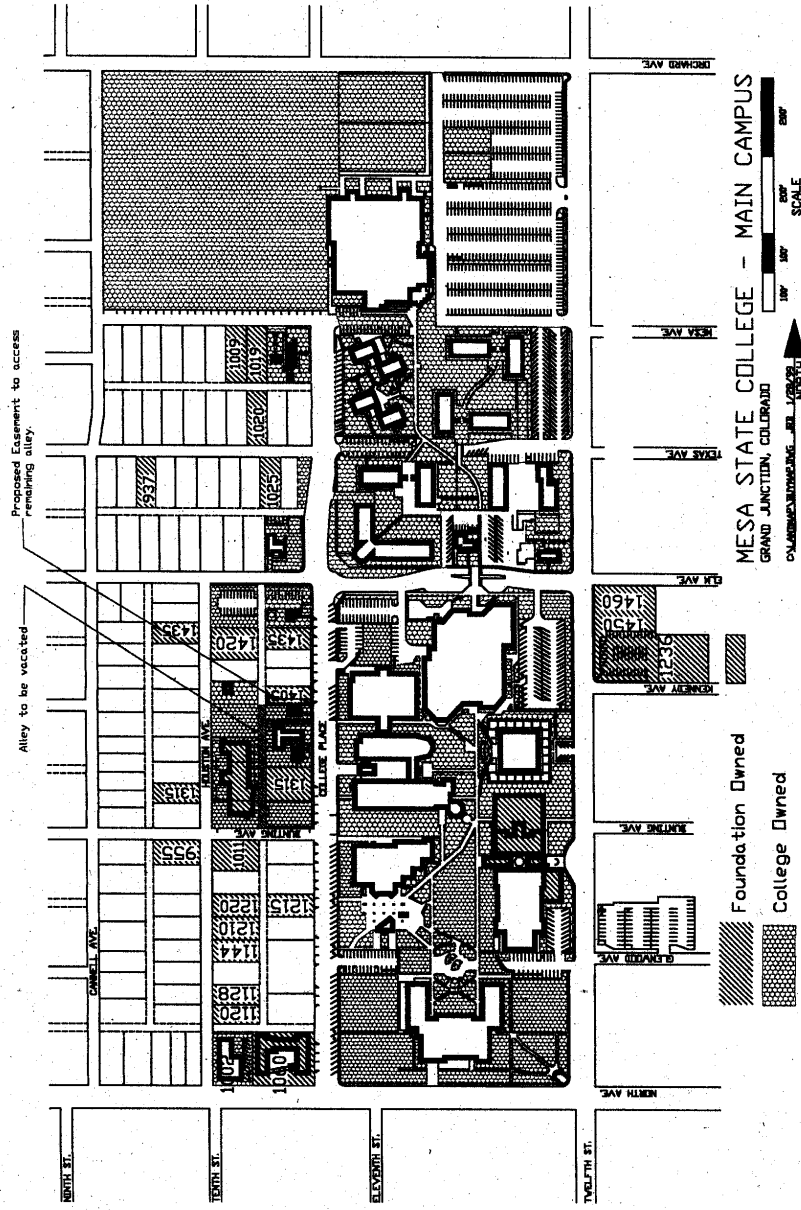
PASSED on SECOND READING this _____ day of _____, 2001.

ATTEST:

City Clerk

President of City Council

Location Map Alley Vacation and Easement



RECEIVED

APR 26 2001

COMMUNITY DEVELOPMENT
DEPT.

FILE COPY

Response to Review Comments

File # VR-2001-081

Title Heading: Mesa State College Alley Vacation

Location: Alley between College Pl. & Houston Ave. and Bunting Ave. & Elm Ave.

Petitioner: Mesa State College - John Fitzgibbon

Petitioner's Address/Telephone: 1100 North Ave.
Grand Junction, CO 81501
248-1921

Petitioner's Representative: Ron Gray
248-1334

Staff Representative: Joe Carter

City Community Development

No Comment required

City Development Engineer

Contact has been made with Tim Woodmansee and the easement will be dedicated by warranty deed.

City Utility Engineer

A 20-foot utility easement will be retained.

City Property Agent

No comment required

REVIEW COMMENTS

Page 1 of 2

FILE # VR-2001-081

TITLE HEADING: Mesa State College Alley Vacation

LOCATION: alley located between College Pl. & Houston Ave, and Bunting Ave. & Elm

PETITIONER: Mesa State College – John Fitzgibbon

PETITIONER'S ADDRESS/TELEPHONE: 1100 North Ave
Grand Junction, CO. 81501
248-1921

PETITIONER'S REPRESENTATIVE: Ron Gray
248-1334

STAFF REPRESENTATIVE: Joe Carter

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., APRIL 26, 2001.

CITY COMMUNITY DEVELOPMENT 4/16/01
Joe Carter 244-1442

1. Project will be heard by the Planning Commission and the City Council.
2. No additional comment.

CITY DEVELOPMENT ENGINEER 4/16/01
Eric Hahn 244-1443

The proposed utility easement(s) must be dedicated by warranty deed. Please contact the City Property Agent, Tim Woodmansee, for information regarding the required easement dedication.

CITY UTILITY ENGINEER 4/16/01
Trent Prall 244-1590

No concerns as long as at least a 20 foot utility easement is retained across the site.

CITY PROPERTY AGENT 4/16/01
Tim Woodmansee 244-1565

No comment

CITY ATTORNEY 4/11/01
Stephanie Rubinstein 244-1501

Please address Vacation of Right of Way review criteria 2.11.C of the Zoning and Development Code.

GRAND JUNCTION DRAINAGE DISTRICT 4/12/01
John Ballagh 242-4343

The tract of land is within the Drainage District. There are no known existing or planned Drainage District facilities in the alley being requested for vacation.

CITY FIRE DEPARTMENT

4/10/01

Norm Noble

244-1414

Before the Fire Department will give approval to vacate the alley, the Fire Department Connection to the building sprinkler system shall be relocated from location shown on sheet M7.1 of the construction documents to either of two locations:

1. S.E. corner of building or
2. N.W. corner of building. The Fire Department Connection may be attached to the building or be free standing.

Revised sheet M7.1 of the construction documents shall be submitted to Fire Department showing new location of the Fire Department Connection to Sprinkler System before planning clearance is approved.

PUBLIC SERVICE COMPANY

4/12/01

Jon Price

242-7491

None

Comments not received as of 4/18/01:

AT&T Cable Services

City Police Dept

City Sanitation

Grand Valley Irrigation

U.S. West

BACKGROUND INFORMATION			
Location:		NEC 20 ½ & F ¾ Roads	
Applicant:		Hans Brutsche	
Existing Land Use:		Vacant	
Proposed Land Use:		Single family homes (18)	
Surrounding Land Use:	North	Colorado River & open space	
	South	Forrest Hills Subdivision (Single Family)	
	East	Panorama Subdivision (Single Family)	
	West	Country Meadows Sub (Single Family)	
Existing Zoning:		PD (PR 1.7)	
Proposed Zoning:		No change proposed	
Surrounding Zoning:	North	County R-2	
	South	County R-2	
	East	County R-2	
	West	County R-2	
Growth Plan Designation:		Res Medium Low: 2 to 4 units per acre	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Adopt resolution.

STAFF ANALYSIS

In conjunction with the Planning Commission’s approval for Independence Ranch Filing 7, the applicant is proposing to vacate and relocate a 20-foot wide sanitary sewer easement in this subdivision. The sewer line is part of the Independence Valley Interceptor and was constructed before Independence Ranch was approved. The location of the line does not match the layout of the subdivision – i.e. the line at this location does not fall within a street right-of-way. The sewer line will be relocated and placed within the future right-of-way for Baseline Road and Roundup Drive. The plat for Filing 7 will dedicate a utility easement in the location of the future alignment of these streets so that the relocated sewer will be in an easement until the street is dedicated in future filings. The vacation of the easement shall not become effective until the plat for Filing 7 is recorded which will dedicate new easements. The development improvements agreement for the subdivision will guarantee the relocation of the sewer line.

The applicant also proposes to vacate and relocate a private irrigation easement that was dedicated to the homeowner's association in Filing 6. The easement and irrigation facilities, if any, will be relocated with Filing 7 development. Since the irrigation is private, the City may only vacate any interest it has in the easement. Vacation by private means is also required before the easement is extinguished.

Review Criteria: At its hearing of June 19, 2001 the Planning Commission found that the proposed easement vacations conform to the review criteria set forth in Section 2.11C as follows:

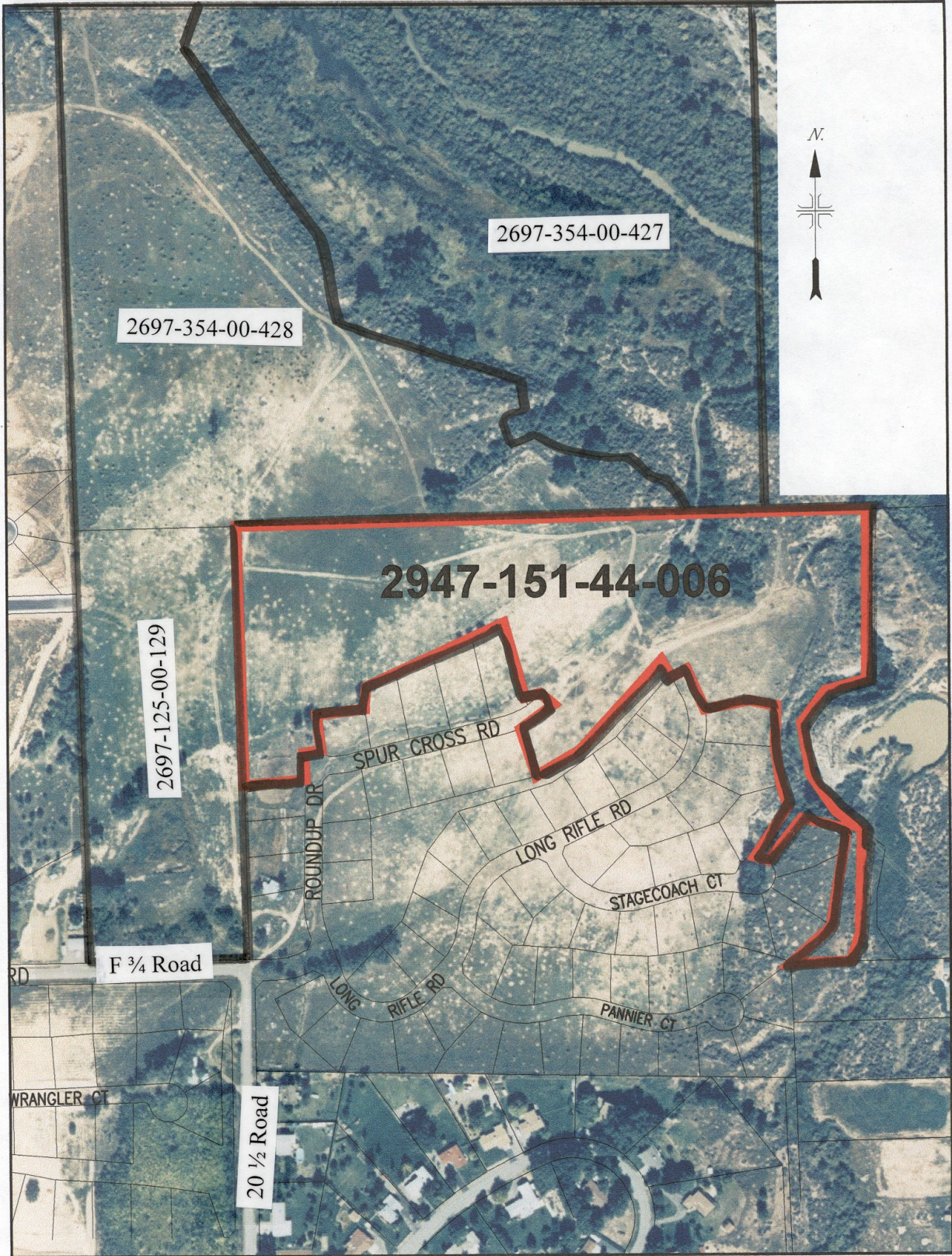
1. Granting the easement vacations do not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City.
2. No parcel becomes landlocked as a result of the vacations.
3. Access to any parcel is not restricted.
4. There are no adverse impacts on health, safety or welfare of the general community. The quality of public facilities and services provided to any parcel is not reduced due to these vacations.
5. The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of this Code. Sewer and irrigation facilities will be relocated into alternate easements.
6. The proposal provides benefits to the City by allowing more efficient street design in the subdivision.

PLANNING COMMISSION RECOMMENDATION: Approval of the vacation of both easements with the following condition:

1. The resolution vacating the easements shall not be recorded until Filing 7 plat is recorded.

Attachments to this report include the following:

1. Aerial photo
2. Sewer easement vacation exhibit (Filing 7)
3. Irrigation easement vacation exhibit (Filing 6)
4. Irrigation easement vacation inset



2697-354-00-427

2697-354-00-428

2947-151-44-006

2697-125-00-129

ROUNDUP DR

SPUR CROSS RD

LONG RIFLE RD

STAGECOACH CT

F 3/4 Road

LONG RIFLE RD

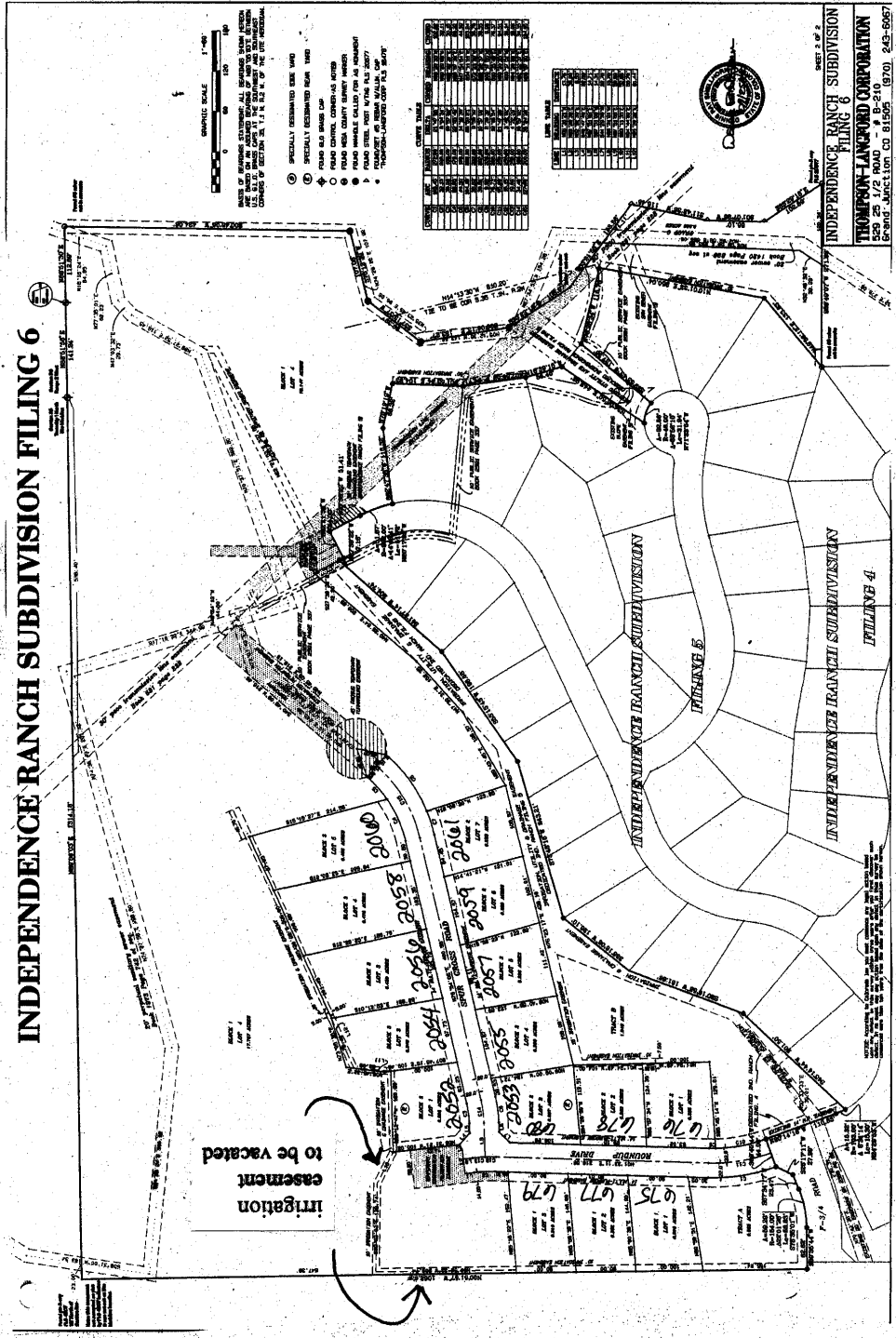
PANNIER CT

WRANGLER CT

20 1/2 Road



INDEPENDENCE RANCH SUBDIVISION FILING 6

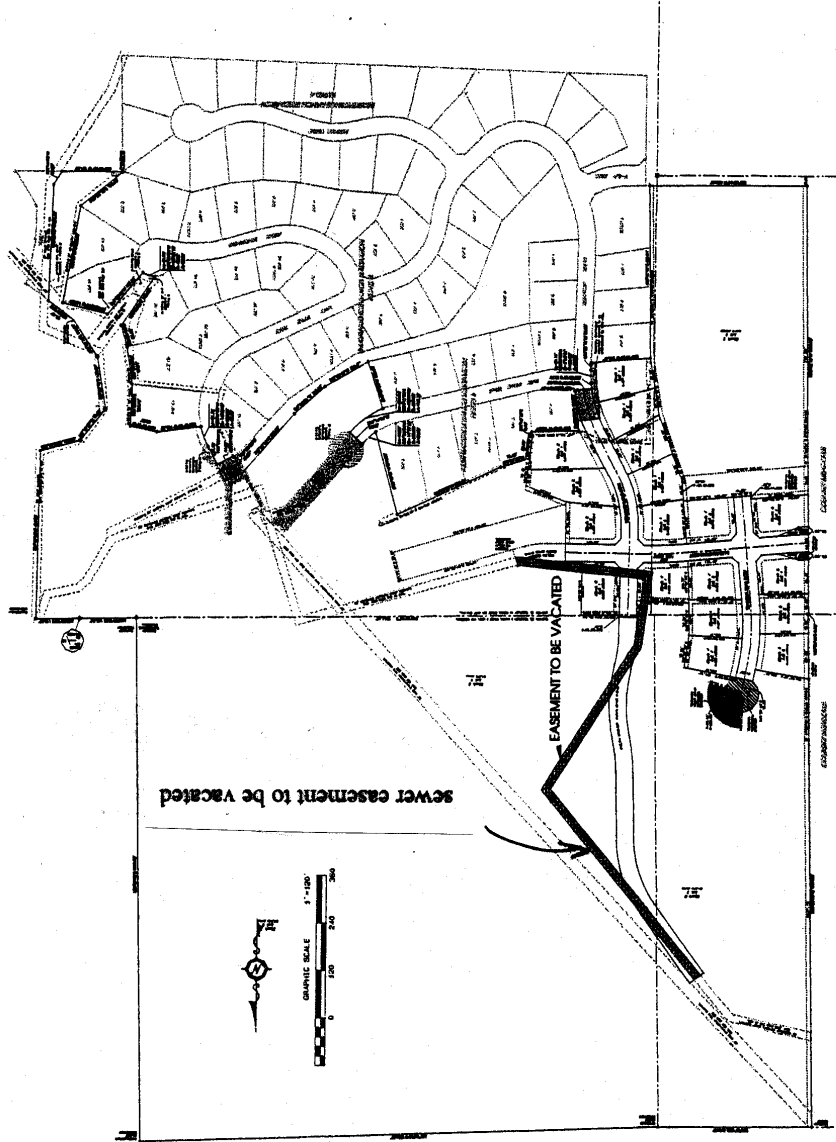


irrigation easement to be vacated

INDEPENDENCE RANCH SUBDIVISION FILING 6
 THOMSON-LANFORD CORPORATION
 525 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 245-9957

INDEPENDENCE RANCH SUBDIVISION FILING 7

LINE/CURVE TABLE



INDEPENDENCE RANCH SUBDIVISION
 FILING 7
 HANS BRUIJSCHÉ
 THOMPSON-LANCFORD CORPORATION
 529 25 1/2 ROAD
 GRAND JUNCTION, CO 81505
 (970) 243-6067
 PLANNING AND ENGINEERING
 DATE: MAY 3, 1993

THIS PLAN IS THE PROPERTY OF HANS BRUIJSCHÉ AND THOMPSON-LANCFORD CORPORATION. IT IS TO BE USED ONLY FOR THE PROJECT AND AREA SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF HANS BRUIJSCHÉ AND THOMPSON-LANCFORD CORPORATION IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

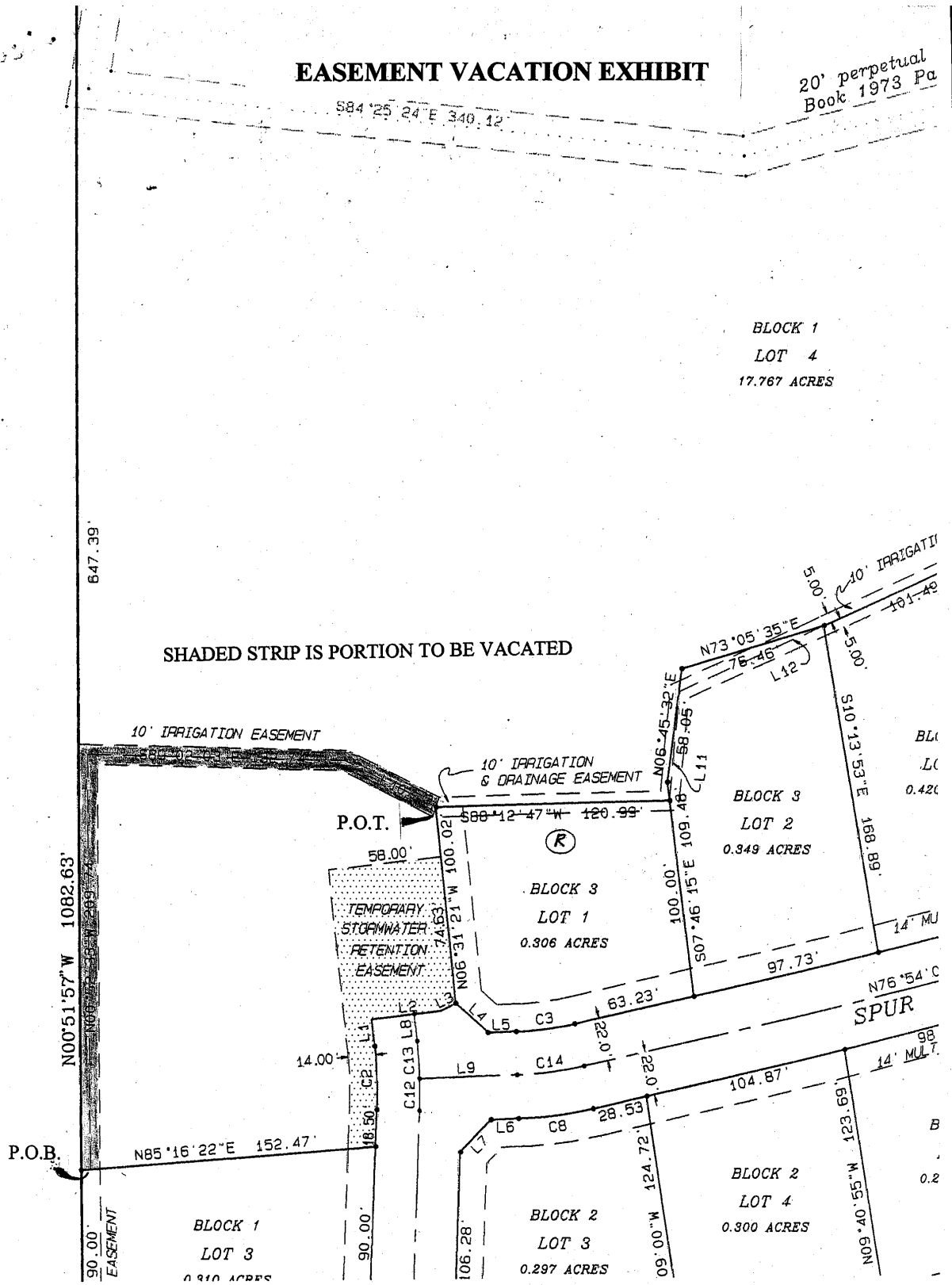
EASEMENT VACATION EXHIBIT

20' perpetual
Book 1973 Pa

S84°25'24"E 340.12'

BLOCK 1
LOT 4
17.767 ACRES

SHADED STRIP IS PORTION TO BE VACATED



10' IRRIGATION EASEMENT

10' IRRIGATION & DRAINAGE EASEMENT

20' IRRIGATION

P.O.T.

P.O.B.

BLOCK 1
LOT 3
0.310 ACRES

BLOCK 2
LOT 3
0.297 ACRES

BLOCK 2
LOT 4
0.300 ACRES

BLOCK 3
LOT 1
0.306 ACRES

BLOCK 3
LOT 2
0.349 ACRES

BLOCK 3
LOT 2
0.420 ACRES

B

0.2

SPUR

14' MULT.

647.39'

N00°51'57"W 1082.63'

N85°16'22"E 152.47'

S88°12'47"W 120.99'

N73°05'35"E

S10°13'53"E 168.89'

N76°54'0"

104.87'

S09°00'W 124.72'

N09°40'55"W 55.00' 60N

58.00'

58.00'

58.00'

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CITY OF GRAND JUNCTION

RESOLUTION NO. _____

**VACATING A SANITARY SEWER EASEMENT IN CONJUNCTION WITH
INDEPENDENCE RANCH SUBDIVISION FILING 7
LOCATED AT 20½ AND F¾ ROADS**

Recitals.

In conjunction with the Planning Commission's approval for Independence Ranch Filing 7, the applicant is proposing to vacate and relocate a 20-foot wide sanitary sewer easement in this subdivision. The sewer line is part of the Independence Valley Interceptor and was constructed before Independence Ranch was approved. The sewer line will be relocated and placed within the future right-of-way for Baseline Road and Roundup Drive. The vacation of the easement shall not become effective until the plat for Filing 7 is recorded which will dedicate new easements or street right-of-way. The development improvements agreement for the subdivision will guarantee the relocation of the sewer line.

At its June 19, 2001 hearing the City Planning Commission found that the request to vacate the easement conforms to the review criteria as set forth in Section 2.11C and recommended approval with the condition that the vacation not become effective until the final plat for the Independence Ranch Filing 7 is recorded.

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 2-11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described sanitary sewer easement is hereby vacated with the condition that the vacation not become effective until the final plat for the Independence Ranch Filing 7 is recorded:

That portion of a twenty-foot wide sanitary sewer easement described in an instrument recorded in Book 1973 at Page 742, situated in Lot 1 Block 4 of Independence Ranch Subdivision Filing 6 and the S1/2 SE1/4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado; the portion of said easement being vacated lying ten feet each side of the following described centerline:

Beginning at a point on the centerline of the existing easement described in said Book 1973 at Page 742, whence the center-north one-sixteenth corner of Section 15, Township 11 South, Range 101 West of the Sixth P.M. bears South 19°47'12" West, a distance of 1037.82 feet (bearings based on South 89°35'44" West between said

center-north one-sixteenth corner and the northwest one-sixteenth corner of said Section 15;

Thence along the centerline of said easement, South 74°27'58" West, a distance of 2.02 feet;

Thence along the centerline of said easement, North 84°25'24" West, a distance of 340.12 feet;

Thence along the centerline of said easement, North 08°31'00" East, a distance of 183.34 feet;

Thence along the centerline of said easement, North 32°25'00" East, a distance of 429.06 feet;

Thence along the centerline of said easement, North 40°07'08" East, a distance of 373.14 feet;

Thence along the centerline of said easement, North 39°49'57" West, a distance of 242.75 feet to the Point of Termination of the centerline herein described.

PASSED and ADOPTED this day of , 2001.

ATTEST:

City Clerk

President of City Council

CITY OF GRAND JUNCTION

RESOLUTION NO. _____

**VACATING AN IRRIGATION EASEMENT IN CONJUNCTION WITH
INDEPENDENCE RANCH SUBDIVISION FILING 7
LOCATED AT 20½ AND F¾ ROADS**

Recitals.

In conjunction with approval of Independence Ranch Filing 7, the applicant is proposing to vacate and relocate a private irrigation easement that was dedicated to the Independence Ranch homeowner's association in Filing 6. The easement and irrigation facilities, if any, will be relocated with Filing 7 development. Since the irrigation is private, the City may only vacate any interest it has in the easement. Vacation by private means is also required before the easement is extinguished.

At its June 19, 2001 hearing the City Planning Commission found that the request to vacate the easement conforms to the review criteria as set forth in Section 2.11C and recommended approval with the condition that the vacation not become effective until the final plat for the Independence Ranch Filing 7 is recorded.

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 2-11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described irrigation easement is hereby vacated with the condition that the vacation not become effective until the final plat for the Independence Ranch Filing 7 is recorded:

A portion of a ten-foot wide irrigation easement situated in Lot 1 Block 4, Independence Ranch Subdivision Filing 6, as shown on the plat recorded in the Mesa County Clerk and Recorder's office at Reception No. 1969569; County of Mesa, State of Colorado, lying five feet each side of the following described centerline:

Beginning at a point on South line of said Lot 1, whence the Southwest corner of said Lot 1 bears South 85°16'22" West, a distance of 5.01 feet;
Thence North 00°54'17" West, a distance of 209.74 feet;
Thence South 89°02'03" East, a distance of 132.84 feet;
Thence South 63°11'35" East, a distance of 52.66 feet to the Northwest corner of Lot 1 Block 3 of Independence Ranch Subdivision Filing 6, the Point of Termination.

PASSED and ADOPTED this day of , 2001.

ATTEST:

City Clerk

President of City Council

Attach 13
Monument Valley Filing 7 Annexation

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Monument Valley Filing 7 Annexation		
Meeting Date:	June 20, 2001		
Date Prepared:	June 14, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Annexation of the proposed Monument Valley Filing 7 Subdivision, #ANX-2001-125.

Summary: Resolution for Referral of Petition to Annex/First reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Monument Valley Filing 7 Annexation located on the east side of South Camp Road, east of Wingate Elementary School (#ANX-2001-125). The 56.789-acre Monument Valley Filing 7 Annexation consists of one parcel of land.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the referral of petition to annex, first reading of the annexation ordinance and exercise land use immediately for the Monument Valley Filing 7 Annexation and set a hearing for August 15, 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
-----------------------------	----------	----------------	-----------------------------	-----------------

BACKGROUND INFORMATION					
Location:		E side So. Camp Road, E of Wingate School			
Applicants:		John Thomas for Eugene B. Fletcher Inc.			
Existing Land Use:		Vacant			
Proposed Land Use:		Single family residential (87)			
Surrounding Land Use:	North	SF residential (Renaissance @ Redlands)			
	South	SF residential (Monument Valley)			
	East	SF residential (Canyon View)			
	West	Vacant and Ute Water Tanks			
Existing Zoning:		County – Planned Development			
Proposed Zoning:		RSF-2			
Surrounding Zoning:	North	RSF-4			
	South	County PD			
	East	City PD			
	West	City PD & CSR			
Growth Plan Designation:		Residential Low (.5 to 2.0 acres/du)			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 56.789 acres of land. South Camp Road adjacent to this parcel was previously annexed. Owners of the property have signed a petition for annexation as part of their request to develop the Monument Valley Filing 7 Subdivision, pursuant to the 1998 Persigo agreement with Mesa County.

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 Monument Valley Filing 7 Annexation is eligible to be annexed because of compliance with the following:

2. A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
3. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;

4. 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;

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
June 20, 2001	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
July 10, 2001	Planning Commission considers Zone of Annexation
August 1, 2001	First Reading on Zoning by City Council
August 15, 2001	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
Sept 16, 2001	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council approve the Monument Valley Filing 7 Annexation.

Attachments:

- Vicinity Map
- Aerial Photo
- Annexation Map
- Resolution of Referral of Petition/Exercising Land Use Immediately
- Annexation Ordinance

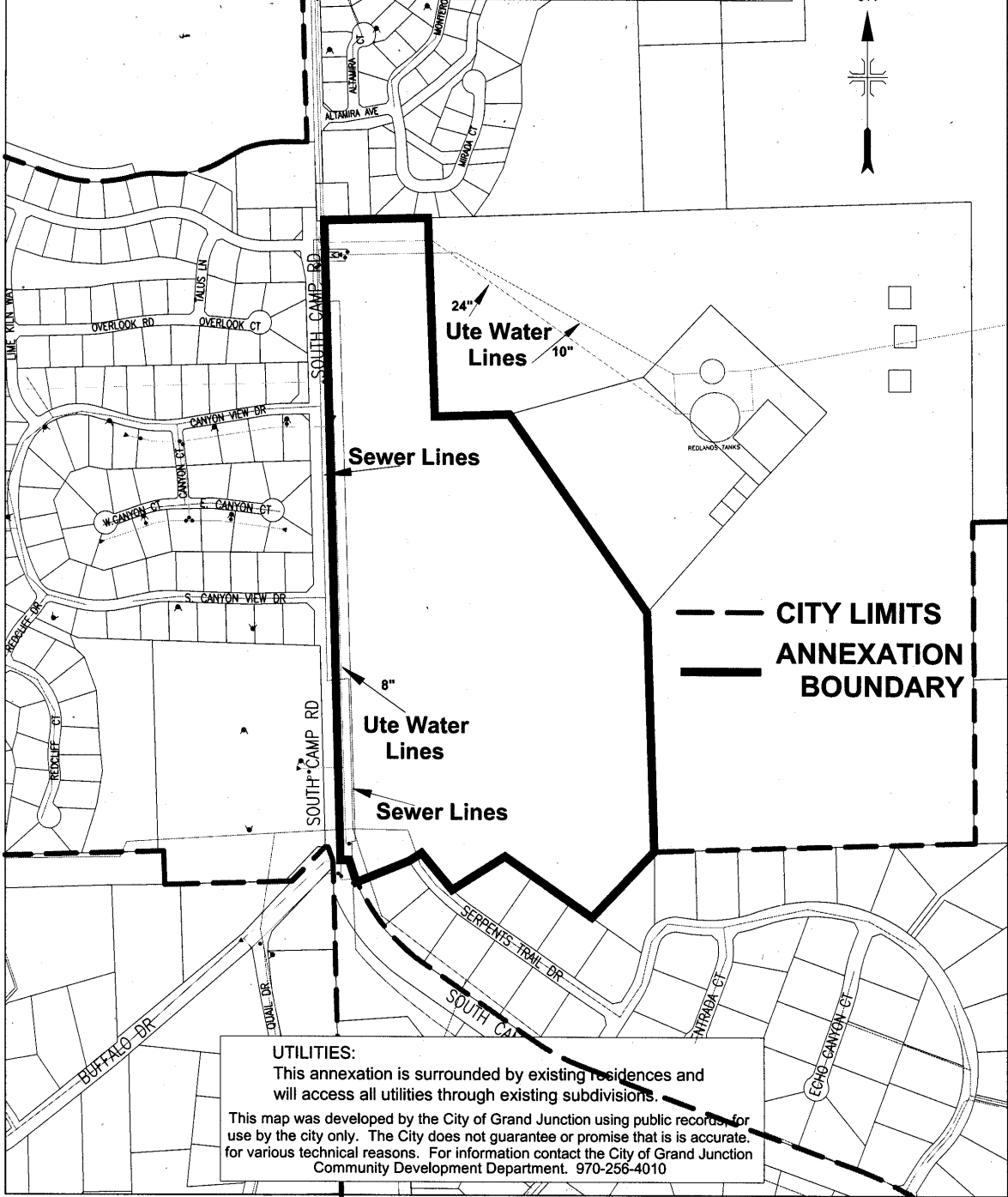
MONUMENT VALLEY FILING 7 ANNEXATION SUMMARY

File Number:		ANX-2001-125
Location:		E side of So. Camp Road, E of Wingate Elementary School
Tax ID Number:		2945-192-10-001
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		56.789 acres for annexation area
Developable Acres Remaining:		Same
Right-of-way in Annexation:		None
Previous County Zoning:		PD (County)
Proposed City Zoning:		(RSF-2) Residential Single Family 2 dwellings per acre
Current Land Use:		Vacant
Future Land Use:		SF residential (87 lots)
Values:	Assessed:	= \$ 13,170
	Actual:	= \$ 45,430
Census Tract:		1401
Address Ranges:		Generally between 350 and 400, most even
Special Districts:	Water:	Ute Water
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Rural Fire
	Drainage:	Redlands Water & Power
	School:	District 51
	Pest:	

Insert attachments – vicinity, aerial photo, annexation map



MONUMENT VALLEY FILING 7 ANNEXATION



--- CITY LIMITS
— ANNEXATION BOUNDARY

UTILITIES:
This annexation is surrounded by existing residences and will access all utilities through existing subdivisions.

This map was developed by the City of Grand Junction using public records, for use by the city only. The City does not guarantee or promise that it is accurate, for various technical reasons. For information contact the City of Grand Junction Community Development Department. 970-256-4010

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 20th day of June, 2001, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

MONUMENT VALLEY FILING 7 ANNEXATION

**LOCATED ON THE EAST SIDE OF SOUTH CAMP ROAD, EAST OF WINGATE
ELEMENTARY SCHOOL**

WHEREAS, on the 20th day of June, 2001, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A certain parcel of land located in the West Half (W1/2) of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Block A, Monument Valley Subdivision, as same is recorded in Plat Book 16, Pages 269 and 270, Reception No. 1865256, Public Records of Mesa County, Colorado.

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

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

5. That a hearing will be held on the 15th day of August, 2001, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two

hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

6. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 20th day of June, 2001.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>PUBLISHED</i>
June 22, 2001
June 29, 2001
July 6, 2001
July 13, 2001

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MONUMENT VALLEY FILING 7 ANNEXATION

APPROXIMATELY 56.789 ACRES

**LOCATED ON THE EAST SIDE OF SOUTH CAMP ROAD,
EAST OF WINGATE ELEMENTARY SCHOOL**

WHEREAS, on the 20th day of June, 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 1st day of August, 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:

A certain parcel of land located in the West Half (W1/2) of Section 19, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Block A, Monument Valley Subdivision, as same is recorded in Plat Book 16, Pages 269 and 270, Reception No. 1865256, Public Records of Mesa County, Colorado.

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

INTRODUCED on first reading on the ____ day _____, 2001.

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

Attest:

President of the Council

City Clerk

Attach 14
Zoning Laser Junction Annexation

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Zoning Laser Junction Annexation (ANX-2001-099)		
Meeting Date:	June 20, 2001		
Date Prepared:	June 11, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: Zone of Annexation for the Laser Junction site located at 2547 River Road, containing approximately 3.606 acres.

Summary: Request to zone the Laser Junction Annexation (ANX-2001-099) located at 2547 River Road and includes a portion of the River Trail. This approximately 3.606 acre annexation consists of one parcel of land.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council conduct the first reading of the zoning ordinance and schedule the hearing on the ordinance for July 11, 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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CONSENT AGENDA

AGENDA TOPIC: Zone of Annexation (ANX-2001-099) Laser Junction

SUMMARY: Request to rezone approximately 2.65 acres as part of the Laser Junction Annexation from the County Industrial zone district to City General Industrial zone district.

ACTION REQUESTED: Schedule the hearing for the second reading of the zoning ordinance for July 18, 2001.

BACKGROUND INFORMATION			
Location:		2547 River Road	
Applicants:		Niel and Donna Riddle	
Existing Land Use:		Residential	
Proposed Land Use:		Commercial/light industrial	
Surrounding Land Use:	North	Commercial/Industrial	
	South	Commercial/Industrial	
	East	Commercial	
	West	The Colorado River	
Existing Zoning:		Industrial (County)	
Proposed Zoning:		General Industrial (I-2, requested)	
Surrounding Zoning:	North	Industrial (County)	
	South	I-1 and CSR (City)	
	East	C-1 (City)	
	West	The Colorado River	
Growth Plan Designation:		Commercial/Industrial	
Zoning within density range? N/A		Yes	No

Staff Analysis: The petitioner has requested annexation to the City in order to develop the site with industrial uses. As part of the annexation request, the City must zone the

site either with a zone district consistent with County zoning or with a zone district consistent with the Growth Plan.

The applicant has requested that the site be placed in the General Industrial (I-2) zone district. In reviewing the types of adjacent uses and zoning applied to other annexation projects in the immediate vicinity, staff recommends that the site be placed in the Light Industrial (I-1) zone district consistent with the Growth Plan designation of Commercial/Industrial. Included in this request is a portion of the City's River Trail. That portion of the annexation is recommended to be zoned to the Community Services and Recreation (CSR) zone district.

The petitioner has requested that his Site Plan Review for the project be put on hold at this time while they work with the water district on options dealing with providing adequate water flow and pressure for fire protection. The City has already taken land use authority, so the annexation and zone of annexation must proceed.

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows:

1. The existing zoning was in error at the time of adoption;

The property is being annexed. The proposed zoning will be consistent with zoning of other properties within the City in the immediate area.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;

The petitioner desires to develop the property commercially. In order to accomplish this annexation and rezoning is necessary.

3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;

The proposed zoning will be consistent with the zoning of other properties in the area that are in the City. The proposed rezoning will not create adverse impacts as identified above.

4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;

The project as submitted is consistent with the Growth Plan and other plans,

policies, codes and other regulations of the City.

5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;

Public water and sewer are currently available to the project site. The petitioner is working with the water district on options for providing sufficient water with adequate pressure to meet fire flow.

6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and

While there may be adequate land available, the proposed rezoning is not for additional density, but to maintain project consistency.

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

There will be a benefit to the community and neighborhood by providing a consistent zoning pattern and as a result of improvements that are required of the project.

Planning Commission Recommendation: Approval of the zoning to the I-1 and CSR zone districts.

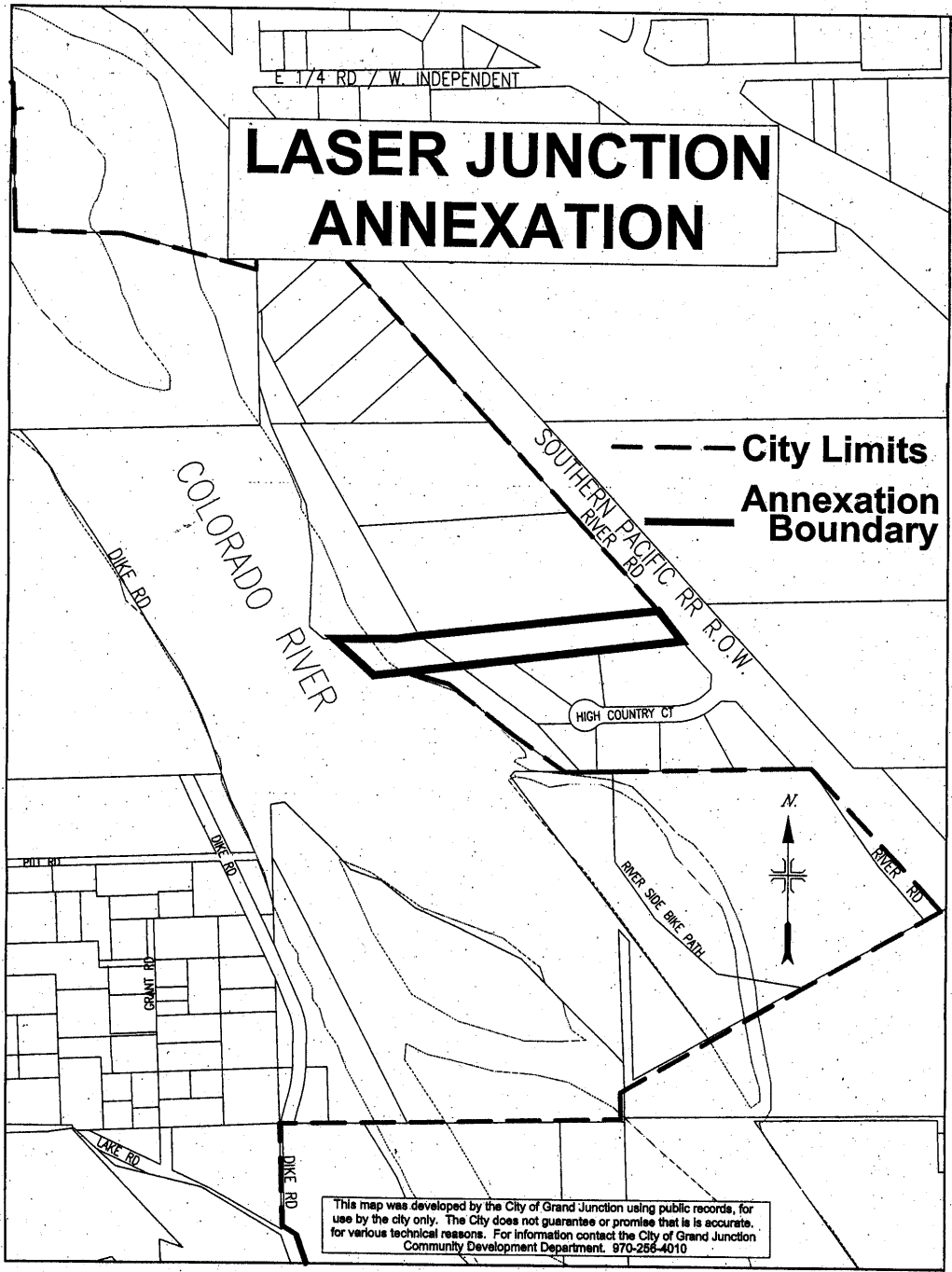
City Council Motion: On item ANX-2001-099 for the Laser Junction zone of annexation, I move that we find the zoning to the I-1 zone district and the CSR zone districts to be consistent with the Growth Plan, Section 2.6 of the Zoning and Development Code and adjacent property zoning and usage and schedule the hearing for the second reading for July 11, 2001.

Attachments: a. General location map
b. Draft City Council Ordinance

E 1/4 RD / W INDEPENDENT

LASER JUNCTION ANNEXATION

--- City Limits
— Annexation Boundary



This map was developed by the City of Grand Junction using public records, for use by the city only. The City does not guarantee or promise that it is accurate, for various technical reasons. For information contact the City of Grand Junction Community Development Department, 970-256-4010

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**ZONING LASER JUNCTION ANNEXATION TO I-1 AND CSR
LOCATED AT 2547 RIVER ROAD INCLUDING A PORTION OF THE RIVER TRAIL**

Recitals.

A rezone from the County Industrial zone district to the Light Industrial zone district and the Community Services and Recreation zone district has been requested for the properties located at 2547 River Road, including a portion of the River Trail. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Commercial/Industrial). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its June 19, 2001 hearing, recommended approval of the rezone request from the County Industrial zone district to the Light Industrial and Community Services and Recreation zone districts.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED TO THE LIGHT INDUSTRIAL (I-1) AND COMMUNITY SERVICES AND RECREATION (CSR) ZONE DISTRICTS:

A parcel of land situated in the N ½ of the NW ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at a point whence the Northeast corner of said Section 15 bears 734.32 feet North 0°40' West along the west line of the NE ¼ of the NW ¼ of said Section 15 and 3967.8 feet South 89°50' East along the North line of said section 15; thence North 84°29' East 170.54 feet, more or less, to the County Road; Thence South 40°47' East 160.48 feet along the County Road; Thence South 84°29' West 1176.54 feet, more or less, to the Colorado River; thence North 46°10' West 203.10 feet along the Colorado River; thence South 89°52' East 234.27 feet; Thence North 84°29' East 812.51 feet, more or less, to the Point of Beginning; as described in Book 2775 at Page 344 Mesa County records and including that parcel of land conveyed to the City of Grand Junction in the instrument recorded January 10, 1994 in Book 2040 at Page 526, Mesa County records.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of June, 2001.

PASSED on SECOND READING this ___ day of July, 2001.

ATTEST:

City Clerk

President of Council

Attach 15
Amending Code Re: Golf Carts

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Redlands Mesa Golf Carts		
Meeting Date:	June 20, 2001		
Date Prepared:	June 12, 2001		
Author:	Stephanie Rubinstein	Staff City Attorney	
Presenter Name:	Stephanie Rubinstein	Staff City Attorney	
	Workshop	Xx	Formal Agenda

Subject: Allowing golf carts to be driven on public streets in the Redlands Mesa area.

Background Information and Summary: In 1990, City Council passed Ordinance 2474 which permitted golf carts to be driven on public right of way to and from golf courses. A new golf course, Redlands Mesa, has also requested that its golf course be included as well. The Council finds that the public interest will be served by including Redlands Mesa Golf Course to allow driving of golf carts on public streets which are included in the designated area.

Budget: None

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

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

ORDINANCE NO. _____

**AMENDING CHAPTER 36 OF THE
CODE OF ORDINANCES ALLOWING LIMITED GOLF CART TRAVEL
NEAR REDLANDS MESA GOLF COURSE**

RECITALS: In 1990, City Council passed Ordinance 2474 which permitted golf carts to be driven on public right of way to and from golf courses. The owners of a new golf course, Redlands Mesa, has also requested that golf carts be authorized on the streets in the area. The Council finds that the public interest will be served by allowing golf carts to use the streets near Redlands Mesa Golf Course.

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

Chapter 36-2 of the Code of Ordinances of the City of Grand Junction, (the 1995 Model Traffic Code) be amended as follows:

Subsection 238 (b) be amended to read:

A golf cart may be driven upon streets under the jurisdiction of the city, excluding country roads, state or federal highways, in two areas: (a) the area bounded on the west by 26 Road, on the east by 28 Road, on the south by Patterson Road, and on the north by H Road. Golf carts may be driven on 26 Road, 28 Road, and H Road, but are not permitted on Patterson Road or Horizon Drive (however, crossing Horizon Drive at an intersection is permitted); and (b) *beginning at the intersection of Shadow Lake Road and Mariposa Road along Ridges Boulevard to the west, continuing along West Ridges Boulevard and inclusive of all streets within the Redlands Mesa Planned Development.*

Introduced this _____ day of _____ 2001.

Passed and adopted this _____ day of _____, 2001.

President of the Council

ATTEST:

City Clerk

Attach 16
VCB Special Events Policy

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Revise Special Events Policy		
Meeting Date:	June 20, 2001		
Date Prepared:	June 6, 2001		
Author:	Debbie Kovalik	Title	Executive Director
Presenter Name:	Debbie Kovalik	Title	Executive Director
	Workshop	X	Formal Agenda

Subject: Approve revisions to Special Event policy.

Summary: Revisions to the Special Event policy are recommended as follows:

1. Lift the 3-year funding restriction
2. Accept applications only in November of each year, eliminating the June funding cycle
3. Designate the “shoulder season” as March, April and October
4. Require that the funding Agreement and attachments be submitted 60 days prior to the event rather than 30 days

Background Information: This is the 10th year the VCB Board has incorporated Special Event funding in the marketing plan. Each Board member serves as a liaison with a funded event to provide interpretation of the policy and determine if funds are being spent appropriately.

The existing policy specifies a three-year funding limit because the original purpose was to provide “seed money” for new events. The area event schedule has grown considerably and the opportunity to fund “new” events is diminishing. Revising this portion of the policy will allow funds to be used to support events that visitors identify with the Grand Valley.

A second review period was added in the 4th year of funding; the number of applications received in the second cycle ranged from 3 – 7, with an average of two events receiving awards. In the current review period (deadline June 5), no applications were received. Reviewing applications once per year would be a more efficient and effective use of Board and staff time

Existing policy defines the “shoulder season” as September 15 through the month of October. The revision reflects that the “high season” has been lengthened, as evidenced by increased hotel occupancy throughout September. Requiring

documentation (signed Agreement, certificates of insurance) to be submitted 60 days in advance of an event will improve administrative oversight of compliance with the Policy.

Budget: Policy revisions will have no budgetary impact.

Action Requested/Recommendation: Approve recommendations to revise the Special Events Policy.

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

Report results back to Council:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	<input type="checkbox"/>
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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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SPECIAL EVENT FUNDING POLICY

The Visitor & Convention Bureau Special Events Fund (SEF) is funded by an allocation of the lodging tax revenues and is administered by the Visitor & Convention Bureau Board (VCB).

The primary objectives of the VCB Special Events Fund are to foster and encourage certain events that promote tourism activities which utilize public accommodations within the City of Grand Junction. Events may be cultural, ethnic, historic, educational or recreational or a combination thereof. Events should have strong appeal to a large part of our community and potential visitors. The resulting economic and non-economic benefits of this program are intended to promote the general welfare of the City residents.

. After the funding Agreement has been executed by all parties and all terms of the Agreement have been satisfied, funds may be disbursed as follows: 50% distribution 180 days prior to the event, 50% 90 days prior to the event.

The VCB may review funding requests annually and can award funds equivalent or less than the SEF budget. The Board in its sole discretion may award all or part of the budgeted amount. The final decision for funding rests with City Council.

Either the Board or the City Council may, without cause or reason being stated, decline to fund any application and may, instead, fund others. The Board and the City Council may discontinue or modify all or a portion of the funding policy at any time.

CRITERIA

Funding through the VCB Special Events Fund will be given to events that the Board believes:

- will encourage overnight stay in the community by out-of-town visitors,
- will establish a long term investment in the community. In doing so, an area calendar of events is strengthened,
- are unique to the area; something that can be identified with the Grand Valley; they will have at their heart the “signature” of Grand Junction and the Grand Junction area; when visitors think of the event, they think of Grand Junction,
- will adequately report evaluations of impact, such as lodging room-nights or dollars spent,
- will provide a good “rate of return” to the community comparing the amount of money requested with the total out-of-town revenue,
- will accomplish promotion of tourism in Grand Junction,

- will encourage and solicit attendance from the general public.

Priority will be given to events held during the “off-peak” or shoulder seasons, bringing tourists in during times they normally do not visit. “Off -peak” are the months of November, December, January and February. Shoulder seasons are defined as March, April and October.

RESTRICTIONS

The Special Events funding year is April 1 through March 31. Funding requests will be accepted the first Tuesday of November of each year for events scheduled anytime during the funding year. VCB SEF funding may not be used to pay for capital equipment. Up to 25% of an award to an event may be used to pay event coordinator salaries. The balance of the VCB award may be used only to market the event outside the Grand Junction area. Furthermore, any organization that has received VCB funding but has not submitted a written evaluation within 60-days of completion of the funded event will not be eligible for future funding. If a funded event is not held within twelve months from the date of notification of a funding award, the award shall be forfeited and returned to the VCB.

Board members and staff of the Visitor & Convention Bureau, and families of the Board and staff, the City Council and full and part time employees and staff of the City of Grand Junction are ineligible to submit requests for funding on behalf of any organization/event.

REQUIREMENTS

In order for an event to qualify for VCB Special Events Fund, applicants must meet the following requirements:

1. Complete, written proposals for special event funding must be received at the VCB office no later than 5:00 p.m. the first Tuesday of November. Funding requests will be reviewed by the VCB Board and finalists selected no later than December 31. Finalists may be asked to make an oral presentation to the VCB Board. Notices of approved funding will be sent no later than the fourth Tuesday of January. Applications shall address the Criteria on page 2.
2. Contracts, including a hold harmless agreement and proof of insurance, must be signed and otherwise in order prior to the issuance of funds. (See attached sample Agreement). The signed Agreement, along with all attachments that meet the requirements of the Agreement, must be received at the VCB offices not less than

- 60 days prior to a funded event. Failure to meet the 60 day deadline shall result in the Special Event funding award being withdrawn.
3. Changes in dates, times, and/or nature of the funded special event may result in forfeiture of all funding.
 4. Funded events shall acknowledge the contribution by the VCB and the City of Grand Junction on all promotional literature by prominently using the official VCB logo (see attached).
 5. Contributions from the VCB Special Events Fund may not constitute more than half of the funding for the special event. Amounts requested must be matched (50-50) with cash and in-kind services. No more than 25% of the match may be in-kind. Other sources of funding and in-kind services must be documented in writing in the application narrative.
 6. A written report must be submitted within 60 days following the event. This special event evaluation must include attendance counts, promotional materials, and a financial report, which includes all revenues, in-kind services, and expenses.
 7. A sponsoring organization may not request funding for more than two special events during the same calendar year.
 8. All applications must be submitted on forms provided by the VCB. Narratives should not exceed five pages, must be typewritten, and double-spaced. Twelve (12) sets of copies of all application materials must be submitted by the applicant

PROPOSED
SPECIAL EVENT FUND REQUEST REVIEW FORM

Applicant/Organization _____

Event _____ Date _____

1. Multiple day event (1 day =0, 2 =10, 3 = 20, 4 or more = 30) _____
2. Annual event (10 points) _____
3. Repeat Event (2nd year = 20, 3rd = 10, 4th = 0 , 5th = -10 etc.) _____
4. Identify with Grand Valley (In City = 30, In County = 20, Out Of County = 0) _____
5. Scheduled: Off-season (20 points)
 Shoulder season (10 points)
 High Season (0 points) _____
5. Percentage of out-of-town participants (20 points) _____
6. Income to area economy (30 points) _____
 (out-of-town attendees x # days x \$55)
7. Efforts to secure funding from other sources (10 points) _____
8. Non-profit (20 points, 0 if for profit) _____
9. New and unique event (20 points) _____
10. Budget (effective use of VCB funds) (10 points) _____
11. Obtaining funds from other city sources (-20 points) _____
12. Is event open to the public? (if yes, 20 points, if not, -30) _____

TOTAL POINTS

NOTE: Funds are distributed after compliance with Special Event policy is shown.

Evaluated by _____

Attach 17
24 Road Transportation Plan

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	24 Road Transportation Plan		
Meeting Date:	June 20, 2001		
Date Prepared:	June 12, 2001		
Author:	Tim Moore	Public Works Manager	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

SUBJECT: 24 Road Area Transportation Plan – Addition to the City’s Major Street Plan.

SUMMARY: Staff will review the study’s recommended improvements with Council. The Land Use Code adopted last year now requires a Planning Commission recommendation and Council action to amend the Major Street plan. Planning Commission reviewed the Plan at their May 8th meeting and recommends adoption of the plan. Staff is specifically requesting Council adoption of the plan as part of the City’s Major Street Plan.

BACKGROUND INFORMATION:

This project started late last year with the intent of identifying a long-term transportation network (e.g. number of lanes, rights-of-way widths, etc.) that would serve the development potential of the area for up to 50 years. The area under study is generally between I-70B & I-70 and between 23 & 24 ½ Roads.

The Executive Summary of the 24 Road Area Plan outlines projected transportation needs for the next 20 years. Additionally, because the study area’s recent changes in land use provides tremendous growth potential over the next 50 years, the Transportation Study recognizes the importance of planning for these very long term needs today as well. Staff and the consulting team believe the recommended improvements provide the most flexibility in solving these long-term transportation needs.

This project included a public involvement component that consisted of four public meetings and two presentations to City Council at various times during the process. The public meetings included announcements in the local newspaper, press releases to television and radio stations and 475 mailers to property owners and businesses in the area. The December 12th open house served as a project initiation meeting to discuss recent changes to the Land Use Plan for the area. Additionally, representatives from the City’s transportation consultants, Kimley-Horn were in attendance to meet the public and answer questions. The second open house on January 29th included an outline of

the deficiencies in the current road system based on the projected 20 and 50 year growth of the area. Four improvement scenarios that staff and the consulting team had developed were presented and the public commented on each alternative. The third open house on February 20th focused on property owners adjacent to 24 Road and explored possible funding opportunities. The last public meeting was held on April 24th and focussed on proposed improvements to F ½ Road. A mailer announcing this last meeting was sent to 62 property owners and businesses in the area.

The Area Plan recommends building a five-lane parkway at F1/2 Road with controlled access. This alternative would be the most effective in managing the long term east-west traffic traveling through the area. By connecting to Patterson Road in the east and I-70B on the west-end, the F ½ Road Parkway could also reduce future congestion on Patterson Road through the study area.

Additionally, in the long term, a split diamond interchange may allow north-south traffic to spread out between two roads, potentially eliminating the need to expand 24 Road to seven lanes. It should be noted that there is a formal process that must be completed to modify interstate access that will include a more detailed study of this concept by the City, CDOT and FHWA

Recommendation – Street Network

Staff recommends the following actions by Council in order to meet the 20 and 50 year land use demands:

1. Expand the 24 Road/I-70 interchange bridge to 5 lanes – currently planned for 2005.
2. Expand 24 Road to 5 lanes – currently planned for 2008
3. Pursue the long-term construction of the F1/2 Road Parkway between Patterson Road near 25 Road and I-70B near 23.5 Road for eventual completion within 20 years. As the next step, staff will pursue funding for a feasibility study during the budget process this year.
4. Require future development along both sides of 24 Road to incorporate access roads in order to provide accesses for adjacent properties and maintain the capacity of 24 Road.
5. Request a partnership with CDOT to perform a formal review with the Federal Highway Administration (FHWA) on the feasibility of the split diamond concept for 23.5 and 24 Road. This review would be in conjunction with the work presently planned for the interchange. It would be the hope that what is constructed at the 24 Road interchange in 2005 would not preclude the split diamond 30 years (+/-) from now when it is needed.
6. Staff will work with the MPO and CDOT to include funding for improvements to I-70B in the 20 year Regional Transportation Plan.

Budget: N/A

Action Requested/Recommendation: Adopt the 24 Road Area Transportation Plan recommendations as an amendment to the Major Street Plan.

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

Attach 18
Legends Subdivision Vacation

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Vacation of Right-of-way for Legends Subdivision VR-2000-238		
Meeting Date:	June 20, 2001		
Date Prepared:	May 22, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: Second reading of the ordinance to vacate portions of the road right-of-way for 28½ Road.

Summary: The project petitioners are requesting the vacation of two portions of road right-of-way located at the intersection of 28½ Road and Patterson Road and that portion of unimproved 28½ Road right-of-way located north of the Grand Valley Canal.

Background Information: As a condition of approval of the preliminary plan for The Legends Subdivision, the petitioner was required to have the right-of-way for the intersection of 28 ½ Road and Patterson Road vacated, close off the intersection and construct a new connection to Patterson Road through the subdivision.

Budget: N/A

Action Requested/Recommendation: Second reading of the ordinance to approve the request for vacation of portions of the road right-of-way.

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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CONSENT AGENDA

AGENDA TOPIC: Vacation of Right-of-Way 2000-238 (VR-2000-238)

SUMMARY: Vacation of two sections of road right-of-way located at the intersection of 28 ½ Road and Patterson Road and that portion of unimproved 28 ½ Road right-of-way located north of the Grand Valley Canal.

ACTION REQUESTED: First reading of an ordinance to vacate the right-of-way at the intersection of 28 ½ Road and Patterson Road and that portion of unimproved 28 ½ Road right-of-way located north of the Grand Valley Canal.

BACKGROUND INFORMATION		
Location:		The intersection of Patterson Road and 28 ½ Road and that portion of unimproved 28 ½ Road right-of-way located just north of the Grand Valley canal
Applicants:		Abell Partners LLC- Ron Abeloe
Existing Land Use:		Existing roadway at the intersection of Patterson Road and 28 ½ Road and undeveloped road right-of-way for that portion of 28 ½ Road located north of the Grand Valley canal.
Proposed Land Use:		Closure of the Patterson Road / 28 ½ Road intersection and elimination of unimproved surplus right-of-way.
Surrounding Land Use:	North	Residential
	South	Grand Valley canal with residential on the south side
	East	Approved for residential subdivision
	West	Existing residential and vacant residential lands
Existing Zoning:		The right-of-way contains no zoning.
Proposed Zoning:		Same
Surrounding Zoning:	North	CSR and RMF-5 (across Patterson Road)
	South	RMF-5 (south of the canal)
	East	PD

	West	PD and RMF-8	
Growth Plan Designation:	Residential Medium High (8-12 dwelling per acre) and Residential Medium (4-8 dwellings per acre)		
Zoning within density range? N/A		Yes	No

Staff Analysis: The applicants are requesting approval of the vacation of road right-of-way for the intersection of Patterson Road and 28 ½ road to comply with condition #4 of the revised preliminary plan (RZP-2000-067, The Legends Subdivision). As part of the preliminary plan approval, the petitioner is required to close off the intersection due to poor sight distances on Patterson Road and construct a new connection to Patterson Road through the subdivision as part of Filing #4. The Petitioner has applied for the vacation of right-of-way in compliance with the preliminary plan condition. As part of the vacation request, the Petitioner is also requesting vacation of the unimproved right-of-way for 28 ½ Road located just north of the Grand Valley Canal.

The portion of unimproved right-of-way is not needed to supply access to any parcels, and the City has no plan for bridging the canal at this location. 28 ½ Road in this location is not identified on the adopted Major Street Plan.

The petitioner plans on landscaping and irrigating the area to be vacated at the intersection of Patterson Road and 28 ½ Road in cooperation with the Falls HOA who will acquire ½ of the vacated right-of-way. The ½ portion of the unimproved right-of-way for 28 ½ Road located north of the canal will be incorporated into the The Legends Subdivision with the west ½ of the vacated right-of-way going to that property owner.

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 construction of a new road connection to Patterson Road through The Legends Subdivision at a location that has better sight distances along Patterson Road.

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:

There is adequate access that will remain after the vacation, with improved access being provided upon the construction of Filing #4 of The Legends Subdivision.

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

Utility easements for water and sewer facilities will have to be created in the vacated right-of-ways at the time of the recording of the vacation ordinance.

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

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

Conditions:

1. Applicants shall pay all recording/documentary fees for the vacation.
2. Utility easements, acceptable to City utility engineering, for existing water and sewer facilities shall be created in the vacated right-of-ways at the time of before the recording of the vacation ordinance.
3. An easement agreement establishing and providing for maintenance and irrigation of landscape improvements shall be recorded concurrently with the vacation ordinance. The easement agreement shall minimally provide that the obligation to maintain the improvements is perpetual; that assessments, if any, shall be mutually determined and established in writing and that petitioner and the Falls Subdivision have determined and agreed on the nature and extent of the maintenance obligation with the same being confirmed in writing by the respective presidents of the associations.

PLANNING COMMISSION RECOMMENDATION: That the City Council find the vacation of the segments of road right-of –way for 28 ½ 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-2000-238 subject to the conditions listed above.

RECOMMENDED CITY COUNCIL MOTION: Mr. Chairman, on item VR-2000-238, I move we approve the vacation of right-of-way based on the findings and conditions listed above.

Attachments: a. General location map
b. Ordinance with vacation plat (Exhibit "A")
c. Project narrative
d. Letter from The Falls Subdivision HOA

CITY OF GRAND JUNCTION

ORDINANCE NO.

**VACATING THE PORTIONS OF 28 ROAD
LOCATED BETWEEN PATTERSON ROAD AND
THE GRAND VALLEY CANAL**

RECITALS:

A vacation of a portions of the dedicated improved right-of-way for 28 ½ Road located at the intersection of Patterson Road and the portion of unimproved right-of-way located north of the Grand Valley Canal has been requested by the adjoining property owners.

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 following conditions:

1. Applicants shall pay all recording/documentary fees for the vacation.
2. Utility easements, acceptable to City utility engineering, for existing water and sewer facilities shall be created in the vacated right-of-ways at the time of before the recording of the vacation ordinance.
3. An easement agreement establishing and providing for maintenance and irrigation of landscape improvements shall be recorded concurrently with the vacation ordinance. The easement agreement shall minimally provide that the obligation to maintain the improvements is perpetual; that assessments, if any, shall be mutually determined and established in writing and that petitioner and the Falls Subdivision have determined and agreed on the nature and extent of the maintenance obligation with the same being confirmed in writing by the respective presidents of the associations.

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:

- 1) A parcel of land situated in the NW ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Beginning at a point on the west line of the NW ¼ NE ¼ of said Section 7, from whence the N ¼ corner bears N00°17'43"W 50.00 feet and considering the North line of the NE ¼ NW ¼ to bear S89°50'00"W with all bearings contained herein to the relative thereto; thence N89°48'34"E 25.00 feet; thence S00°17'43"E 49.04 feet; thence S89°42'17"W 1.5 feet; thence 84.57 feet along the arc of a curve to the left, having a radius of 26.95 feet, and a chord which bears S89°48'27"W 53.90 feet; thence S89°42'17"W 2.60 feet; thence N00°17'43"W 29.11 feet; thence 31.37 feet along the arc of a curve to the left, having a radius of 20.00 feet, and a chord which bears N45°13'52"W 28.25 feet; thence N89°50'00"E 52.96 feet to the POINT of BEGINNING, containing 0.04 acres as described. All being within the City of Grand Junction, Mesa County, Colorado.

- 2) A parcel of land situated in the NW ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Beginning at a point on the West line of the NW ¼ NE ¼ of said Section 7, from whence the N 1/16 corner bears N00°17'22"W 43.96 feet and considering the North line of the NE ¼ NW ¼ to bear S89°50'00"W with all bearings contained herein to be relative thereto; thence N89°58'57"E 25.00 feet; thence S00°17'22"E 206.94 feet to the centerline of the Grand Valley Canal; thence along the centerline of said canal, S80°34'35"W 50.64 feet; thence leaving said canal, N00°17'22"W 215.21 feet; thence N89°58'57"E 25.00 feet to the POINT of BEGINNING, containing 0.24 acres as described. All being within the City of Grand Junction, County of Mesa, Colorado.

Introduced for First Reading on June 6, 2001.

PASSED and ADOPTED this day of , 2001.

ATTEST:

City Clerk

President of City Council

General Project Report

For

Vacation of 28½ Road Right of Way
Near Patterson Road and Presley Avenue
Grand Junction, Colorado

Prepared for:
Abel Partners, LLC
P. O. Box 1760
Grand Junction, Colorado 81502

Prepared by:
RG Consulting Engineers, Inc.
336 Main Street, Ste 203
Grand Junction, Colorado 81501
970-242-7540

November 29, 2000

Project Description (location, Acreage, Proposed Use)

The purpose of this project is to vacate two existing street right-of-way areas on 28-1/2 Road, south of Patterson Road. The first area consists of 0.04 acres located south of the present intersection of 28 1/2 Road and Patterson Road. The second area consists of 0.24 acres located south of a future intersection of 28 1/2 Road at Presley Avenue.

The first area (0.04 acres) is approximately fifty feet long (50-ft) and is bounded by The Falls subdivision to the west, and The Legends subdivision to the west. The vacation of this area will alleviate a dangerous intersection at Patterson Road due to limited sight distance. This intersection will be relocated to the east, as part of The Legends subdivision, where greater sight distance is available to make this intersection safer for vehicles turning west onto Patterson Road, and a deceleration/turning lane will be constructed on the southern portion of Patterson Road. The west half of the 0.04 acres will be deeded to The Falls subdivision, and the east half will be deeded to the Legends Home Owners Association. The 0.04-acre area will be landscaped open space area that will be integrated into an open space park area constructed as part of The Legends subdivision.

The second area (0.24 acres) is currently vacant land that is bounded on the South by the Grand Valley Canal, vacant land to the west (Parcel 2943-072-00-068) and The Legends subdivision to the east. There City of Grand Junction has no plans to extended 28 1/2 Road south of the future Presley Avenue, as this would entail bridging the Grand Valley Canal and impacting existing developed property located south of the Grand Valley Canal. The west half of the 0.24 acres will be deeded will be deeded to Parcel 2943-072-00-068 and the east half to the Legends Home Owners Association (HOA). The east half deeded to the Legends HOA will be incorporated as open space and will accommodate an access point with a future City of Grand Junction trail system proposed along the Grand Valley Canal.

Evaluation Criteria

The proposed vacation of Right of Way will not landlock any parcel of land.

The changes to the Right of Way will not restrict access Parcel 2943-072-00-068.

The quality of services will not be impacted by this change.

The changes requested in this application do not conflict with adopted plans or policies that the applicant is aware of.

The changes requested in this application will provide better flexibility in accessing the proposed pedestrian and bicycle path along the Grand Valley Canal and a safer access to Patterson Road.

RECEIVED

FEB 21 2001

COMMUNITY DEVELOPMENT
DEPT.

592 Grand Cascade Way
Grand Junction, Colorado 81501
February 15, 2001

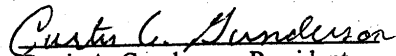
Mr. Pat Cecil
Development Services Supervisor
250 North 5th Street
Grand Junction, Colorado 81501

Dear Mr. Cecil:


We have been informed that the city of Grand Junction presently plans to eliminate the existing intersection at 28 ½ Road and Patterson Road after a new intersection has been completed as part of "The Legends" subdivision.


This letter gives permission to "The Legends" subdivision to landscape and maintain that portion of land that will be deeded back to "The Falls" subdivision as part of this change.


This agreement between "The Falls" and "The Legends" may be terminated by either party, in writing, with 30 (thirty) days prior notice.


Curtis A. Gunderson, President
Falls Homeowners' Association
592 Grand Cascade Way
Grand Junction, Colorado

Board of Directors


Ebe Eslami


Dorothy Jones


Alvin J. Myers

cc: Ron Abalo
The Legends Subdivision
Grand Junction, Colorado

Attach 19
Mesa Village Marketplace

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	VE-2000-061-A, Mesa Village Marketplace		
Meeting Date:	June 20, 2001		
Date Prepared:	June 11, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: Request for approval of a Site Specific Development Plan (SSDP) for a commercial development comprised of a 141,954-square foot retail commercial center on approximately 12.71 acres. The SSDP is for and contains 1-lot. As part of the project, a new signalized intersection at Patterson (F) Road and the new entrance road (Market Street) will be constructed with the extension of the new road to the project's northerly property line.

Summary: The applicant is requesting approval of the SSDP in order to vest the project for up to 6½ years from the date of site plan approval.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council authorize the SSDP and agreement.

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

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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AGENDA TOPIC: VE-2000-061-A, Mesa Village Marketplace

SUMMARY: The Petitioner is requesting approval of a Site Specific Development Plan for one lot in the Mesa Village Marketplace commercial project.

ACTION REQUESTED: City Council of approval of the Site Specific Development Plan (SSDP).

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

Project Analysis: The petitioner is requesting approval of a Site Specific Development Plan (SSDP) in order to vest development rights for the retail sales portion of the Mesa Village Marketplace commercial project as permitted by Zoning and Development Code.

Approval of a SSDP would vest the project under the former Zoning and Development Code exempting it from the “big box” provisions of the current Code. The vesting agreement was negotiated by the City Manager, prepared by the petitioner’s attorney and reviewed as to form by the City Attorney. The vesting will be for a period not to exceed 6 1/2 years from the date of approval of the Site Plan.

The original Site Plan was denied by the acting Community Development Director on July 17, 2000. That denial was based primarily on potential traffic impacts. The petitioner appealed the denial and during the time that the appeal has been pending supplied additional traffic engineering data. That supplemental data allowed the project to be approved on June 12, 2001 by the Community Development Director. The approval is with conditions.

The SSDP is for a 141,954 square foot retail development on approximately 12.71 acres. The project includes the construction of a road to be known as “Market Street” from Patterson (F) Road to the north property line and signalization of the intersection of Market Street and Patterson Road. The SSDP vests only Phase 2 of the approved project; the two pad sites fronting Patterson Road are not subject to the agreement.

Planning Commission Recommendation: The Planning Commission recommends that the City Council find and determine that the request for a SSDP is consistent the Growth Plan and the Zoning and Development Code and authorize the Site Specific Development Plan and agreement.

City Council Motion: On item VE-2000-061-A, I move that we find the request for a Site-Specific Development Plan consistent with the Growth Plan and the Zoning and Development Code and that we authorize the Site Specific Development Plan and authorize the Mayor to sign the vesting agreement.

- Attachments:
- a. Letter requesting approval of a Site-Specific Development Plan.
 - b. Plans for the Construction of Mesa Village Marketplace
 - c. Record of Decision Approving the Site Plan for Mesa Village Marketplace
 - d. Resolution of Approval

CITY OF GRAND JUNCTION

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
APPROVING A SITE SPECIFIC DEVELOPMENT PLAN**

RECITALS:

This resolution approves a Site Specific Development Plan for Lot 1A of the Mesa Village Subdivision, vesting development rights for a commercial development project comprised of a 141,954-square foot retail center on approximately 12.71 acres (VE-2000-061-A). The vesting will extend the project approval beyond the December 31, 2004 applicability of the former Zoning and Development Plan. The vesting of the approved project will be in effect till December 12, 2007.

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

1. The Site Specific Site Plan is hereby approved and the project vested under the previous Zoning and Development Code until December 12, 2007; and
2. The President of the City Council is hereby authorized by the City Council to sign the Vesting Agreement.

PASSED and ADOPTED this 20th day of June, 2001.

ATTEST:

City Clerk

President of City Council

Application for Vested Property Right in Site Specific Development Plan

June 1, 2001

City of Grand Junction
Acting Director of Community Development
Planning Commission
City Council
250 North 5th Street
Grand Junction, Colorado 81501

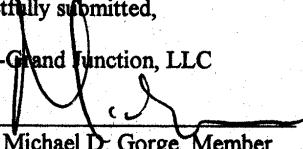
Ladies and Gentlemen:

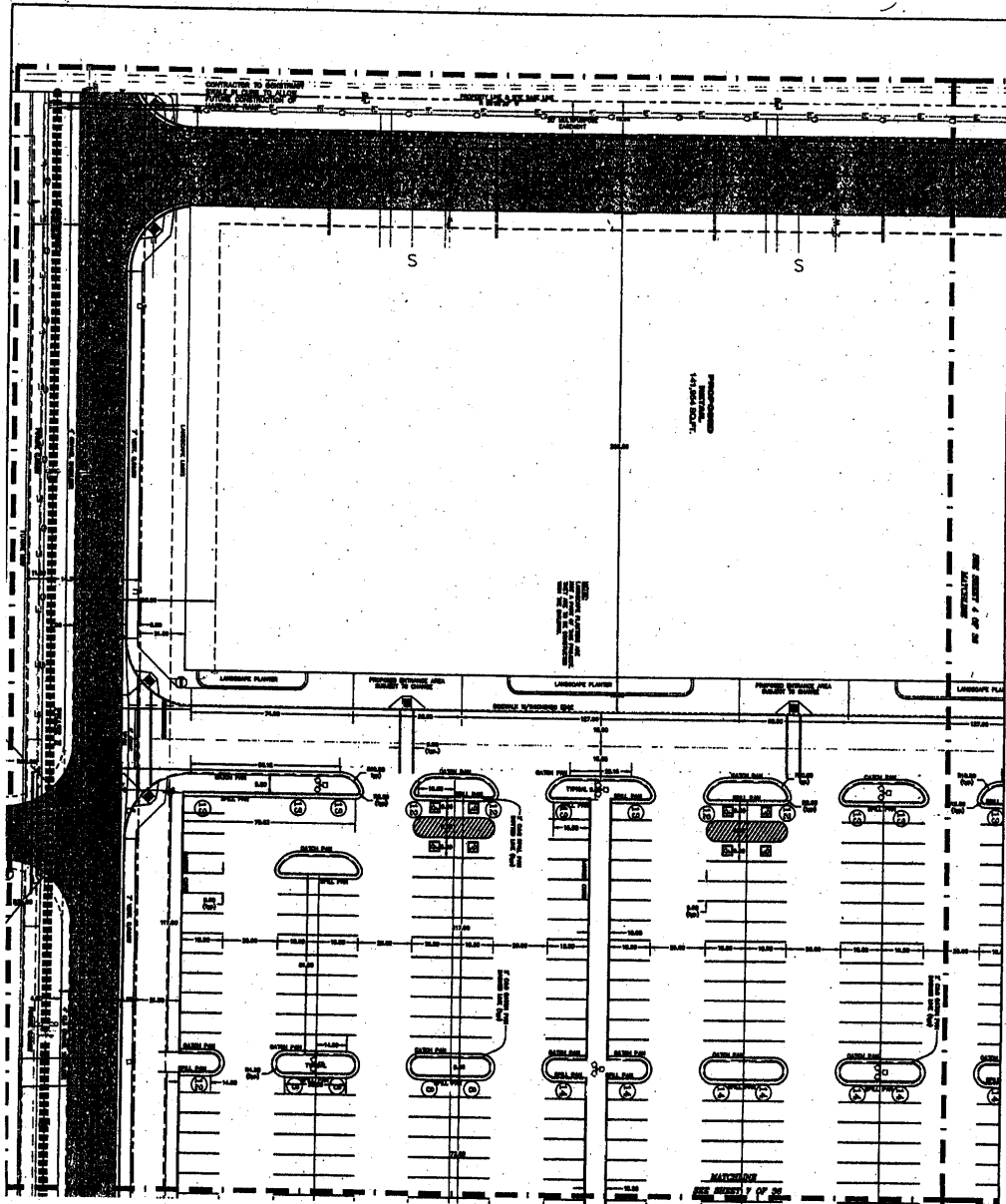
The undersigned applicant, ATMF-Grand Junction, LLC, a Colorado limited liability company ("Applicant"), hereby applies for a vested property right in a site specific development plan pursuant to C.R.S. Sections 24-68-101, et seq. and Section 2.15 of the City of Grand Junction Zoning and Development Code adopted March 7, 2000 by the Grand Junction City Council. The site specific development plan that is the subject of this application is made up of (1) the Vesting Agreement attached hereto as Exhibit A, to be entered into between the City and applicant upon City Council approval of the vested property right applied for hereby, and (2) those certain "Plans for Construction of Mesa Village Marketplace" dated March 20, 2001 (collectively, the "Site Specific Development Plan").

By this application, Applicant requests that the Acting Director of Community Development and the Planning Commission recommend to the City Council approval of, and that City Council grant Applicant, a vested property right to develop in accordance with the Site Specific Development Plan.

Respectfully submitted,

ATMF-Grand Junction, LLC

By: 
Michael D. Gorge, Member



CONTRACTOR TO SUBMIT
 FINAL PLAN TO CITY
 ENGINEERING DEPARTMENT

CALL LIBERTY CORPORATION
 CENTER OF COLORADO
 1-800-922-1987
 1500 W. 10TH AVE. SUITE 100
 DENVER, CO 80202

1" = 10' (1")
 NORTH

HEAVY PAVEMENT SECTION
 CHALK FINISH
 PAINT FINISH

APPROVAL OF THIS PLAN MAY CREATE A
 LEGAL PROPERTY RIGHT PURSUANT TO
 24-65-101, et seq. C.R.S.

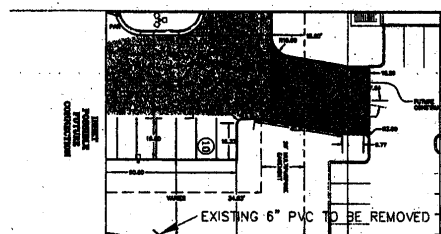
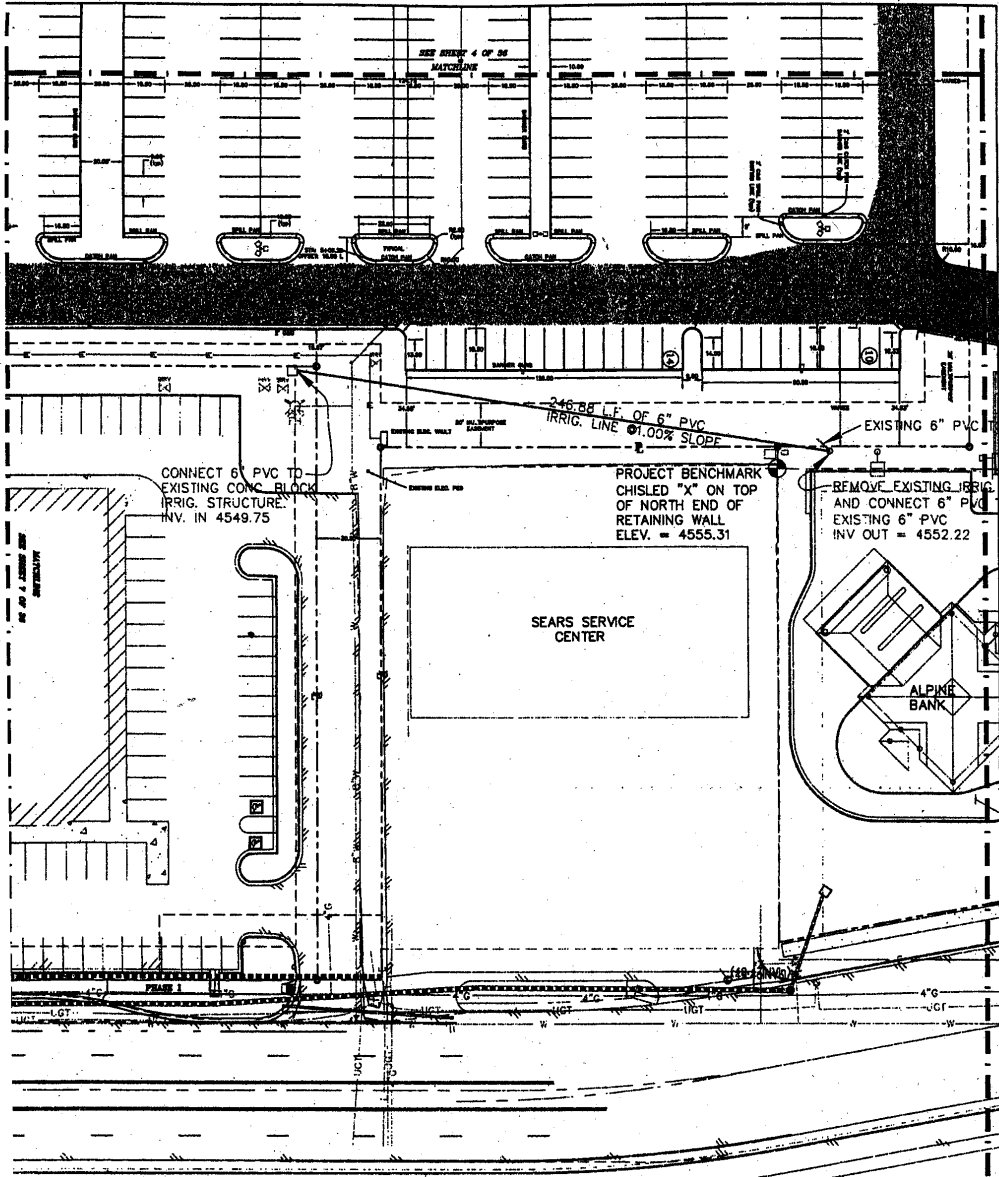
APPROVED FOR CONSTRUCTION		FINAL ACCEPTANCE	
DATE	BY	DATE	BY
12/20/02	REVISIONS PER CITY REVIEW COMMENTS (1/20/03)		
2/2/03	REVISIONS PER CITY REVIEW COMMENTS (2/2/03)		

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 12/20/02

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 800 W. 10th St., Suite 1000
 GRAND JUNCTION, COLORADO
 P.O. BOX 2007
 P.O. BOX 2007
 P.O. BOX 2007
 P.O. BOX 2007

ATMF, GRAND JUNCTION, LLC
 GRAND JUNCTION
MESA VILLAGE MARKETPLACE
 SITE PLAN-20 SCALE (2 OF 5)

A VERRILL-2002-000-00-00-00-00-00-00-00

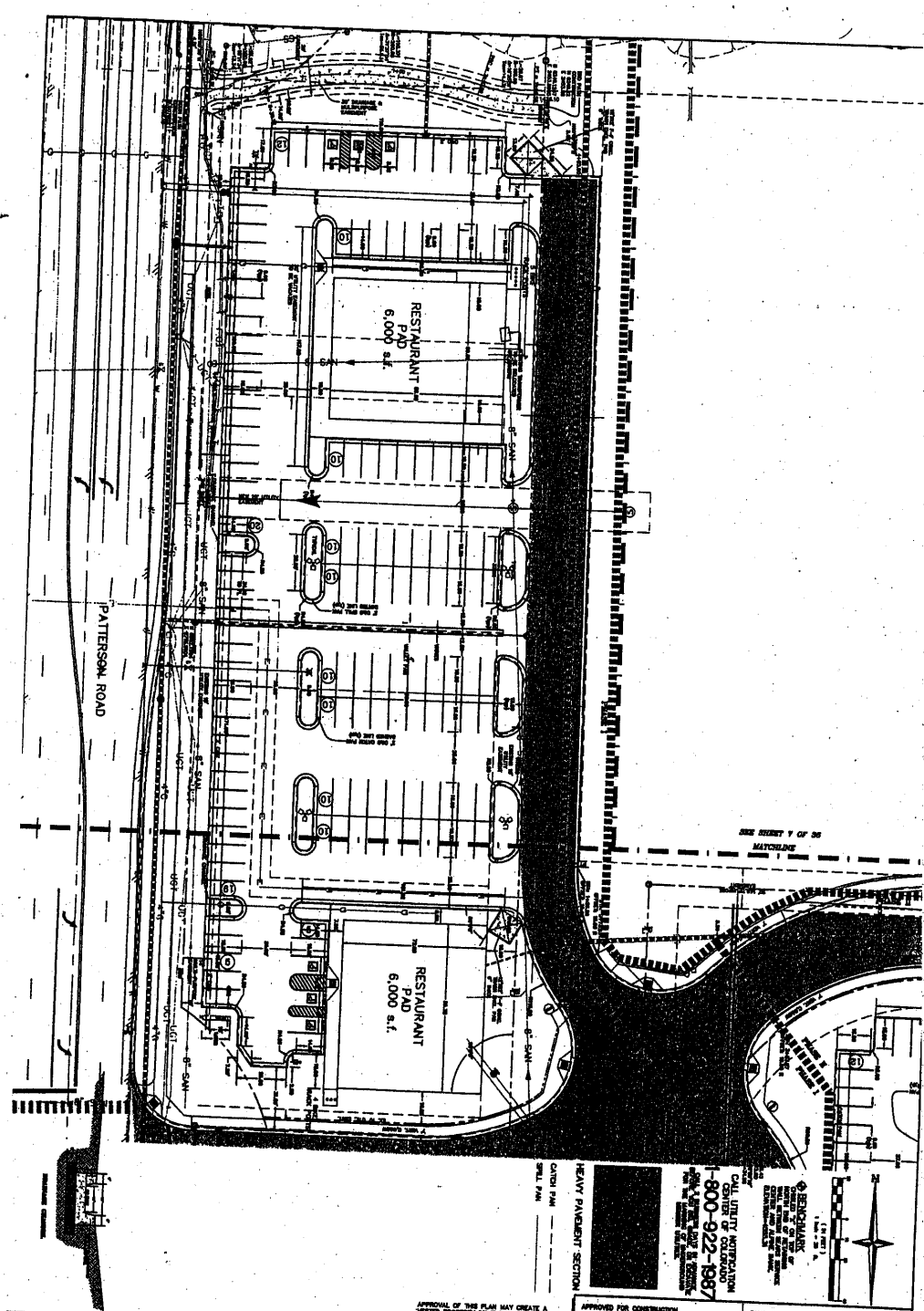


BENCHMARK
 CALL UTAH UTILITY INFORMATION CENTER AT 1-800-922-1987 FOR LOCATION OF BENCHMARKS AND UTILITY LINES.

HEAVY PAVEMENT SECTION
 CATCH PAV. ---
 SILL PAV. - - - -

APPROVED FOR CONSTRUCTION: _____ DATE: _____
 FINAL ACCEPTANCE: _____ DATE: _____

<p>THOMPSON-LANFORD CORP. ENGINEERS AND LAND SURVEYORS 808 S 1/2 N. BOX 854 GRAND JUNCTION, COLORADO P.O. (970) 848-0067 TEL (970) 841-0046 tlc@tlan.com</p>	<p>AT&T, GRAND JUNCTION, LLC MESA VILLAGE MARKETPLACE SITE PLAN-20 SCALE (3 OF 5)</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/26/00</td> <td>REVISION PER CITY REVIEW COMMENTS (4/20/00)</td> <td>ML</td> <td>ML</td> </tr> <tr> <td>2</td> <td>10/16/00</td> <td>REVISION PER NEED TO CORRECT NORTH END OF 6\"/> </td></tr></tbody> </table>	REVISION	DATE	DESCRIPTION	BY	CHK	1	6/26/00	REVISION PER CITY REVIEW COMMENTS (4/20/00)	ML	ML	2	10/16/00	REVISION PER NEED TO CORRECT NORTH END OF 6\"/>
REVISION	DATE	DESCRIPTION	BY	CHK											
1	6/26/00	REVISION PER CITY REVIEW COMMENTS (4/20/00)	ML	ML											
2	10/16/00	REVISION PER NEED TO CORRECT NORTH END OF 6\"/>													



APPROVAL OF THIS PLAN MAY CREATE A
 SEVERED PROPERTY RIGHT PURSUANT TO
 §§ 38-101, et seq., C.A.R.S.

APPROVED FOR CONSTRUCTION

FINAL ACCEPTANCE

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 800 W. 120th St., Suite 200
 GRAND JUNCTION, COLORADO
 PH: (970) 848-8007
 FAX: (970) 841-8646
 tlc@tllc.com

ATMF, GRAND JUNCTION, LLC

MESA VILLAGE MARKETPLACE
 SITE PLAN-20 SCALE (5 OF 5)

GRAND JUNCTION

REVISION	DATE	DESCRIPTION	BY	CHKD
1	5/29/00	REVISIONS PER CITY ENGINEER'S COMMENTS (5/29/00)	ML	ML
2	12/14/00	ADD PARK & LOT DIMEN. & OF PATTERSON RD.	ML	ML
3	5/19/01	REVISIONS PER CITY ENGINEER'S COMMENTS (5/19/01)	ML	ML

DESIGNED BY: JML
 DRAWN BY: JML
 DATE: 5/27/00
 SCALE: 1"=20'-0"

© 2000 THOMPSON-LANGFORD CORP.

CONSULTING ARCHITECTS
 1-800-922-1897
 1000 W. 120th St., Suite 200
 GRAND JUNCTION, CO 81505

BENCHMARK
 1000 W. 120th St., Suite 200
 GRAND JUNCTION, CO 81505



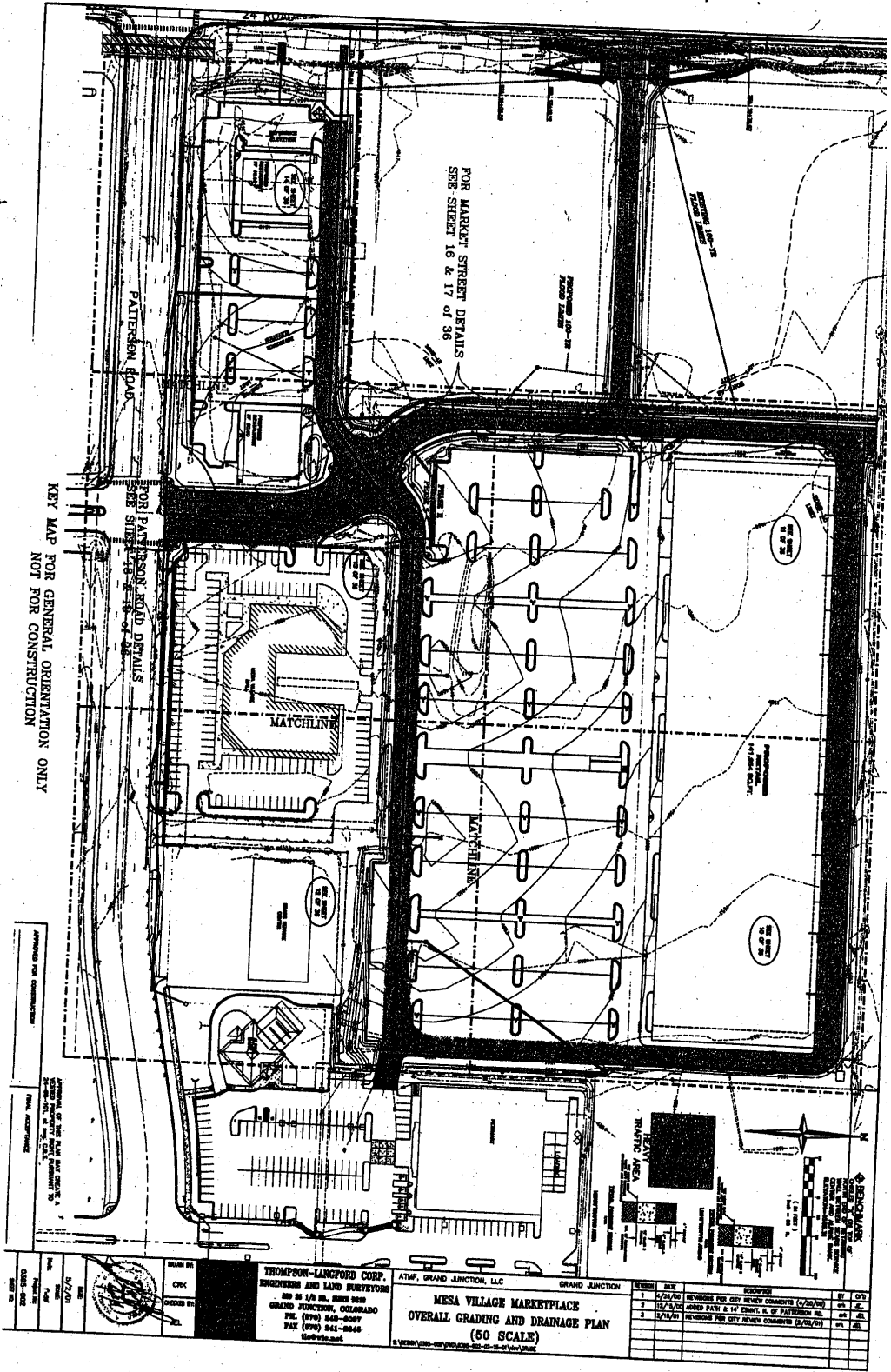
HEAVY PAVEMENT SECTION
 CURB FIN
 SWELL PAV

SEE SHEET 7 OF 20
 MATCHLINE

PATTERSON ROAD

RESTAURANT
 PAD
 6,000 sq. ft.

RESTAURANT
 PAD
 6,000 sq. ft.



FOR MARKET STREET DETAILS
SEE SHEET 16 & 17 OF 36

PATTERSON ROAD

FOR PATTERSON ROAD DETAILS
SEE SHEET 16 & 17 OF 36

KEY MAP FOR GENERAL ORIENTATION ONLY
NOT FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

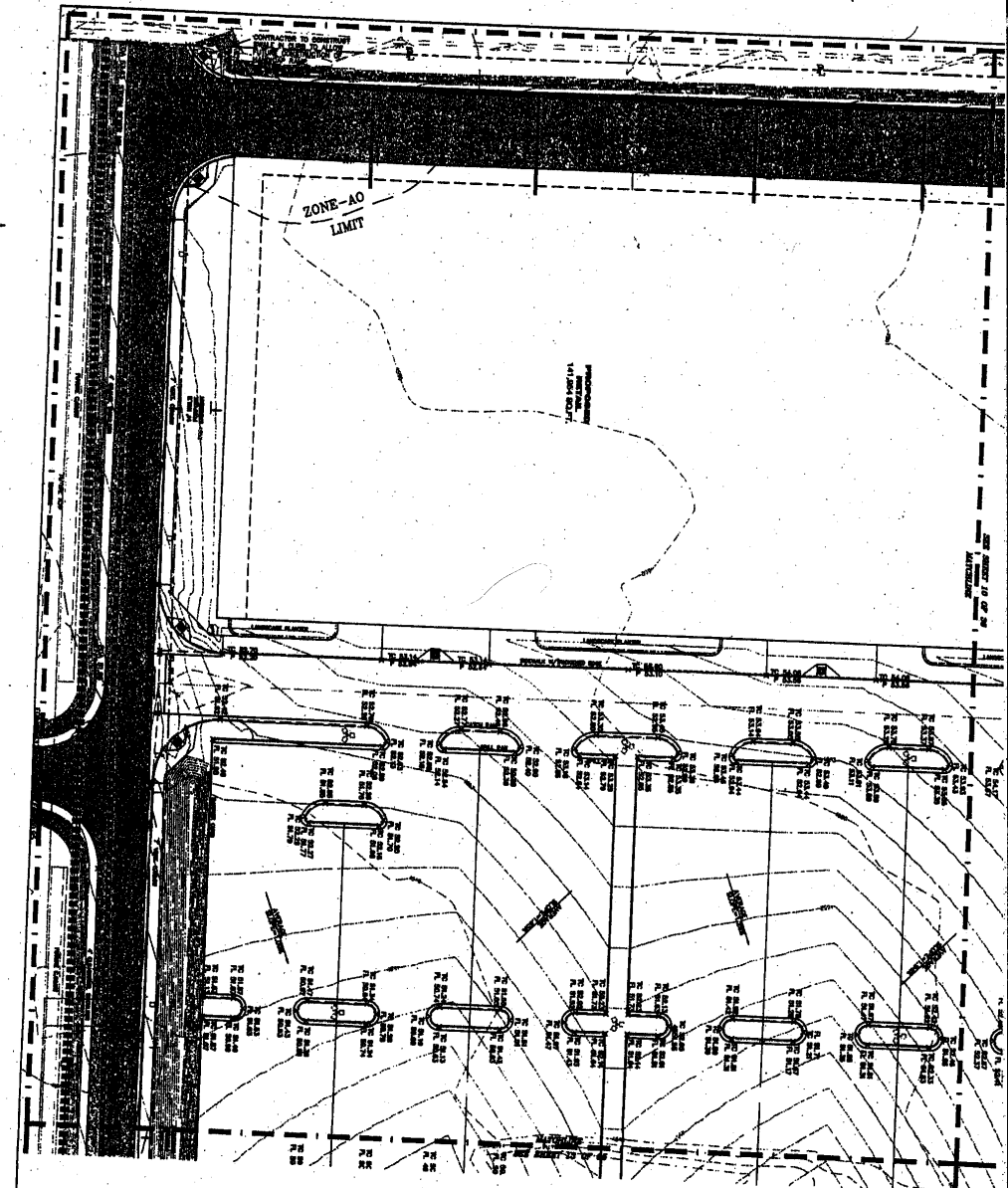
DATE OF THIS PLAN AND SPECIFICATIONS
DATE OF THIS PLAN AND SPECIFICATIONS

DATE: 11/27/01
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
200 W. 1/2 N. HIGHWAY 285
GRAND JUNCTION, COLORADO
PH: (970) 842-8007
FAX: (970) 842-8045
tlo@tlo.net

ATMF, GRAND JUNCTION, LLC
MESA VILLAGE MARKETPLACE
OVERALL GRADING AND DRAINAGE PLAN
(50 SCALE)

REVISION	DATE	BY	CHKD	REVISION
1	11/27/01	[Name]	[Name]	REVISION PER CITY REVIEW COMMENTS (11/27/01)
2	12/14/01	[Name]	[Name]	1/4" SCALE GRID PLAN & 1/4" COUNTY & CITY PATTERSON RD.
3	1/24/02	[Name]	[Name]	REVISION PER CITY REVIEW COMMENTS (1/24/02)



CALL LINDY HENDERSON
 CENTER OF EXCELLENCE
 1-800-922-9637
 FOR ALL YOUR SURVEYING AND ENGINEERING NEEDS
 1100 W. 10TH ST. SUITE 100
 GRAND JUNCTION, CO 81505



APPROVAL OF THIS PLAN MAY CREATE A
 LIENED PROPERTY RIGHT PURSUANT TO
 24-88-101, et seq. C.R.S.

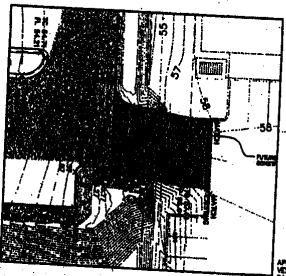
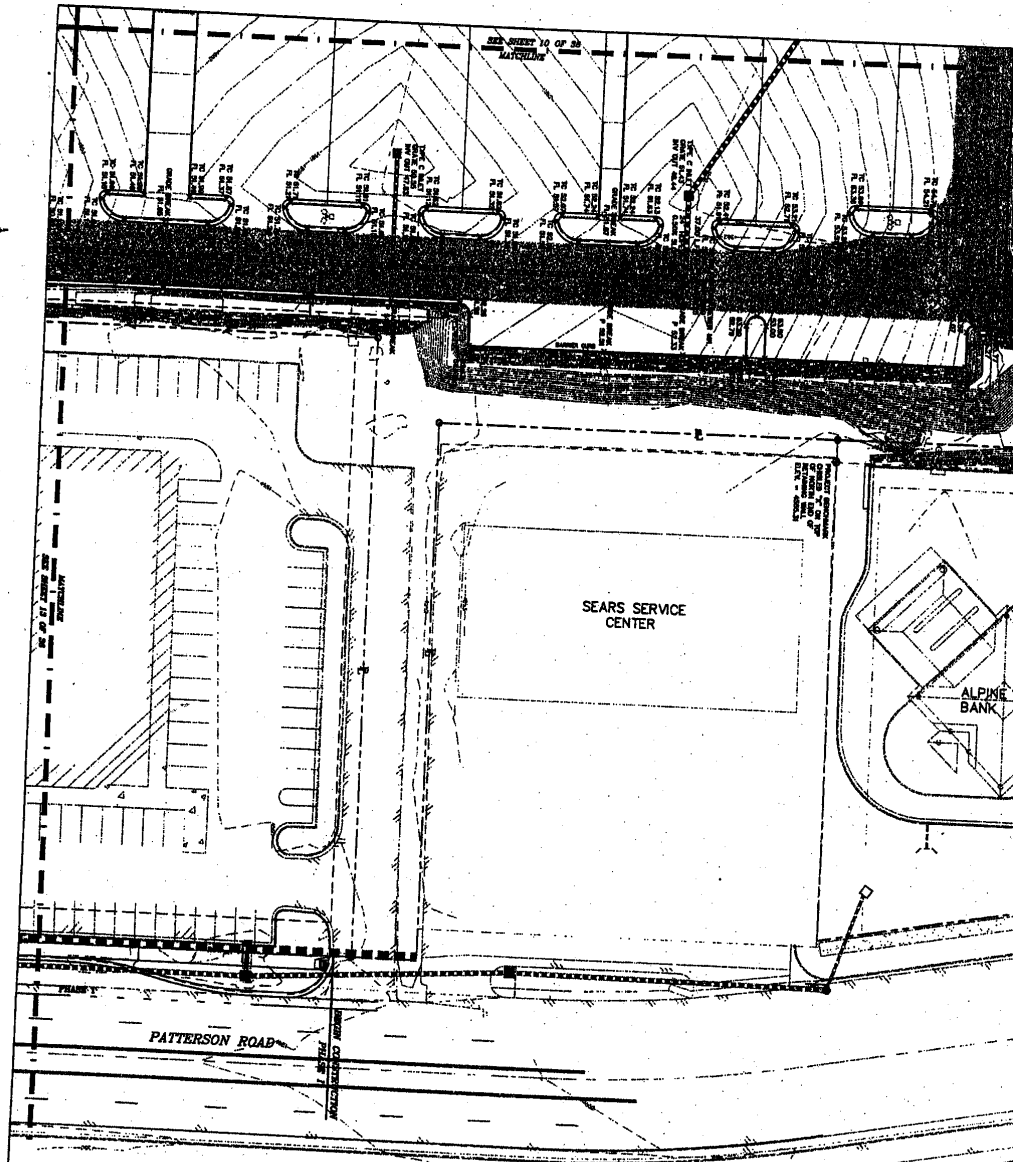
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 FINAL ACCEPTANCE: _____

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 CHECKED BY: [Signature]
 DATE: 11/26

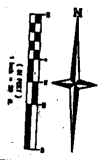
THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 800 W. 10th St., Suite 100
 GRAND JUNCTION, COLORADO
 PH. (970) 243-2887
 FAX (970) 243-2848
 tlc@tllc.com

AT&TF, GRAND JUNCTION, LLC
MESA VILLAGE MARKETPLACE
 GRADING AND DRAINAGE PLAN-20 SCALE
 (2 OF 5)

REVISION	DATE	DESCRIPTION	BY	CHK
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2	2/15/21	REVISION PER CITY REVIEW COMMENTS (2/15/21)	SP	JL



CALL LINE UP NOTIFICATION
 1-800-922-1987
 GRAND JUNCTION
 CITY OF GRAND JUNCTION
 1215 N. 1ST ST.
 GRAND JUNCTION, CO 81501



APPROVAL OF THIS PLAN MAY CREATE A
 VESTED PROPERTY RIGHT PURSUANT TO
 24-22-101, 41 C.R.S.

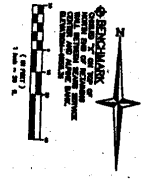
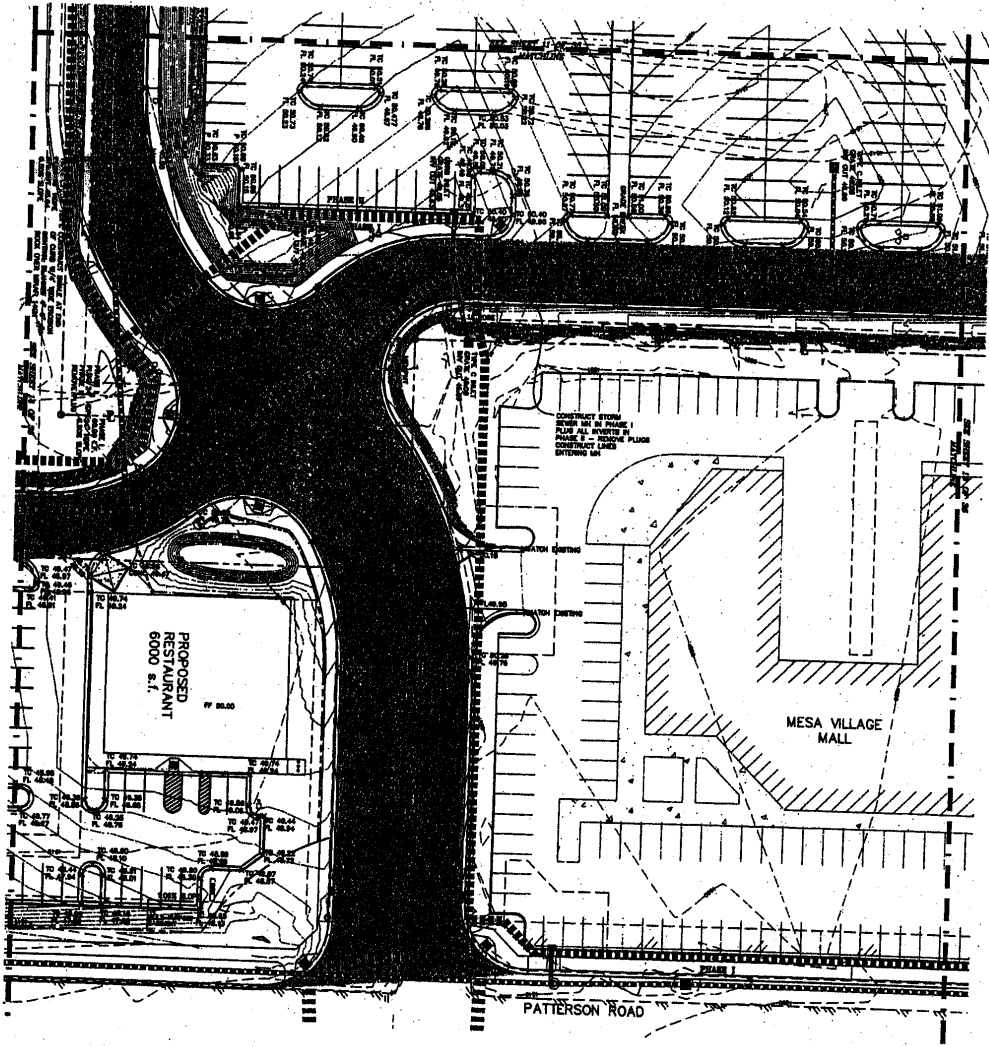
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BY	BY	BY	BY
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
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12/18/00	12/18/00	12/18/00	12/18/00
12/18/00	12/18/00	12/18/00	12/18/00

THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 500 W 1/2 MI. BOX 1010
 GRAND JUNCTION, COLORADO
 P.O. BOX 1010
 P.O. BOX 1010
 P.O. BOX 1010

AT&T, GRAND JUNCTION, LLC
 GRAND JUNCTION

MESA VILLAGE MARKETPLACE
 GRADING AND DRAINAGE PLAN-20 SCALE
 (3 OF 6)

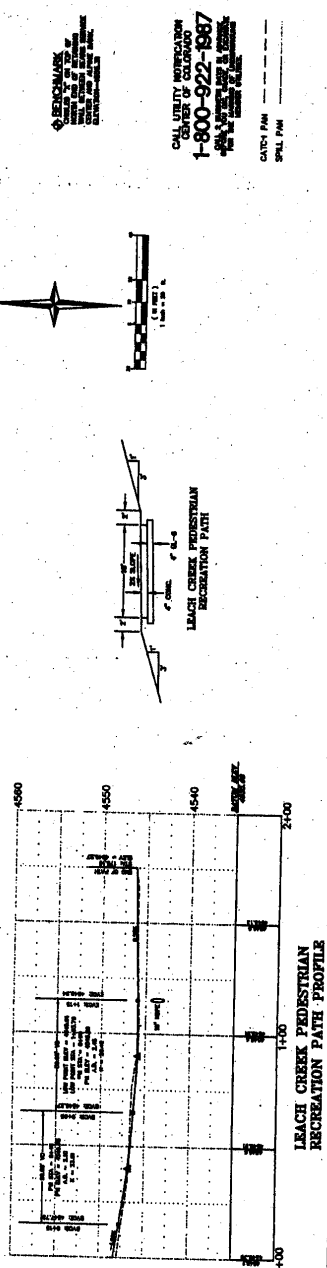
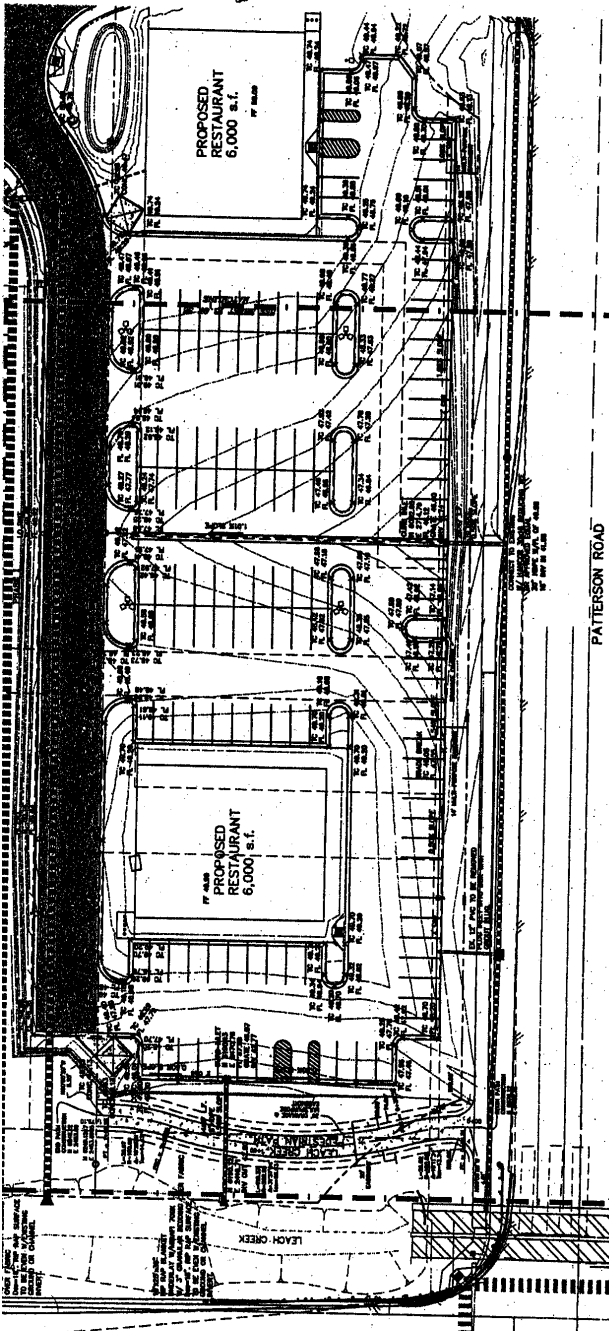
12 OF 36



CIVIL PLAN
 SEAL PAVE
 CHAL. UTILITY CORPORATION
 CENTER OF COLORADO
 1-800-922-1387
 1000 14TH ST. N. DENVER, CO. 80202

APPROVAL OF THIS PLAN MAY CREATE A REVERSED PROPERTY RIGHT PURSUANT TO 24-68-101, of state C.R.S.		APPROVED FOR CONSTRUCTION DATE: _____ SIGNATURE: _____ TITLE: _____	FINAL ACCEPTANCE DATE: _____ SIGNATURE: _____ TITLE: _____																									
THOMPSON-LANGFORD CORP. ENGINEERING AND LAND SURVEYORS 800 1/2 S.W. 2ND ST. GRAND JUNCTION, COLORADO P.O. BOX 846-8097 TEL (970) 841-8846 FAX (970) 841-8846 tlc@tlanet.net	AT&TF, GRAND JUNCTION, LLC MESA VILLAGE MARKETPLACE GRADING AND DRAINAGE PLAN-20 SCALE PLAN (4 OF 5)	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/20/00</td> <td>REVISIONS PER CITY REVIEW COMMENTS (4/25/00)</td> <td>WJL</td> <td>JL</td> </tr> <tr> <td>2</td> <td>12/20/00</td> <td>REVISIONS PER CITY REVIEW COMMENTS (4/25/00)</td> <td>WJL</td> <td>JL</td> </tr> <tr> <td>3</td> <td>12/20/00</td> <td>REVISIONS PER CITY REVIEW COMMENTS (4/25/00)</td> <td>WJL</td> <td>JL</td> </tr> <tr> <td>4</td> <td>12/20/00</td> <td>REVISIONS PER CITY REVIEW COMMENTS (4/25/00)</td> <td>WJL</td> <td>JL</td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	BY	CHK.	1	12/20/00	REVISIONS PER CITY REVIEW COMMENTS (4/25/00)	WJL	JL	2	12/20/00	REVISIONS PER CITY REVIEW COMMENTS (4/25/00)	WJL	JL	3	12/20/00	REVISIONS PER CITY REVIEW COMMENTS (4/25/00)	WJL	JL	4	12/20/00	REVISIONS PER CITY REVIEW COMMENTS (4/25/00)	WJL	JL	
REVISION	DATE	DESCRIPTION	BY	CHK.																								
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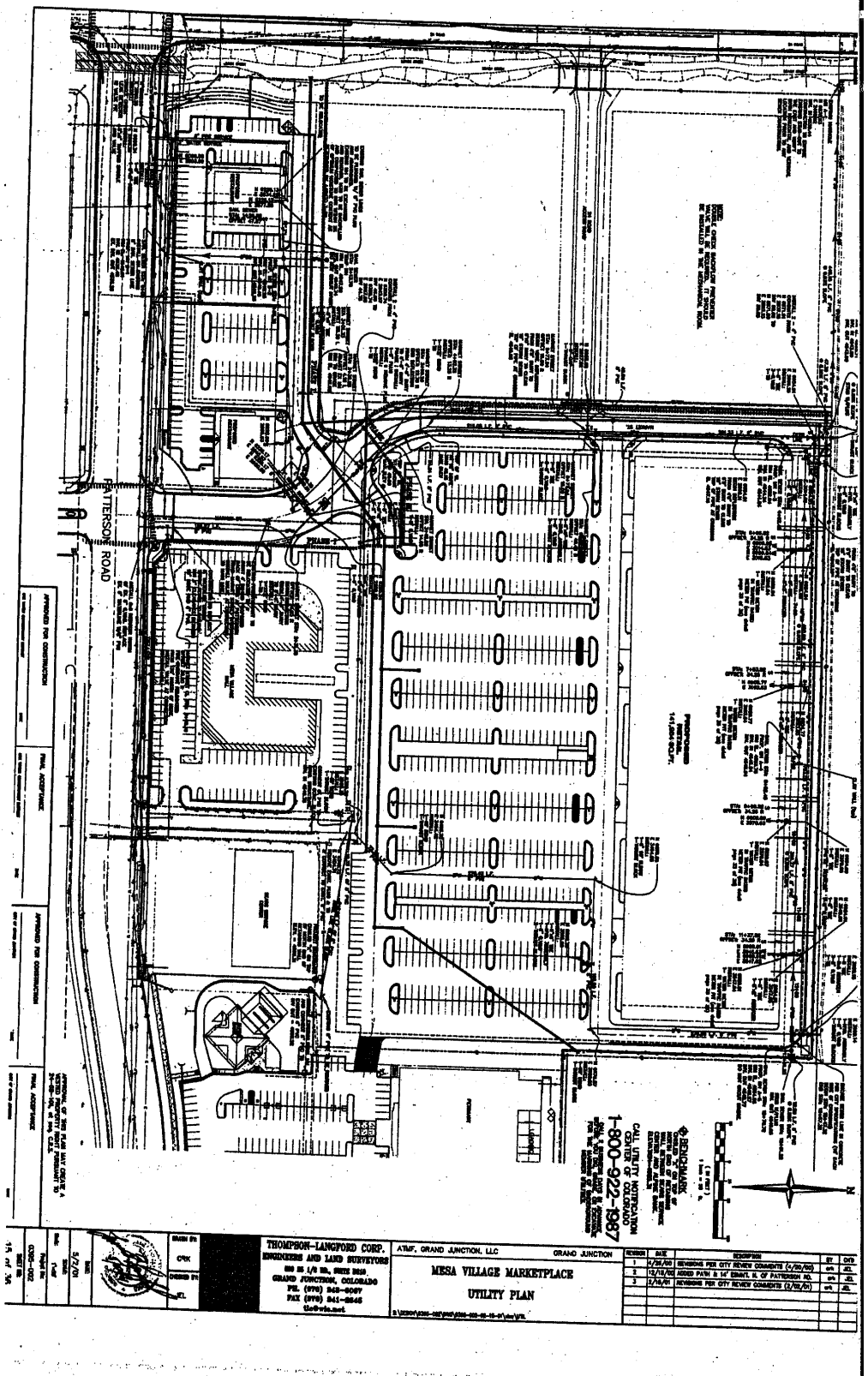


THORSON-LANFORD CORP.
 ENGINEERING AND LAND SURVEYING
 2000 W. 10th St., Suite 100
 Omaha, Nebraska 68104
 TEL (402) 644-8888
 FAX (402) 644-8889

LEACH CREEK PEDESTRIAN RECREATION PATH PROFILE
 (5 OF 6)
LAND SURVEYING & ENGINEERING
 1000 N. 10th St., Suite 100
 Omaha, Nebraska 68104
 TEL (402) 644-8888
 FAX (402) 644-8889

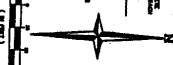
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 24 HOURS A DAY, 7 DAYS A WEEK.

CADDY PLAN
 SPILL PLAN



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 OFFICE OF THE CITY ENGINEER
 200 N. W. 10th St., Ft. Lauderdale, FL 33301

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 FOR A LIST OF UTILITIES
 AND THEIR DEPT. & PHONE NO.

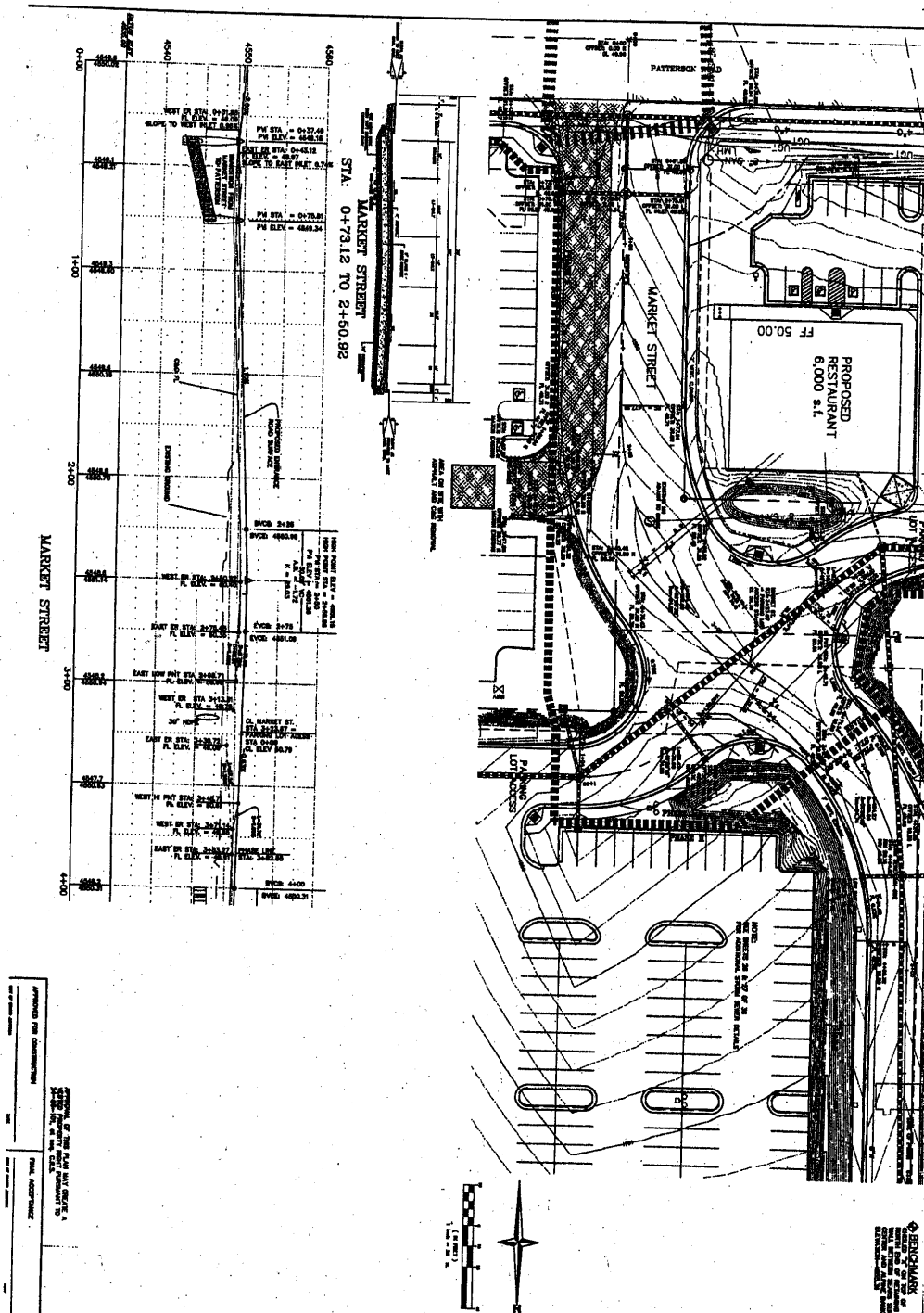


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THOMPSON-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 800 N. 17th St., Suite 200
 GRAND JUNCTION, COLORADO
 PH. (970) 848-0007
 FAX (970) 841-8845
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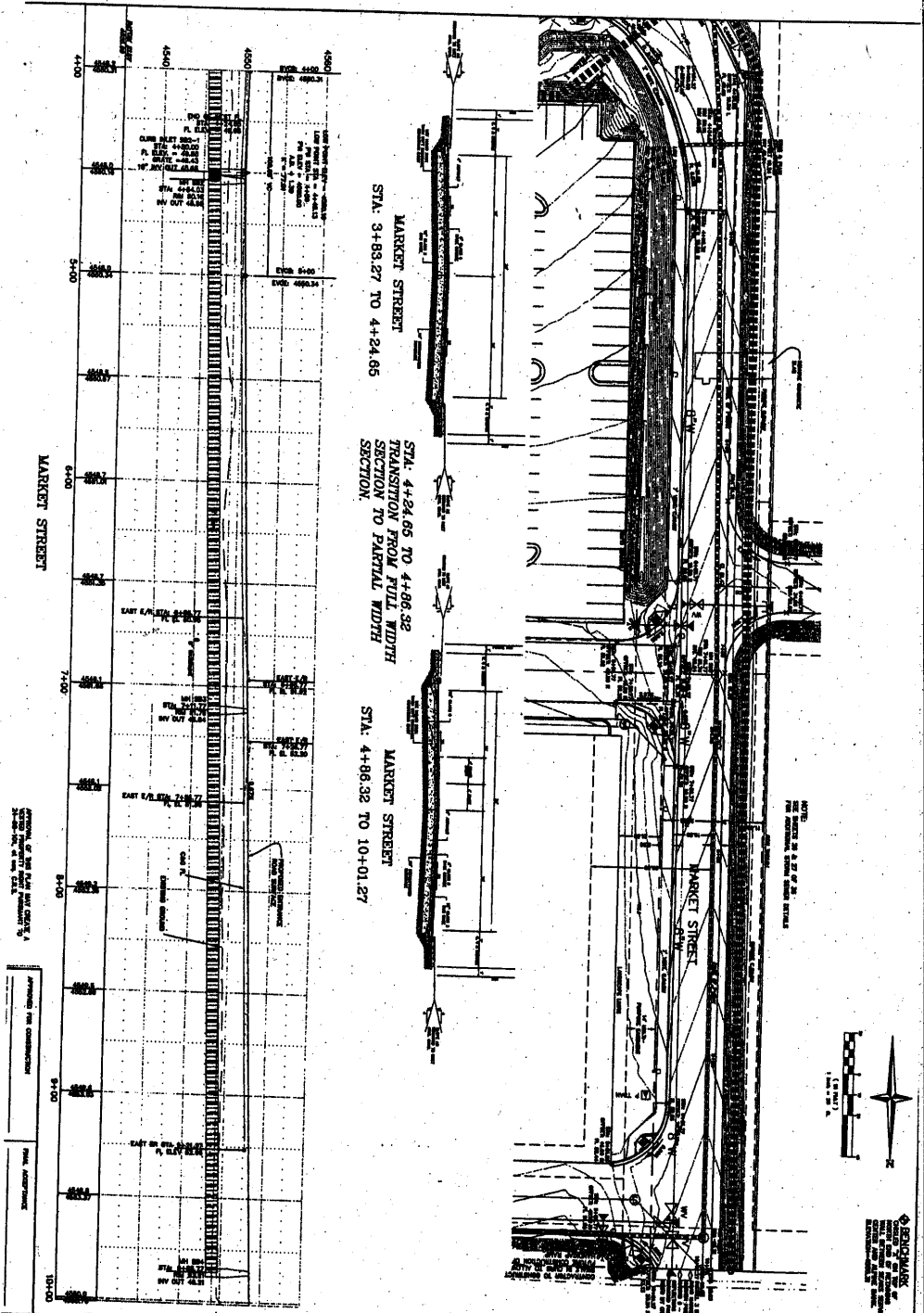
AT&T, GRAND JUNCTION, LLC
 GRAND JUNCTION
MESA VILLAGE MARKETPLACE
UTILITY PLAN

REVISION	DATE	DESCRIPTION	BY	CHK
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2	12/18/00	ISSUING PER CITY ENGINEER COMMENTS (12/18/00)	JK	JK
3	1/27/01	ISSUING PER CITY ENGINEER COMMENTS (1/27/01)	JK	JK



THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS 800 N. 1/2 BL. WEST MAIN GRAND JUNCTION, COLORADO PH: (970) 864-6907 FAX: (970) 864-6966 www.tlcorp.com		ATMF, GRAND JUNCTION, LLC GRAND JUNCTION, CO MARKET STREET STA: 0+00 TO STA: 4+00 PLAN & PROFILE		REVIEW PER CITY REVIEW COMMITTEE (2/26/04) REVIEW PER CITY REVIEW COMMITTEE (2/26/04) REVIEW PER CITY REVIEW COMMITTEE (2/26/04)		BY: [Signature] DATE: 2/26/04
DRAWN BY: CRK	CHECKED BY: [Signature]	DATE: 2/26/04	SCALE: 1" = 40'	SHEET NO.: 11 OF 16	PROJECT NO.: [Number]	TITLE: MARKET STREET STA: 0+00 TO STA: 4+00 PLAN & PROFILE

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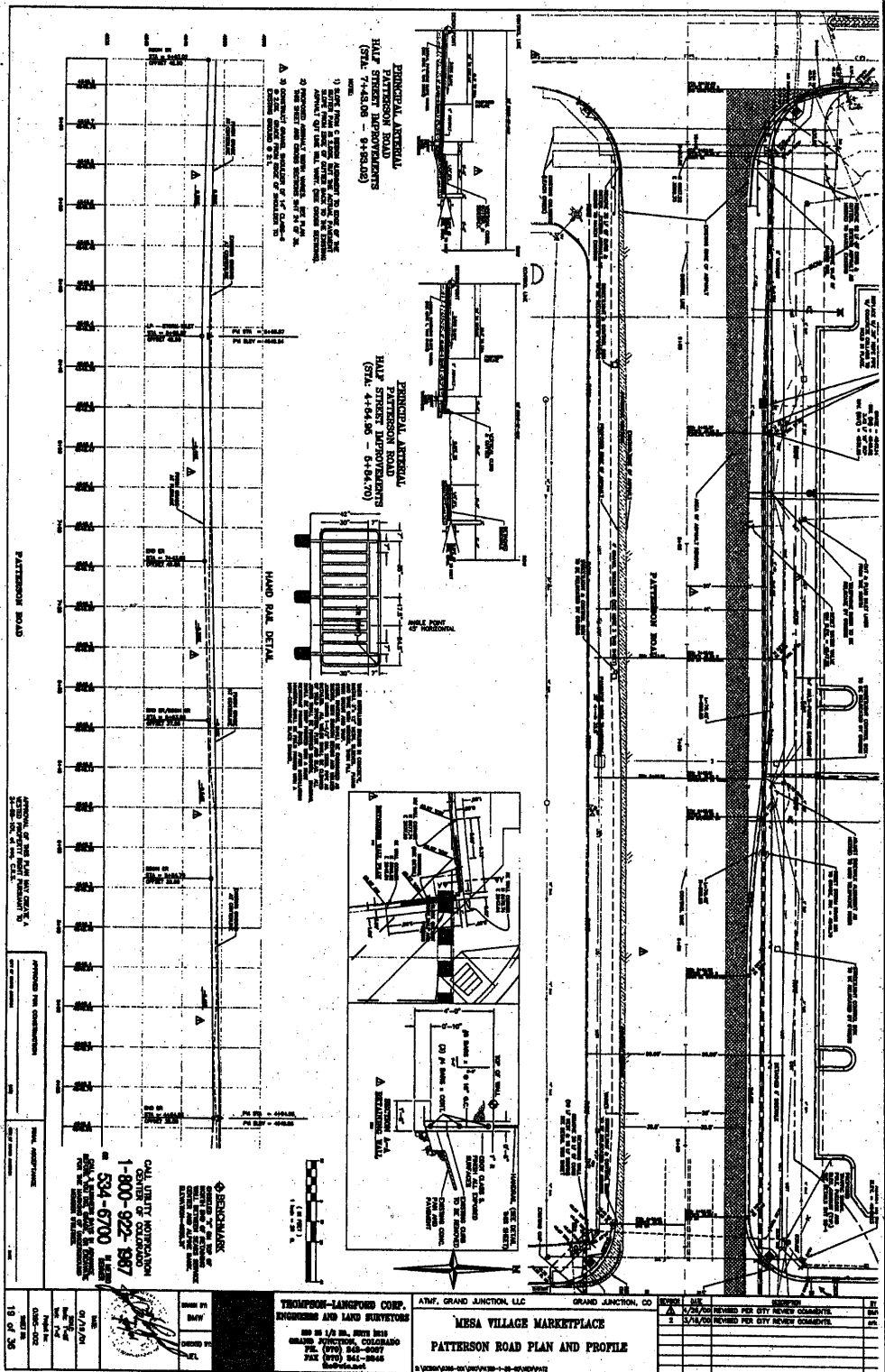


THOMPSON-LANGFORD CORP. ENGINEERING AND LAND SURVEYORS 800 N. 1/2 BL. 5TH ST. S.W. GRAND JUNCTION, COLORADO P.O. BOX 2007 GRAND JUNCTION, CO 81502 TEL. 970-243-2000 FAX 970-243-2004	AT&T, GRAND JUNCTION, LLC GRAND JUNCTION, CO MARKET STREET STA: 4+00 TO 10+01.27 PLAN & PROFILE	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>5/2/00</td> <td></td> <td>REVISION PER CITY REVIEW COMMENTS (1/2/00)</td> </tr> <tr> <td>2</td> <td>5/2/00</td> <td></td> <td>REVISION PER CITY REVIEW COMMENTS (2/24/00)</td> </tr> </table>	NO.	DATE	BY	REVISION	1	5/2/00		REVISION PER CITY REVIEW COMMENTS (1/2/00)	2	5/2/00		REVISION PER CITY REVIEW COMMENTS (2/24/00)
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2	5/2/00		REVISION PER CITY REVIEW COMMENTS (2/24/00)											

SECTION OF THE PLAN AND PROFILE TO BE SHOWN ON THE CITY.

APPROVED FOR CONSTRUCTION

DATE: 5/2/00



PRINCIPAL ARTERIAL
 PATTERSON ROAD
 HALF STREET IMPROVEMENTS
 (STA. 7+43.08 - 9+43.08)

PRINCIPAL ARTERIAL
 PATTERSON ROAD
 HALF STREET IMPROVEMENTS
 (STA. 4+04.85 - 5+64.70)

HAND BAR DETAIL

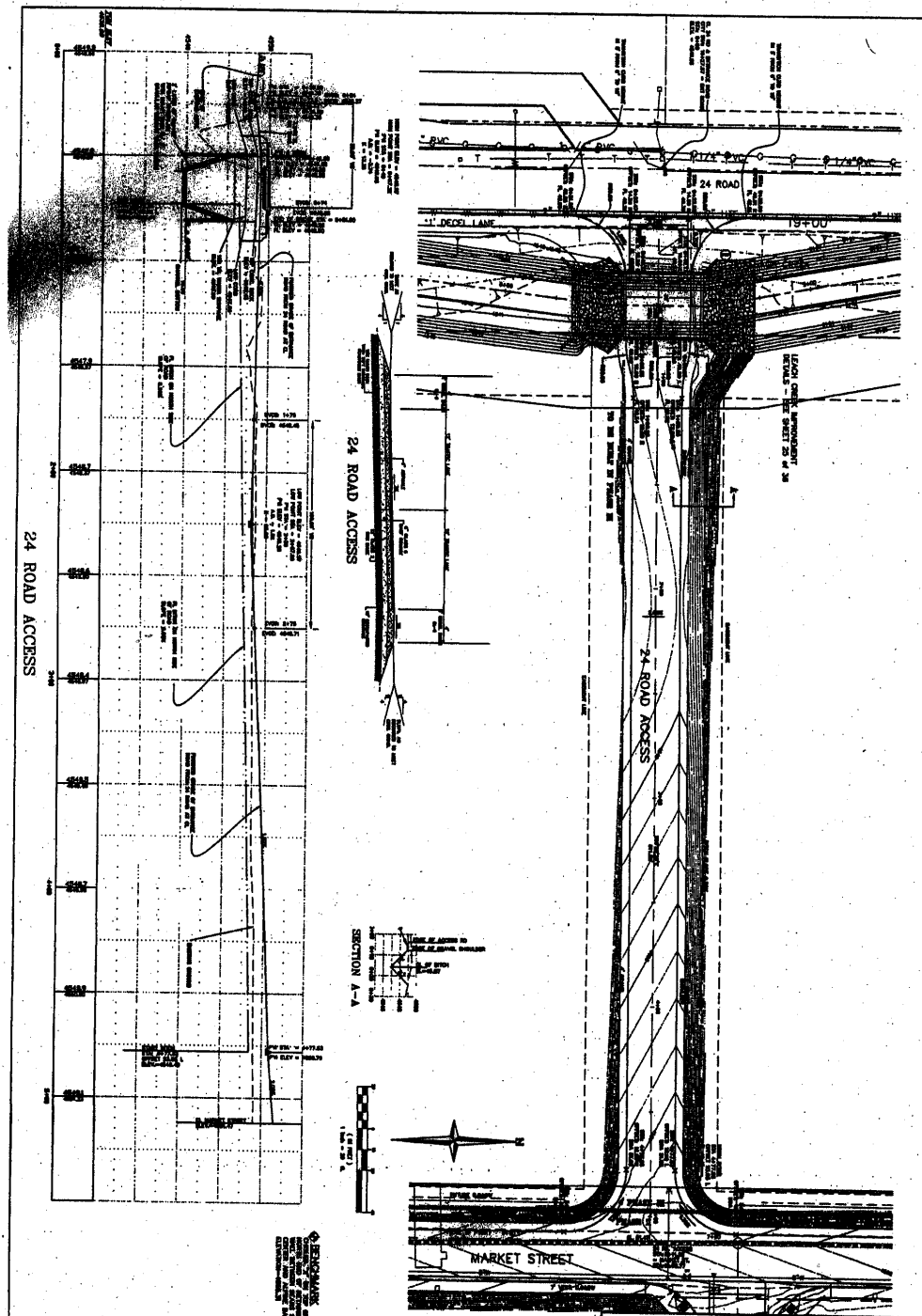
APPROVED FOR SUBMITTAL
 DATE: 02/18/10
 15 OF 36

DATE: 02/18/10
 15 OF 36

TRIMPOUR-LANGFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 100 N. 1/2 W. 3RD ST.
 GRAND JUNCTION, COLORADO
 TEL: 970-241-8000
 FAX: 970-241-8001
 www.trimpour.com

ATNF, GRAND JUNCTION, LLC
 GRAND JUNCTION, CO
 MESA VILLAGE MARKETPLACE
 PATTERSON ROAD PLAN AND PROFILE

REVISIONS
 1. 1/28/10 REVIEWED FOR CITY REVIEW COMMENTS
 2. 2/18/10 REVIEWED FOR CITY REVIEW COMMENTS



APPROVAL OF THIS PLAN MAY CREATE A LEGAL PROPERTY RIGHT PURSUANT TO SECTION 38-101, R.S.M., D.C.

APPROVED FOR CONSTRUCTION

FINAL ACCEPTANCE

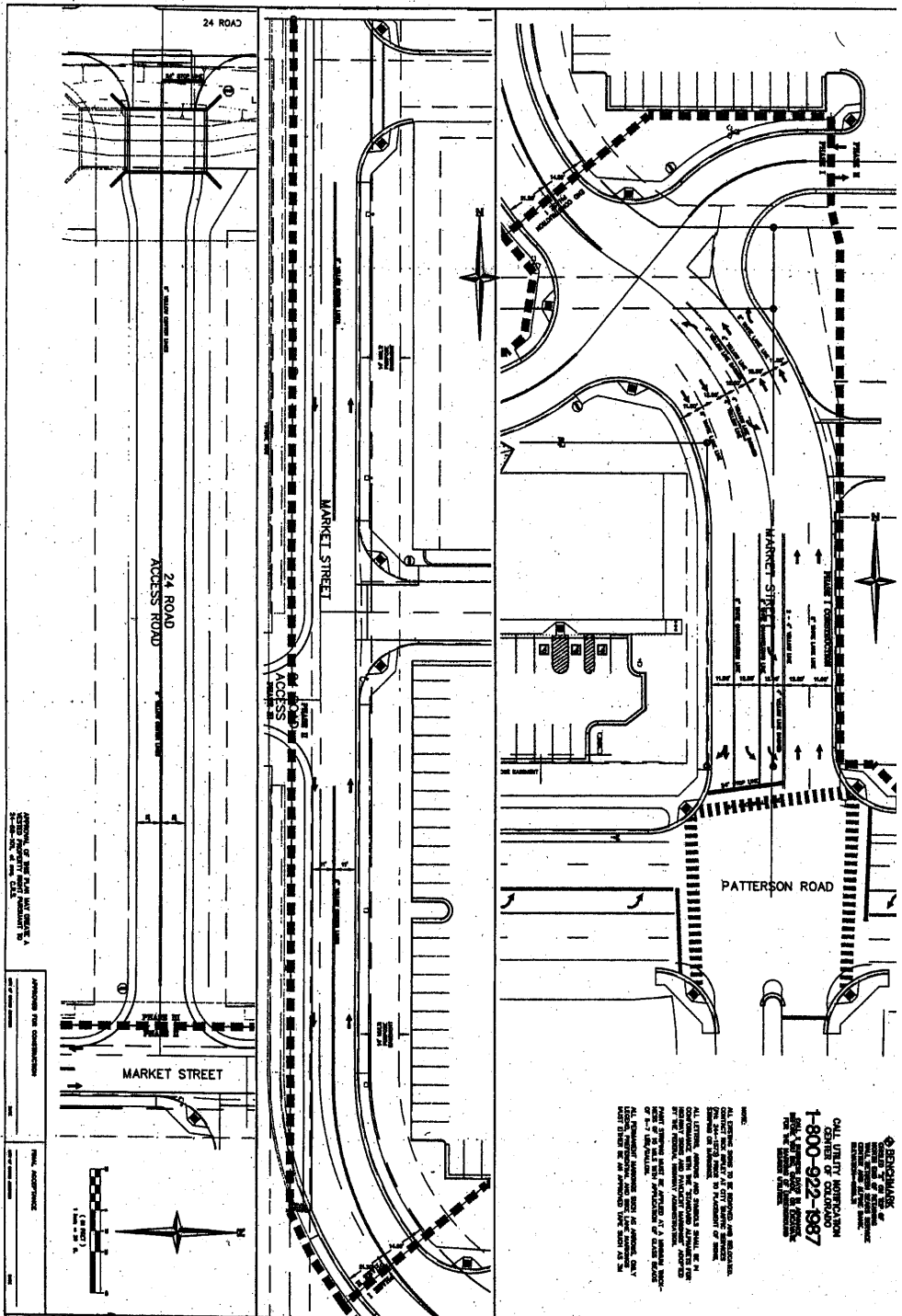
DATE OF THIS PLAN	DATE OF THIS PLAN	DATE OF THIS PLAN	DATE OF THIS PLAN
1/1/00	1/1/00	1/1/00	1/1/00

THOMPSON-LANFORD CORP.
ENGINEERS AND LAND SURVEYORS
200 W. 10th St., Suite 2000
Grand Junction, Colorado
Tel: (970) 241-1000
Fax: (970) 241-1044
www.thompson-lanfords.com

ATM, GRAND JUNCTION, LLC
GRAND JUNCTION, CO

ENTRANCE ROAD FROM 24 ROAD
PLAN & PROFILE

NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/1/00	REVISION PER CITY ENGINE COMMENTS (C/2000)		



REVISIONS

DATE: 11/19/03

BY: JEL

DESCRIPTION: SIGNAGE & PHASE II STRIPING PLAN

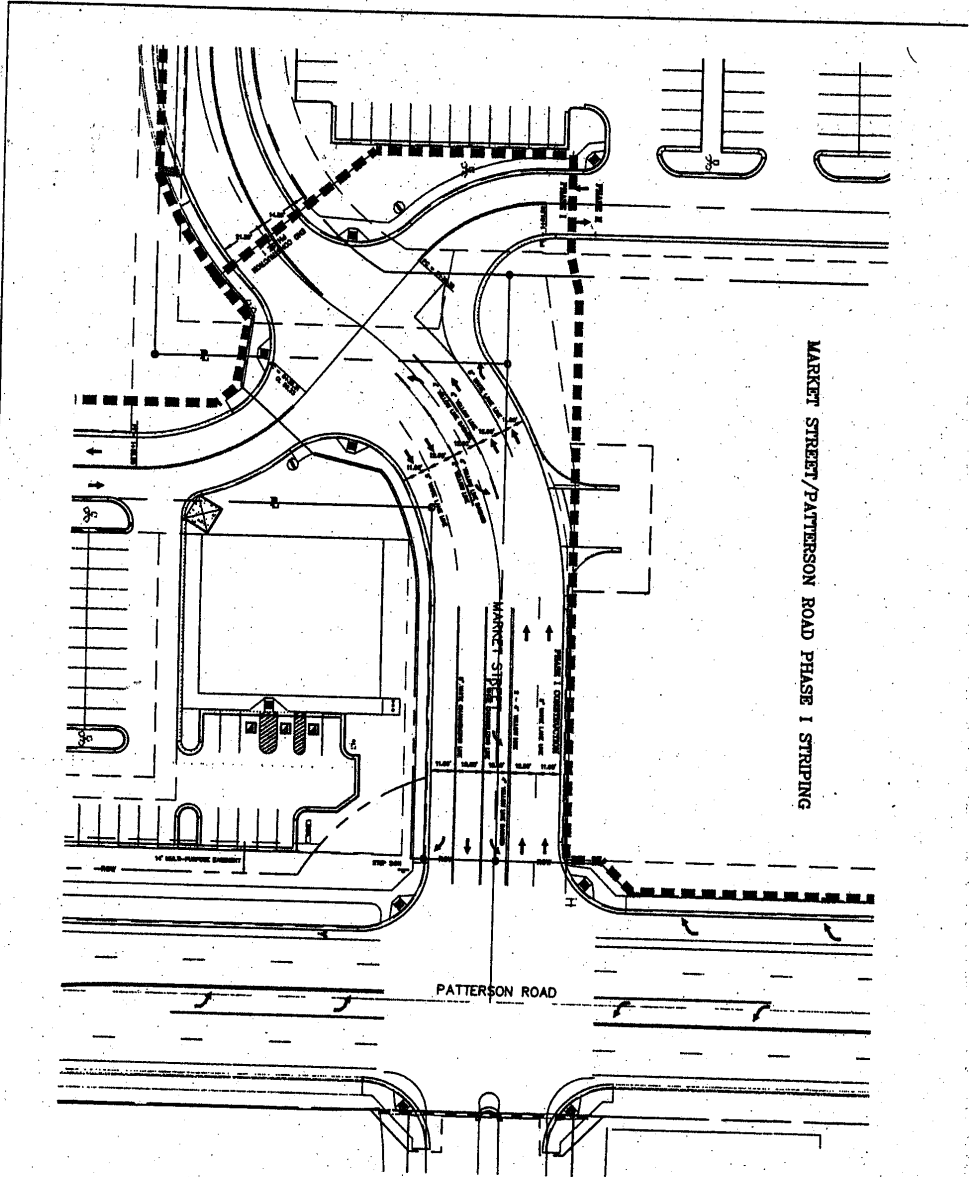
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 1-800-922-1987
 970-241-1000

NO.	DATE	DESCRIPTION
1	11/19/03	REVISION PER CITY REVIEW COMMENTS (0/2/03)
2	12/15/03	REVISION PER CITY REVIEW COMMENTS (12/15/03)
3	2/11/04	REVISION PER CITY REVIEW COMMENTS (2/11/04)

TROMPSON-LANFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 800 W. 17th St., Suite 200
 GRAND JUNCTION, COLORADO
 PH: (970) 241-2007
 FAX: (970) 241-2048
 tlc@tlan.com

AT&T, GRAND JUNCTION, LLC
 GRAND JUNCTION
MARKET STREET & 24 ROAD ACCESS
SIGNAGE & PHASE II STRIPING PLAN

DATE: 11/19/03
 DRAWN BY: JEL
 CHECKED BY: JEL
 SCALE: AS SHOWN
 SHEET NO: 22 OF 26



MARKET STREET/PATTERSON ROAD PHASE I STRIPING

PATTERSON ROAD

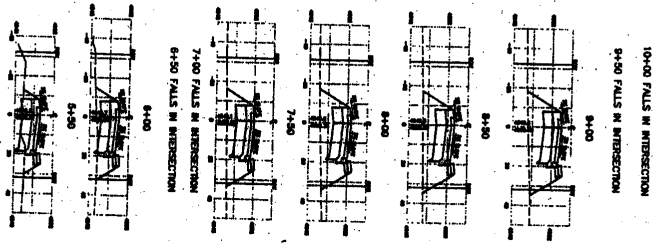
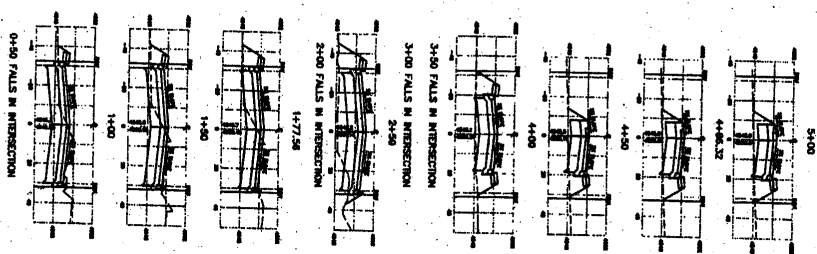
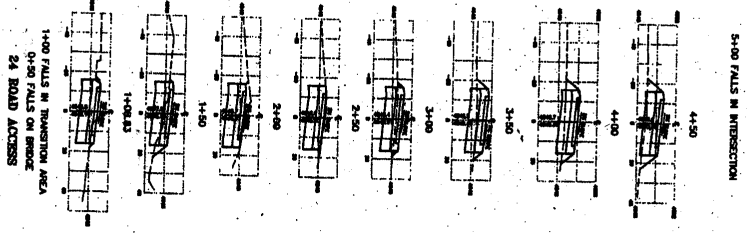
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE CURB OR TO THE CENTERLINE OF THE SIDEWALK, UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE CURB OR TO THE CENTERLINE OF THE SIDEWALK, UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE CURB OR TO THE CENTERLINE OF THE SIDEWALK, UNLESS OTHERWISE SPECIFIED.

CALL CENTER INFORMATION
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 GRAND JUNCTION, CO
 GRAND JUNCTION, CO



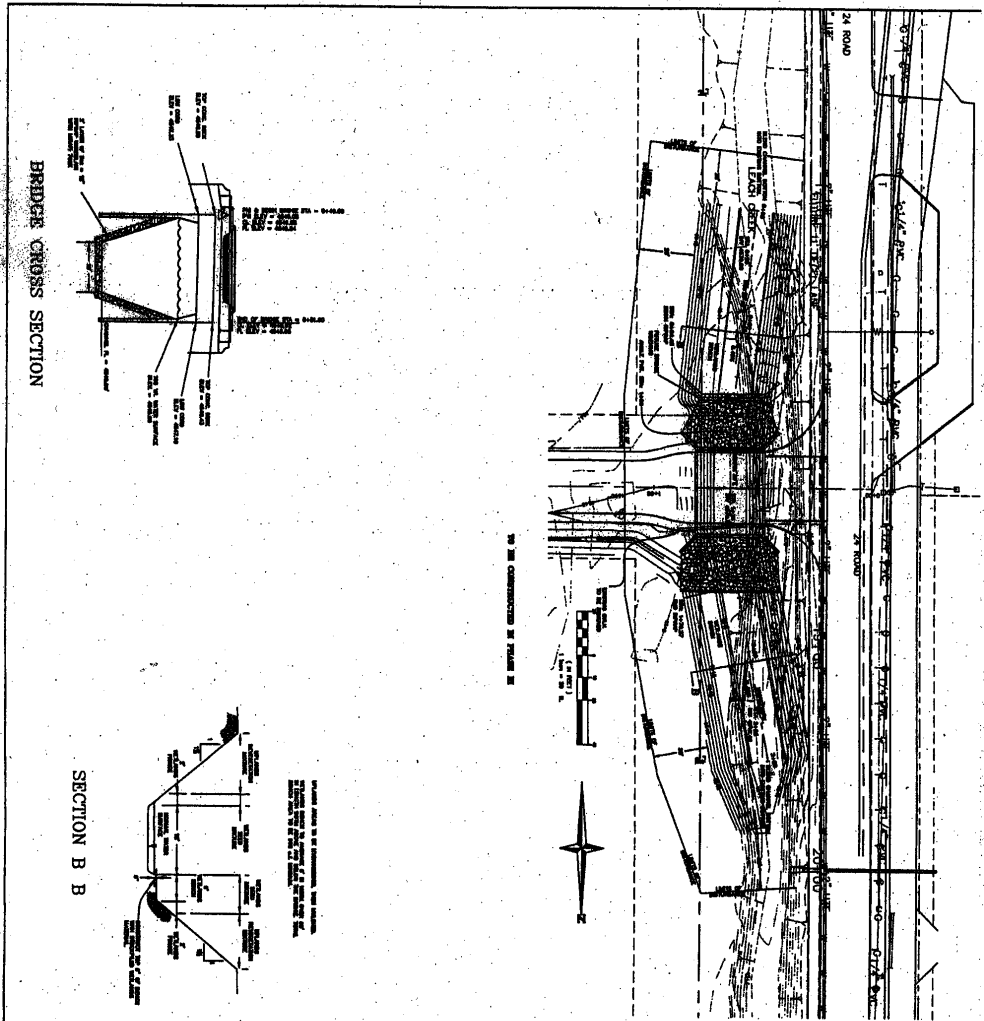
DATE: 10/15/03
 DRAWN BY: JLM
 CHECKED BY: JLM

<p>THOMPSON-LANFORD CORP. SURVEYING AND LAND SURVEYORS 800 N. 1/2 N. 20E, BOX 200 GRAND JUNCTION, COLORADO TEL: (970) 842-0077 FAX: (970) 842-0048 www.tlco.com</p>	<p>ATM, GRAND JUNCTION, LLC GRAND JUNCTION, CO MARKET STREET & PATTERSON ROAD SIGNAGE & PHASE I STRIPING PLAN</p>	<p>DATE: 10/15/03 DRAWN BY: JLM CHECKED BY: JLM</p>	<p>22A OF 30</p>
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SECTION OF THE PLAN NOT DRAWN TO SCALE

	DATE	1/10/11	THOMPSON-LANGFORD CORP. ENGINEERS AND SURVEYORS 100 W. 17th St., Suite 200 Grand Junction, Colorado TEL: (970) 842-6667 FAX: (970) 842-6668 info@thomsonlangford.com	AT&T, GRAND JUNCTION, LLC	PROJECT	GRAND JUNCTION	DATE	1/10/11	SCALE	AS SHOWN
	NO. OF SHEETS	23 of 44			PROJECT	RENDER PULP CITY DEVELOPMENT	DATE		SCALE	
MARKET STREET CROSS SECTIONS & 24 ROAD ACCESS CROSS SECTIONS										



BRIDGE CROSS SECTION

SECTION B B

CALL US TODAY
 CENTER OF COLORADO
 1-800-922-1987
 1500 W. 10TH AVE. SUITE 100
 DENVER, CO 80202

REVISIONS

NO.	DATE	DESCRIPTION
1	1/25/90	REVISED PER CITY ENGINEER'S COMMENTS

REVISIONS OF MATERIALS

REVISIONS OF DIMENSIONS

REVISIONS OF NOTES

REVISIONS OF LEGAL NOTES

REVISIONS OF SURVEY DATA

REVISIONS OF CONTRACT DOCUMENTS

REVISIONS OF SPECIFICATIONS

REVISIONS OF DRAWINGS

REVISIONS OF RECORDS

REVISIONS OF AS-BUILT DRAWINGS

REVISIONS OF MAINTENANCE RECORDS

REVISIONS OF INSPECTION REPORTS

REVISIONS OF DESIGN CHANGES

REVISIONS OF CONSTRUCTION CHANGES

REVISIONS OF OPERATION CHANGES

REVISIONS OF REPAIR CHANGES

REVISIONS OF REPLACEMENT CHANGES

REVISIONS OF DEMOLITION CHANGES

REVISIONS OF RECONSTRUCTION CHANGES

REVISIONS OF RENOVATION CHANGES

REVISIONS OF RESTORATION CHANGES

REVISIONS OF PRESERVATION CHANGES

REVISIONS OF PROTECTION CHANGES

REVISIONS OF MONITORING CHANGES

REVISIONS OF EVALUATION CHANGES

REVISIONS OF REPORTING CHANGES

REVISIONS OF RECORDING CHANGES

REVISIONS OF ARCHIVING CHANGES

REVISIONS OF RETRIEVAL CHANGES

REVISIONS OF DISTRIBUTION CHANGES

REVISIONS OF ACCESSIBILITY CHANGES

REVISIONS OF SECURITY CHANGES

REVISIONS OF COMPLIANCE CHANGES

REVISIONS OF LEGAL CHANGES

REVISIONS OF ETHICAL CHANGES

REVISIONS OF SOCIAL CHANGES

REVISIONS OF ENVIRONMENTAL CHANGES

REVISIONS OF ECONOMIC CHANGES

REVISIONS OF CULTURAL CHANGES

REVISIONS OF HISTORICAL CHANGES

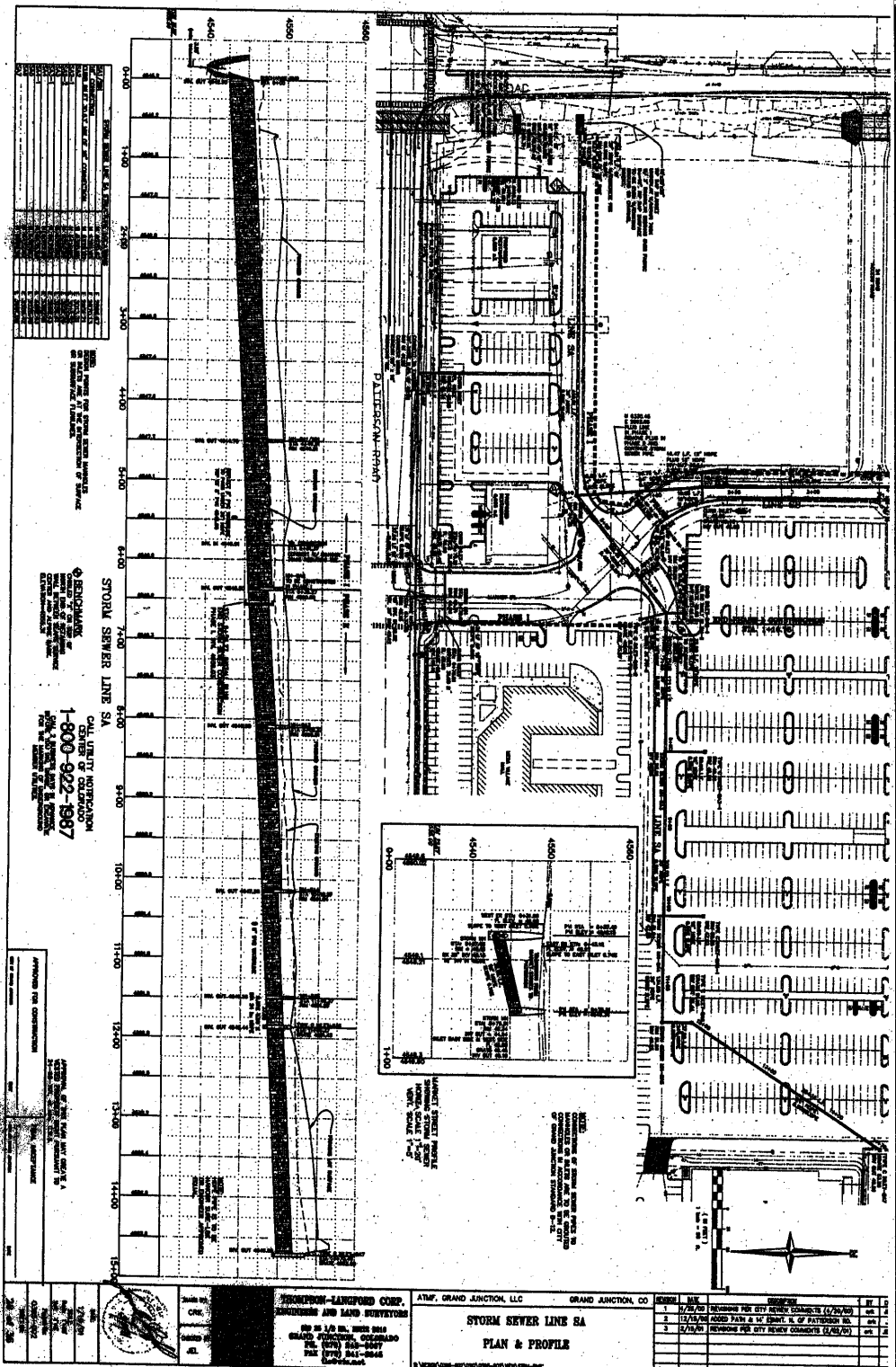
NO.	DATE	DESCRIPTION
1	1/25/90	REVISED PER CITY ENGINEER'S COMMENTS

THOMPSON-LANFORD CORP.
 ENGINEERS AND LAND SURVEYORS
 100 W. 10TH AVE. SUITE 100
 DENVER, COLORADO 80202
 TEL: (303) 861-1987
 FAX: (303) 861-2044
 www.tlcorp.com

AT&T, GRAND JUNCTION, LLC
 GRAND JUNCTION, CO

LEACH CREEK CROSSING IMPROVEMENTS

© 1990 THOMPSON-LANFORD CORP. ALL RIGHTS RESERVED.



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/10
2	ISSUED FOR PERMITS	12/15/10
3	ISSUED FOR PERMITS	12/15/10
4	ISSUED FOR PERMITS	12/15/10
5	ISSUED FOR PERMITS	12/15/10
6	ISSUED FOR PERMITS	12/15/10
7	ISSUED FOR PERMITS	12/15/10
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16	ISSUED FOR PERMITS	12/15/10
17	ISSUED FOR PERMITS	12/15/10
18	ISSUED FOR PERMITS	12/15/10
19	ISSUED FOR PERMITS	12/15/10
20	ISSUED FOR PERMITS	12/15/10

FOR THE RECORD THE PERMITS ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. ANY CHANGES TO THE PERMITS MUST BE APPROVED BY THE CITY ENGINEER.

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: 12/15/10

1-800-922-987
 GRAND JUNCTION, CO

APPROVED FOR CONSTRUCTION: [Signature]
 DATE: 12/15/10

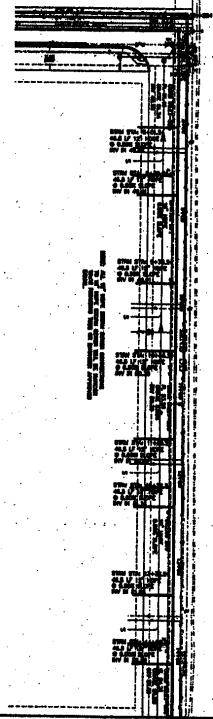
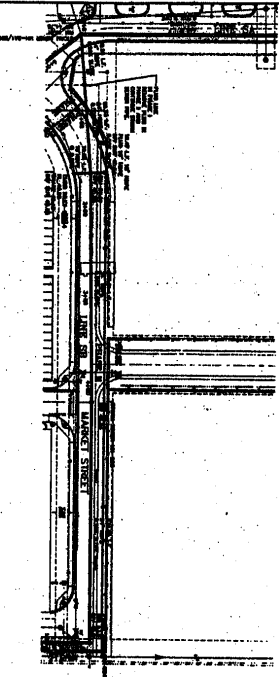
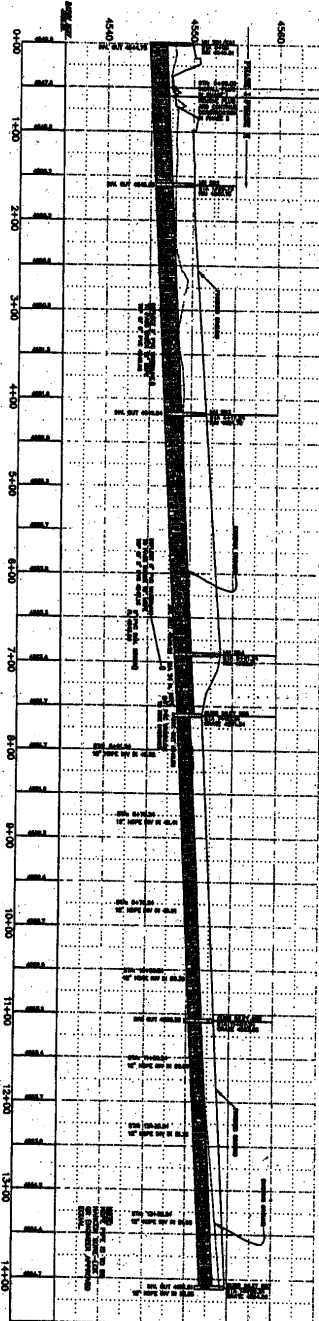
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/10
2	ISSUED FOR PERMITS	12/15/10
3	ISSUED FOR PERMITS	12/15/10
4	ISSUED FOR PERMITS	12/15/10
5	ISSUED FOR PERMITS	12/15/10
6	ISSUED FOR PERMITS	12/15/10
7	ISSUED FOR PERMITS	12/15/10
8	ISSUED FOR PERMITS	12/15/10
9	ISSUED FOR PERMITS	12/15/10
10	ISSUED FOR PERMITS	12/15/10
11	ISSUED FOR PERMITS	12/15/10
12	ISSUED FOR PERMITS	12/15/10
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18	ISSUED FOR PERMITS	12/15/10
19	ISSUED FOR PERMITS	12/15/10
20	ISSUED FOR PERMITS	12/15/10

FERRELL-LANFORD CORP. ENGINEERS AND LAND SURVEYORS 800 W. 10th St., Suite 200 Grand Junction, Colorado 815 241-2222 FAX: 815 241-2222	ATMF, GRAND JUNCTION, LLC GRAND JUNCTION, CO	STORM SEWER LINE SA PLAN & PROFILE	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/15/10</td> <td>REVISED PER CITY ENGINEER'S (12/15/10)</td> </tr> <tr> <td>2</td> <td>12/15/10</td> <td>ADDED PAVEMENT TO EAST SIDE OF PATRICKSON BL.</td> </tr> <tr> <td>3</td> <td>12/15/10</td> <td>REVISED PER CITY ENGINEER'S (12/15/10)</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	12/15/10	REVISED PER CITY ENGINEER'S (12/15/10)	2	12/15/10	ADDED PAVEMENT TO EAST SIDE OF PATRICKSON BL.	3	12/15/10	REVISED PER CITY ENGINEER'S (12/15/10)
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3	12/15/10	REVISED PER CITY ENGINEER'S (12/15/10)													

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/15/05	WJ
2	ISSUED FOR CONSTRUCTION	11/15/05	WJ
3	ISSUED FOR RECORD	11/15/05	WJ
4	ISSUED FOR RECORD	11/15/05	WJ
5	ISSUED FOR RECORD	11/15/05	WJ
6	ISSUED FOR RECORD	11/15/05	WJ
7	ISSUED FOR RECORD	11/15/05	WJ
8	ISSUED FOR RECORD	11/15/05	WJ
9	ISSUED FOR RECORD	11/15/05	WJ
10	ISSUED FOR RECORD	11/15/05	WJ

THIS PLAN AND PROFILE ARE THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE PURPOSE OF RECORD.

STORM SEWER LINE SB

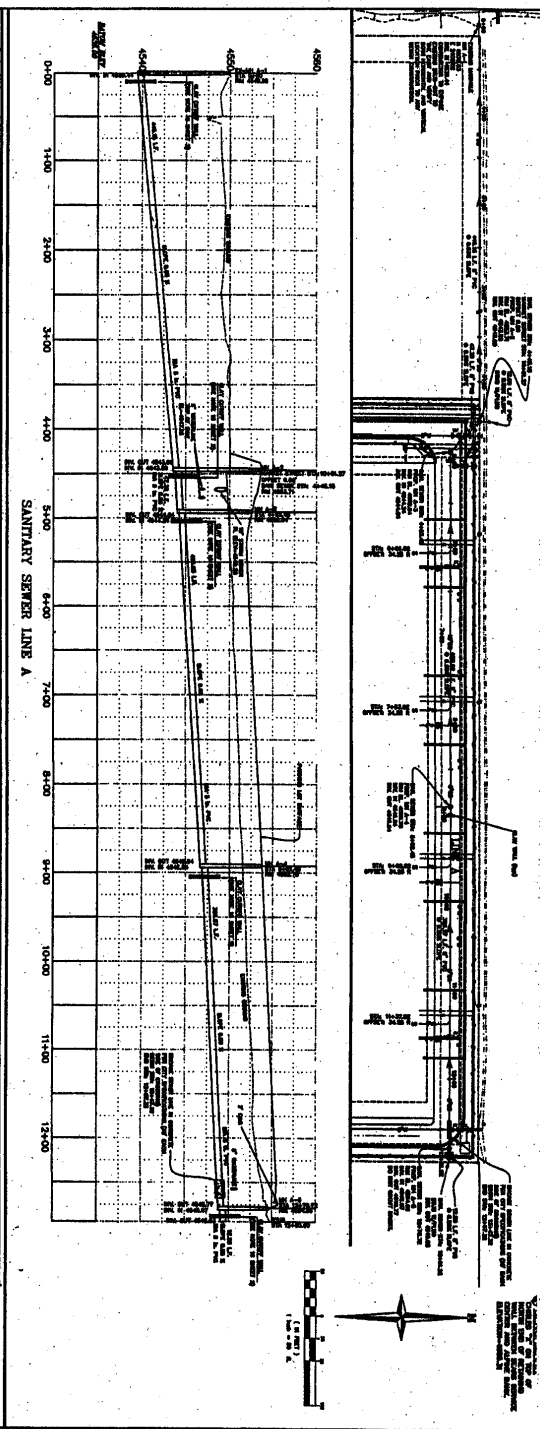
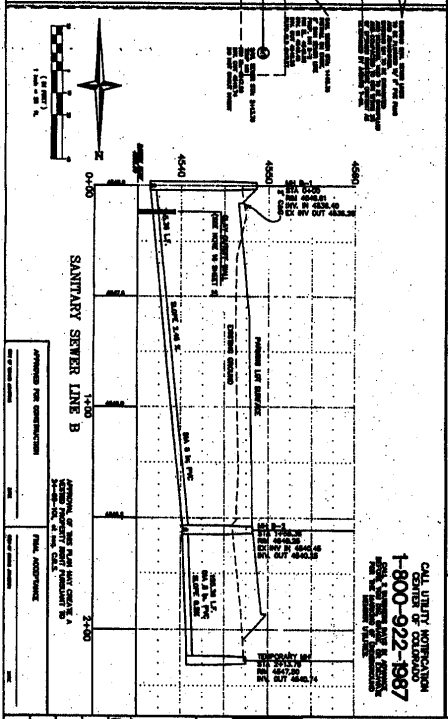
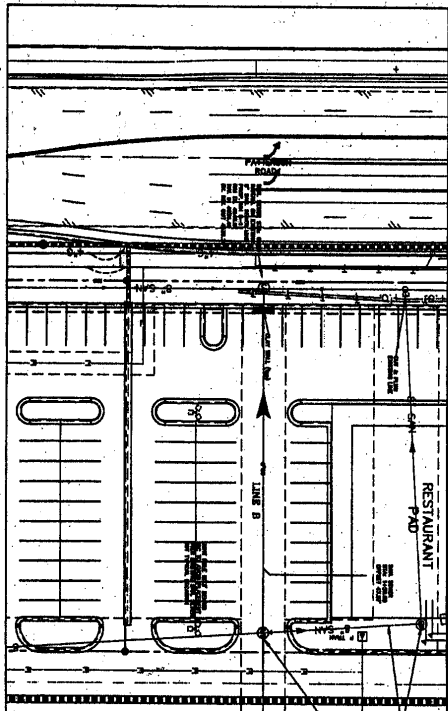


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 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

APPROVED FOR CONSTRUCTION
 [Signature]
 [Title]

DRAWN BY DATE CHECKED BY DATE	SHAWKINS-LEWIS CORP. ENGINEERS AND LAND SURVEYORS 200 W. 1/2 N. 10TH ST. GRAND JUNCTION, COLORADO TEL (970) 242-2027 FAX (970) 242-2028 www.shawkins-lewis.com	ATMF, GRAND JUNCTION, LLC GRAND JUNCTION, CO	SHEET NO. TOTAL SHEETS	PROJECT NO. CITY	TITLE STORM SEWER LINE SB PLAN & PROFILE	SCALE 1" = 10'	DATE 11/15/05	DRAWN BY DATE CHECKED BY DATE
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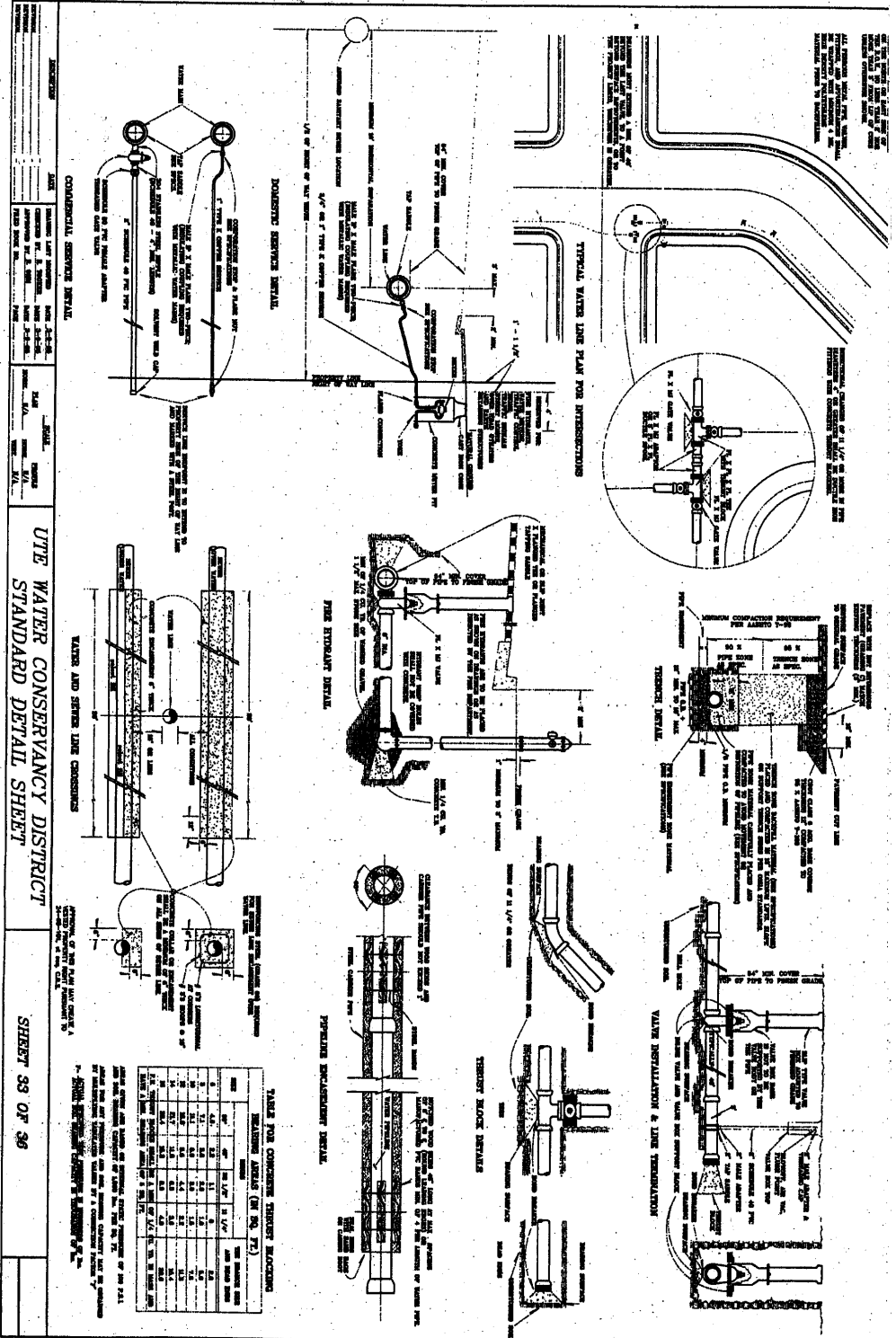


CHIL LINDLEY, INCORPORATED
 CENTER OF THE WEST RESTAURANT
 1-800-922-1987
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202

THOMPSON-LAWFORD CORP. ENGINEERS AND LAND SURVEYORS 200 N. 1/2 ST. SUITE 100 GRAND JUNCTION, CO 81501 TEL: 970-241-1111 FAX: 970-241-1111	ATNF, GRAND JUNCTION, LLC GRAND JUNCTION, CO 81501	GRAND JUNCTION, CO 81501	GRAND JUNCTION, CO 81501	GRAND JUNCTION, CO 81501
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SANITARY SEWER LINE A & LINE B
 PLAN & PROFILE

DATE: 1/17/01 DRAWN BY: [Signature] CHECKED BY: [Signature] 25 OF 26	APPROVED FOR CONSTRUCTION: [Signature] TITLE: [Title]
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DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

SCALE: _____

PROJECT NO.: _____

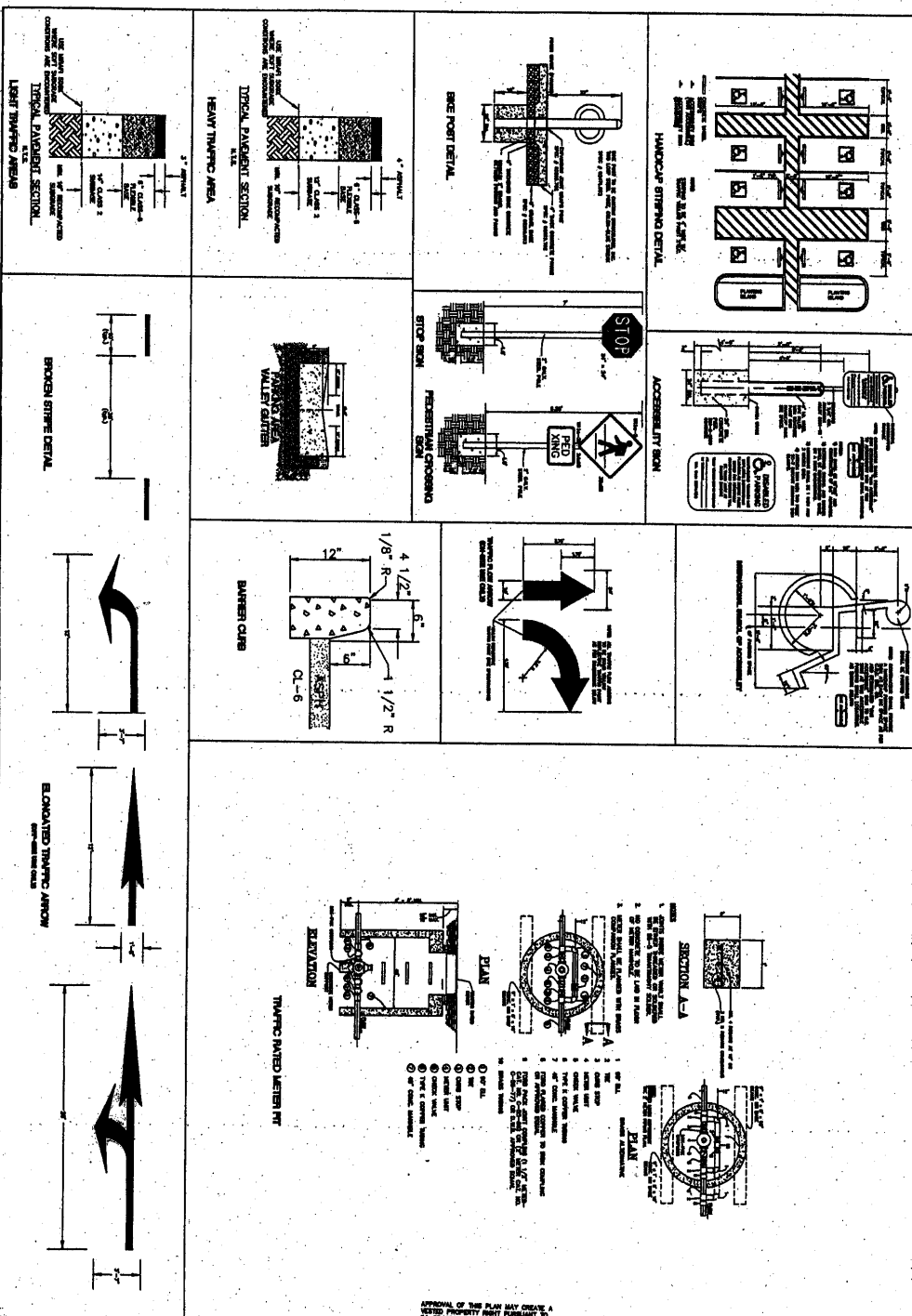
DATE OF ISSUE: _____

UTE WATER CONSERVANCY DISTRICT
STANDARD DETAIL SHEET

TABLE FOR CONCRETE THRESHOLD BLOCKS

BASED ON 1500 PSI CONCRETE (ACI 308.3R)

VALVE SIZE (IN)	VALVE WEIGHT (LBS)	VALVE AREA (SQ IN)	VALVE PERIMETER (IN)	VALVE SPACING (IN)	VALVE WEIGHT (LBS)	VALVE AREA (SQ IN)	VALVE PERIMETER (IN)	VALVE SPACING (IN)
1/2"	1.5	0.19	1.57	1.5	1.5	0.19	1.57	1.5
3/4"	2.5	0.35	2.36	2.0	2.5	0.35	2.36	2.0
1"	4.0	0.50	3.14	2.5	4.0	0.50	3.14	2.5
1 1/4"	7.5	0.88	4.71	3.5	7.5	0.88	4.71	3.5
1 1/2"	10.0	1.18	5.90	4.0	10.0	1.18	5.90	4.0
2"	16.0	1.77	8.72	5.0	16.0	1.77	8.72	5.0
2 1/2"	25.0	2.75	13.27	6.0	25.0	2.75	13.27	6.0
3"	36.0	3.93	18.85	7.0	36.0	3.93	18.85	7.0
3 1/2"	49.0	5.30	25.92	8.0	49.0	5.30	25.92	8.0
4"	64.0	6.87	35.17	9.0	64.0	6.87	35.17	9.0
4 1/2"	81.0	8.64	46.18	10.0	81.0	8.64	46.18	10.0
5"	100.0	10.61	59.42	11.0	100.0	10.61	59.42	11.0
5 1/2"	121.0	12.77	75.90	12.0	121.0	12.77	75.90	12.0
6"	144.0	15.14	95.42	13.0	144.0	15.14	95.42	13.0
6 1/2"	169.0	17.71	118.08	14.0	169.0	17.71	118.08	14.0
7"	196.0	20.49	143.94	15.0	196.0	20.49	143.94	15.0
7 1/2"	225.0	23.44	172.99	16.0	225.0	23.44	172.99	16.0
8"	256.0	26.57	205.26	17.0	256.0	26.57	205.26	17.0
8 1/2"	289.0	29.87	240.75	18.0	289.0	29.87	240.75	18.0
9"	324.0	33.34	279.48	19.0	324.0	33.34	279.48	19.0
9 1/2"	361.0	36.97	321.45	20.0	361.0	36.97	321.45	20.0
10"	400.0	40.76	366.68	21.0	400.0	40.76	366.68	21.0



NO.	DATE	DESCRIPTION	BY	CHK.
1	1/25/10	ISSUE FOR CITY REVIEW COMMENTS (1/25/10)		
2	2/16/10	ISSUE FOR CITY REVIEW COMMENTS		

APPROVAL OF THIS PLAN MAY CREATE A VIOLATION OF THE CITY OF GRAND JUNCTION, CO. 10-10-10, 11 AND 12.

TECHNIPON-LANFORD CORP.
ENGINEERING AND LAND SURVEYING
800 N. 1/2 N.W. 2000 WEST
GRAND JUNCTION, COLORADO
TEL: (970) 842-4447
FAX: (970) 842-4448
www.techcorp.com

ATNF, GRAND JUNCTION, LLC
GRAND JUNCTION
MESA VILLAGE MARKETPLACE
MISCELLANEOUS DETAILS
OFFICE: 608-10th Ave S

Sheet No.	
Project No.	
Project Name	
Client	
Architect	
Engineer	
Contractor	
Scale	
Date	
Drawn by	
Checked by	
Approved by	

PROPOSED
COMMERCIAL
DEVELOPMENT
SAND JUNCTION
CALIFORNIA

664
ROGVOY
ARCHITECTS
1000 UNIVERSITY AVENUE
SANTA ANA, CALIFORNIA 92705
TEL: (714) 241-1111
FAX: (714) 241-1112

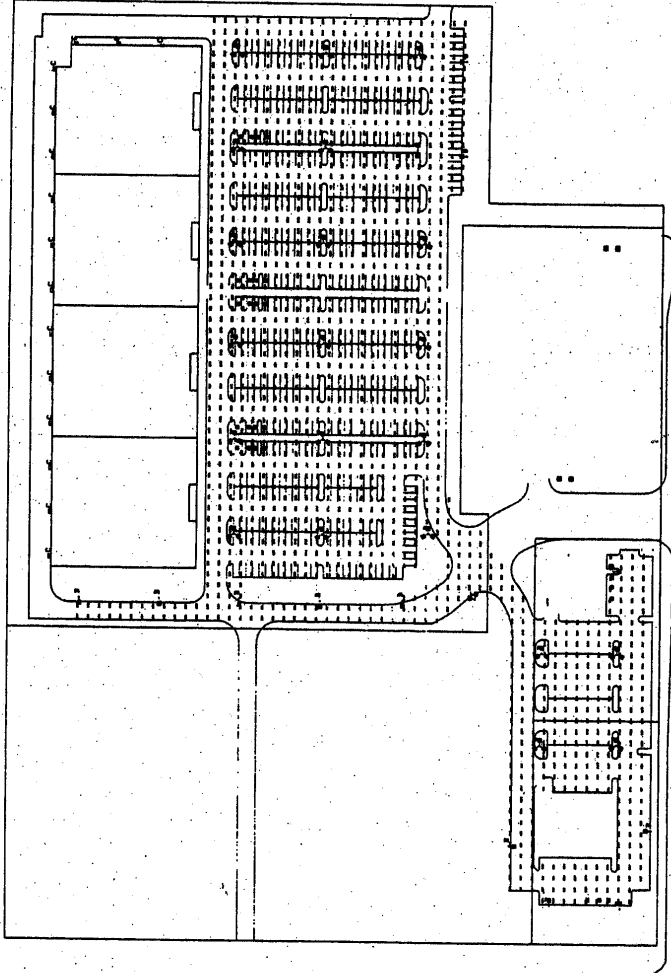
CONCEPTUAL
LIGHTING PLAN

DATE: 08/04
SCALE: 1/8" = 1'-0"
PROJECT NO.: 08/04

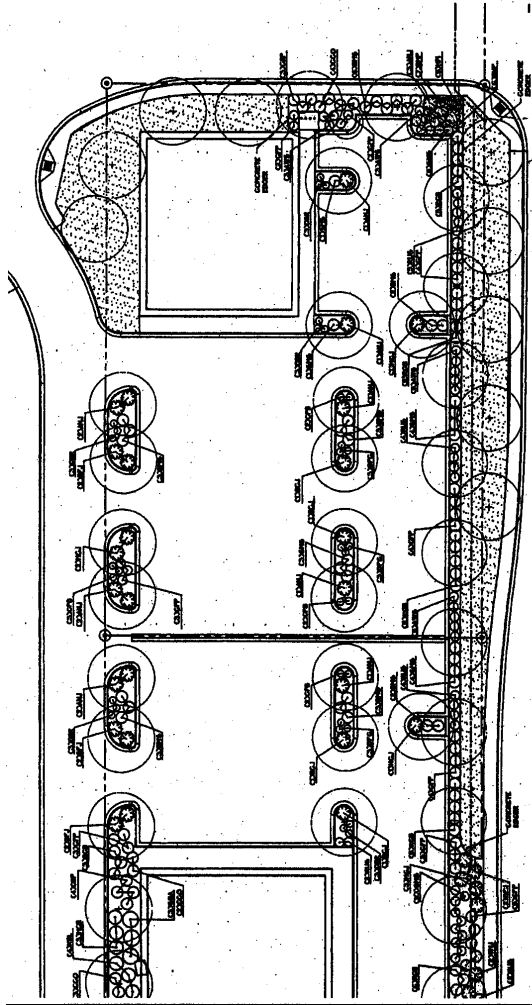
NO.	DESCRIPTION	QTY
1	1/2" DIA. RECESSED DOWNLIGHT	10
2	1/2" DIA. TRACK DOWNLIGHT	10
3	1/2" DIA. TRACK DOWNLIGHT	10
4	1/2" DIA. TRACK DOWNLIGHT	10
5	1/2" DIA. TRACK DOWNLIGHT	10
6	1/2" DIA. TRACK DOWNLIGHT	10
7	1/2" DIA. TRACK DOWNLIGHT	10
8	1/2" DIA. TRACK DOWNLIGHT	10
9	1/2" DIA. TRACK DOWNLIGHT	10
10	1/2" DIA. TRACK DOWNLIGHT	10

NO.	DESCRIPTION	QTY
1	1/2" DIA. RECESSED DOWNLIGHT	10
2	1/2" DIA. TRACK DOWNLIGHT	10
3	1/2" DIA. TRACK DOWNLIGHT	10
4	1/2" DIA. TRACK DOWNLIGHT	10
5	1/2" DIA. TRACK DOWNLIGHT	10
6	1/2" DIA. TRACK DOWNLIGHT	10
7	1/2" DIA. TRACK DOWNLIGHT	10
8	1/2" DIA. TRACK DOWNLIGHT	10
9	1/2" DIA. TRACK DOWNLIGHT	10
10	1/2" DIA. TRACK DOWNLIGHT	10

CONCEPTUAL LIGHTING PLAN
SCALE: 1/8" = 1'-0"
DATE: 08/04

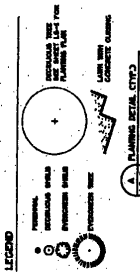


MESA VILLAGE MARKETPLACE LANDSCAPE PLAN



PATTERSON ROAD

ALL DIMENSIONS SHOWN TO BE PERMANENT FOR ALL
STRUCTURES AND UTILITIES UNLESS NOTED TO BE
TEMPORARY. ALL DIMENSIONS TO BE TAKEN TO THE
CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.



THE ALL DIMENSIONS SHOWN TO BE PERMANENT FOR ALL
STRUCTURES AND UTILITIES UNLESS NOTED TO BE
TEMPORARY. ALL DIMENSIONS TO BE TAKEN TO THE
CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND
LOCATIONS OF ALL UTILITIES AND STRUCTURES
BEFORE CONSTRUCTION. ALL DIMENSIONS TO BE
TAKEN TO THE CENTERLINE OF THE ROAD UNLESS
NOTED OTHERWISE.

THE ALL DIMENSIONS SHOWN TO BE PERMANENT FOR ALL
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STRUCTURES AND UTILITIES UNLESS NOTED TO BE
TEMPORARY. ALL DIMENSIONS TO BE TAKEN TO THE
CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.

APPROVED BY: _____ DATE: _____
CITY OF BIRMINGHAM: COMMUNITY DEVELOPMENT

SOUTH PARKING LOT

NO.	DESCRIPTION	QTY.	UNIT
1
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DRAWN BY: J.L. ...
 CHECKED BY: J.L. ...
 DATE: 10-11-2000
 PROJECT: ...
 SHEET NO. 1A-2
 00000
 CANTON & ASSOC., INC.
 LANDSCAPE ARCHITECTS
 1000 ...
 BIRMINGHAM, AL 35203
 PHONE: ...
 FAX: ...

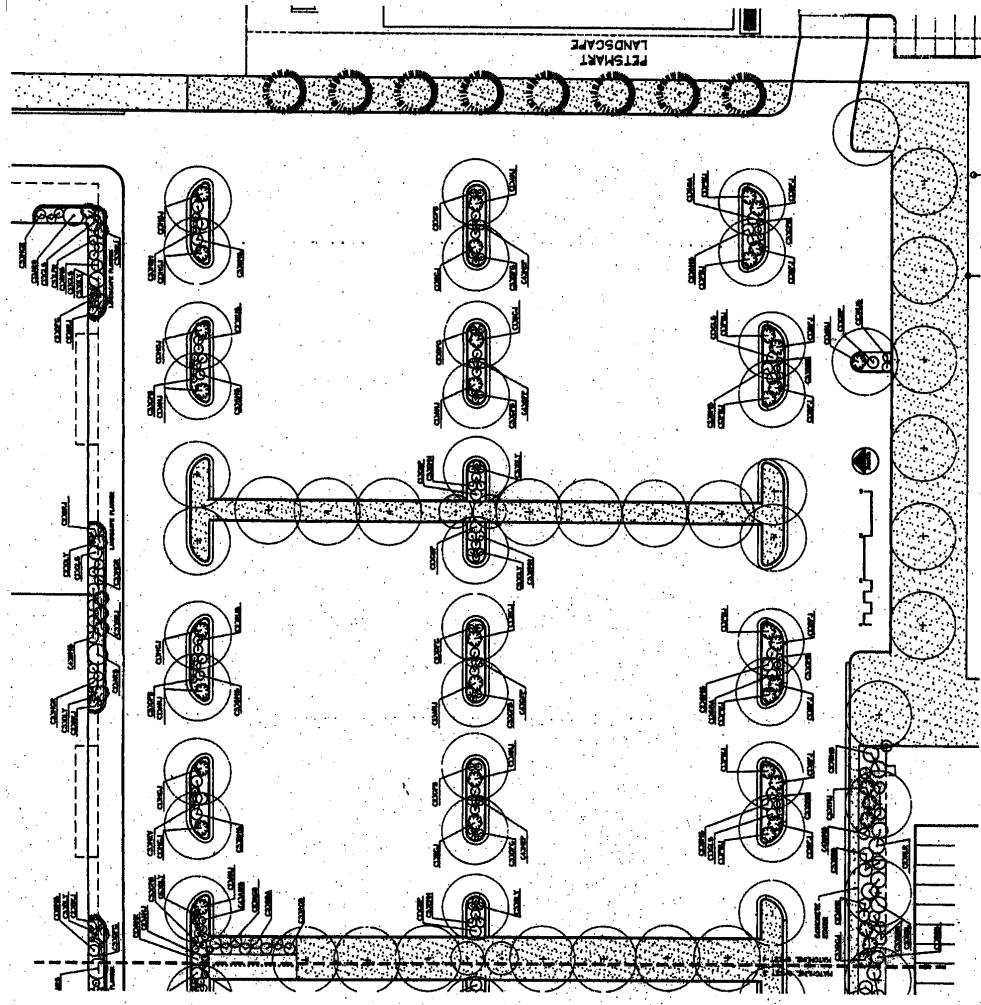
MESA VILLAGE MARKETPLACE LANDSCAPE PLAN

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 PROJECT NO.: [Number]
 SHEET NO. 13.01
 000
 CIVIL ENGINEER
 LANDSCAPE ARCHITECT
 ASSOCIATES, INC.
 1000 [Address]
 [City, State, Zip]
 PHONE: [Number]
 FAX: [Number]

PLANT	SYMBOL	QUANTITY	NOTES
1.00	(Symbol)	10	Plant Name
1.01	(Symbol)	10	Plant Name
1.02	(Symbol)	10	Plant Name
1.03	(Symbol)	10	Plant Name
1.04	(Symbol)	10	Plant Name
1.05	(Symbol)	10	Plant Name
1.06	(Symbol)	10	Plant Name
1.07	(Symbol)	10	Plant Name
1.08	(Symbol)	10	Plant Name
1.09	(Symbol)	10	Plant Name
1.10	(Symbol)	10	Plant Name
1.11	(Symbol)	10	Plant Name
1.12	(Symbol)	10	Plant Name
1.13	(Symbol)	10	Plant Name
1.14	(Symbol)	10	Plant Name
1.15	(Symbol)	10	Plant Name
1.16	(Symbol)	10	Plant Name
1.17	(Symbol)	10	Plant Name
1.18	(Symbol)	10	Plant Name
1.19	(Symbol)	10	Plant Name
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1.24	(Symbol)	10	Plant Name
1.25	(Symbol)	10	Plant Name
1.26	(Symbol)	10	Plant Name
1.27	(Symbol)	10	Plant Name
1.28	(Symbol)	10	Plant Name
1.29	(Symbol)	10	Plant Name
1.30	(Symbol)	10	Plant Name

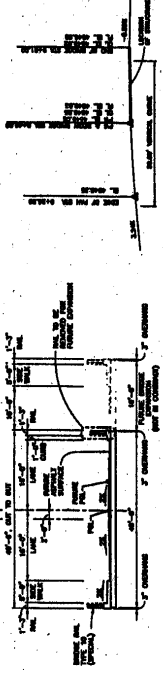
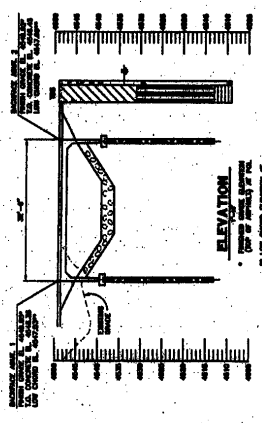
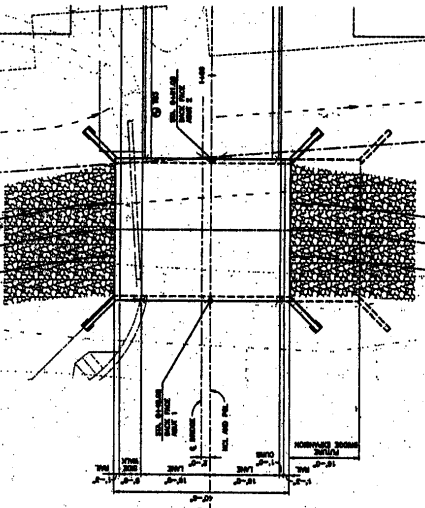


ALL PLANTINGS TO BE INSTALLED PER ALL APPLICABLE SPECIFICATIONS AND PLANTING SCHEDULES. PLANTINGS TO BE INSTALLED PER ALL APPLICABLE SPECIFICATIONS AND PLANTING SCHEDULES. PLANTINGS TO BE INSTALLED PER ALL APPLICABLE SPECIFICATIONS AND PLANTING SCHEDULES.



EAST HALF, NORTH PARKING LOT

FTSHART LANDSCAPE



TYPICAL SECTION
SECTION THROUGH ABUTMENT

PROFILE GRADE
PROPOSED GRADE

GENERAL NOTES:
 1. THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.
 2. THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.
 3. THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.
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 9. THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.
 10. THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.

LIST OF ABBREVIATIONS:
 A - APPROVED
 C - CONTRACT
 G - GENERAL
 H - HIGHWAY
 L - LOCAL
 P - PUBLIC
 R - ROAD
 S - STATE
 T - TOWN
 U - UNIVERSITY
 V - VILLAGE
 W - WATER

GEOLOGY INFORMATION:
 THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.
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 THE BRIDGE SHALL BE CONSTRUCTED TO THE PROPOSED GRADE SHOWN ON THESE PLANS.

GEO TECHNICAL LEGEND:
 1. BRIDGE DECK
 2. BRIDGE DECK
 3. BRIDGE DECK
 4. BRIDGE DECK
 5. BRIDGE DECK
 6. BRIDGE DECK
 7. BRIDGE DECK
 8. BRIDGE DECK
 9. BRIDGE DECK
 10. BRIDGE DECK

DESIGN DATA:
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK
 BRIDGE DECK

PROJECT INFORMATION:
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 PROJECT NO. / CODE
 PROJECT NO. / CODE

COMPUTER FILE INFORMATION:
 DATE
 DATE
 DATE
 DATE
 DATE
 DATE
 DATE
 DATE
 DATE

SHEET REVISIONS:
 NO. DESCRIPTION

SCALE:
 SCALE AS NOTED

DATE:
 DATE

BY:
 BY

CHECKED:
 CHECKED

APPROVED:
 APPROVED

TITLE:
 TITLE

PROJECT NO. / CODE:
 PROJECT NO. / CODE

SHEET NO. / TOTAL:
 SHEET NO. / TOTAL

DATE:
 DATE

BY:
 BY



**MARKET PLACE BRIDGE
 OVER LITTLE CREEK
 GENERAL
 GEOLOGY**

PROJECT NO. / CODE
 PROJECT NO. / CODE

SHEET NO. / TOTAL
 SHEET NO. / TOTAL

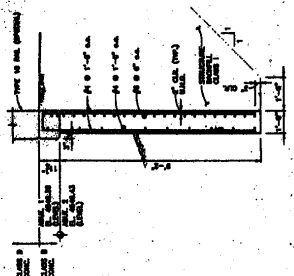
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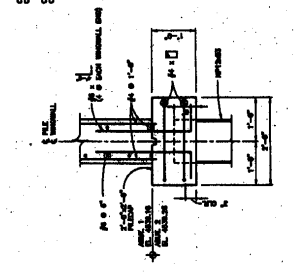
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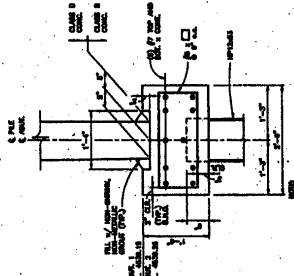
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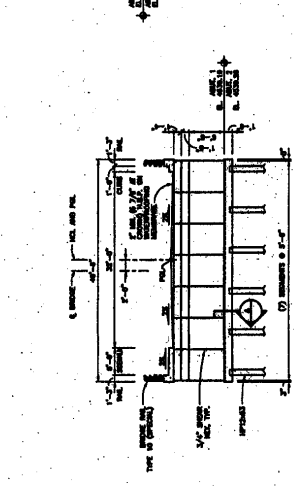
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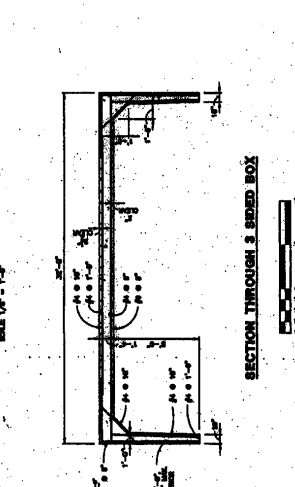
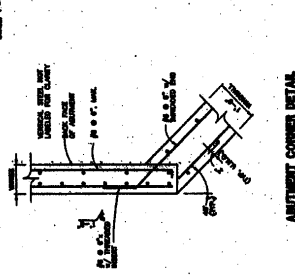
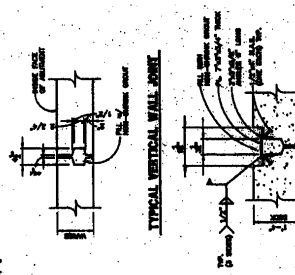
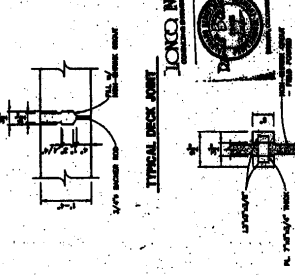
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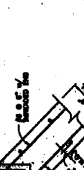
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TYPICAL SECTION THROUGH BRIDGE



SECTION THROUGH 3 SIDED BOX

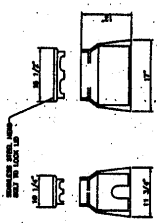
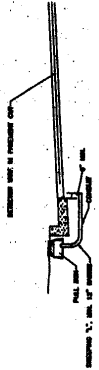


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Sheet Title		BR-3	

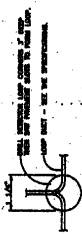
LOOP AND CONDUIT INSTALLATION



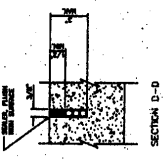
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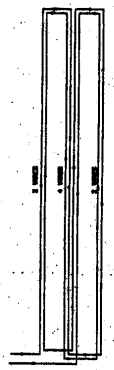
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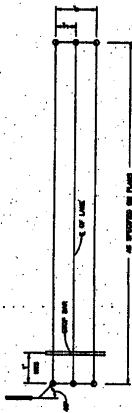
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SECTION D-D



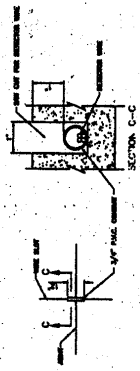
WIRING DIAGRAM FOR QUADRUPOLE DETECTOR (2 TURNS)



SAW CUT PATTERN FOR QUADRUPOLE DETECTOR

GENERAL NOTES FOR LOOP INSTALLATION PROCEDURE

1. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.
2. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.
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7. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.
8. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.



DETECTOR WIRE ACROSS JOINTS

NOTES

1. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.
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7. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.
8. THE APPROXIMATE LOCATION OF THE LOOP SHALL BE DETERMINED BY THE ENGINEER.

<p>DESIGNED BY: []</p> <p>CHECKED BY: []</p> <p>DATE: []</p>	<p>DATE: []</p> <p>SCALE: []</p> <p>PROJECT NO.: []</p>	<p>NO. OF SHEETS: []</p> <p>TOTAL SHEETS: []</p>
<p>CITY OF GRAND JUNCTION TRANSPORTATION ENGINEERING</p>		
<p>LOOP DETECTOR AND CONDUIT INSTALLATION</p>		

RECORD OF DECISION
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT
DIRECTOR'S DECISION APPROVING A
SITE PLAN REQUEST

DATE: June 11, 2001

FILE NUMBER: VE-2000-61

LOCATION: Northeast corner of 24 Road and Patterson Road.

APPLICANT: ATMF-Grand Junction, LLC, a Colorado limited liability company.
6735 Telegraph Road, Suite 110
Bloomfield Hills, MI 48301

PLANNER: Pat Cecil, Development Services Supervisor

REQUEST: Approval of a Site Plan for a two phase project encompassing two-6,000 square foot "pad" sites as phase one and a not to exceed 141,954 square foot retail center as phase two.

SITE PLAN: The approved Plan/plan set dated March 20, 2001 for construction of the project known as Mesa Village Marketplace at the Location noted.

The project is comprised of three separate lots totaling 14.86 acres. The project includes the construction of a road to be known as "Market Street" from Patterson (F) Road to the north property line and signalization of the intersection of Market Street and Patterson Road. The phase boundaries are shown on the "Overall Site Plan" included in the Site Plan. The Site Plan is incorporated by reference as if fully set forth. The Site Plan is stamped "Approved" dated of even date with a copy of this Record of Decision attached. It is understood and agreed that the Applicant may reduce the square footage of the phase 2 building construction. The exterior walls of the building(s) may be constructed at a location(s) other than as shown so long as the walls are not outside of the approved building footprint and the phase 2 building(s) does/do not exceed 141,954 square feet. If separate buildings are constructed applicable Code requirements concerning separation and pedestrian access shall be met. In no event shall parking be constructed within the building footprint.

The project also involves the vacation of a sewer right-of-way and relocation of a sewer line in a new easement on the westerly pad site.

This site plan was reviewed under the regulations of the City of Grand Junction Zoning and Development Code and attendant regulations June 1997 version. The applicant appealed an initial denial, but through re-review, the Site Plan was approved. Based on that approval the appeal was withdrawn. This approval letter supercedes and replaces any others.

Record of Decision-Mesa Village Marketplace
June 8, 2001
Page 2

DECISION: THE SITE PLAN IS HEREBY APPROVED, with conditions as noted:

1. Building signage shall be limited to 1.75 square feet per lineal foot of building road frontage. For the purposes of signage calculations, the south and west building frontages of the retail building will be used for calculating the overall sign allowance for that building.
2. The pads SHALL be limited to one monument sign each, not to exceed six feet in height and containing no more than 60 square feet of sign area per face. Decorative architectural detailing and support structure is to be counted as part of the total allowed area for these signs. The decision of the Grand Junction Zoning Board of Appeals is incorporated by reference as if fully set forth.
3. The sewer line that exists within the proposed vacated right-of-way shall be relocated in a new easement. The ordinance vacating the same shall be recorded at the applicant's expense prior to application of a Planning Clearance for the westerly pad site.
4. The Administrator has previously granted an exception to Section 5-5-1.F.2.c.2. of the June 1997 Zoning and Development code for the restaurant pads via the authority granted in Section 5-5-1-F.2.c.8. of that Code dealing with landscaped islands.
5. Prior to issuance of a Planning Clearance for any portion of the project within the Leach Creek flood plain, the existing floodplain permit may have to be amended to reflect the site-specific project submitted at that time.
6. Prior to issuance of the Planning Clearance for any portion of Phase-1 of the project, required dedication of right-of-way for public improvements as identified in the DIA for that phase must be completed.
7. Prior to issuance of Planning Clearances for Phase-2 of the project, required dedication of right-of-way for public improvements that are triggered by that phase of the development in the DIA shall be completed.

As the Acting Community Development Department Director, I approve this application, VE-2000-061, for the Mesa Village Marketplace.


Katherine M. Portner 6-12-01
Date

cc: Thompson-Langford Corp.
City Attorney
Public Works Director
City Manager

Attach 20
Power Road Improvements Reimbursement

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	City Reimbursement - Power Road Improvements	
Meeting Date:	June 20, 2001	
Date Prepared:	June 12, 2001	
Author:	Tim Moore	Public Works Manager
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	X Formal Agenda

Subject: City reimbursement of a portion of the costs associated with improvements to Power Road totaling \$122,304.

Summary: Based upon a previous discussion with City Council in the fall of 1999, Regency Center, the developers of Redlands Marketplace (Albertson's) are now asking that the City reimburse Regency for a portion of the improvements completed on Power Road.

Background Information: Regency Centers recently completed improvements to Power Road in conjunction with the development of the Redlands Marketplace located at State Highway 340 and Power Road. Per City Council direction, staff has worked with Regency Centers to identify the portion of those improvements to Power Road that benefit the community at large and would not have been required as part of the development of the site. These specific improvements included re-grading, paving and the construction of enlarged drainage structures on Power Road. Staff and Regency Centers agree the City's share of these costs are \$122,304.

Budget: This expenditure is not included in the current budget. Several options available are:

- The entire amount could be paid from General Fund Contingencies (remaining balance in Contingency Account - \$447,000).
- After discussions with Regency, the amount could be spread out in three equal payments of \$40,768 beginning in 2001 from General Fund Contingency and the balance from the Capital Fund.
- During the budget process later this year, the Capital Fund will be evaluated for any surplus that could be re-allocated to this project.
- Evaluate the entire funding requirement as part of the overall budget process later this year.

Action Requested/Recommendation: Approve the Resolution authorizing the reimbursement and identify a funding source.

Citizen Presentation:	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	If Yes,
Name:	Will Damarath				
Purpose:	Respond to questions				

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

**PROVIDING FOR CITY REIMBURSEMENT OF A PORTION OF THE COSTS
ASSOCIATED WITH IMPROVEMENTS TO POWER ROAD**

Recitals.

Regency Centers recently completed the development of the Redlands Marketplace (Albertson's), located at State Highway 340 and Power Road.

As part of this development, certain improvements to Power Road were required so that it would drain properly and be integrated with other improvements in the area.

Regency has asked that the City reimburse Regency for the portion of the improvements completed on Power Road that benefit the community at large and would not have been required of Regency, but for the particular grading and drainage circumstances.

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

The City of Grand Junction agrees to pay Regency for a portion of the improvements to Power Road totaling \$122,304. Regency shall not be entitled to sue to enforce the terms hereof.

PASSED and ADOPTED this 20th day of June, 2001.

President of the Council

ATTEST:

City Clerk

Attach 21

Lease-Purchase for Fire Equip

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:		Resolution Authorizing Lease-Purchase for Fire Equipment	
Meeting Date:		June 20, 2001	
Date Prepared:		May 30, 2001	
Author:		Ron Lappi	Title: Admin. Srvs. Director
Presenter Name:		Ron Lappi Dan Wilson	Title: Admin. Srvs. Director Title: City Attorney
Workshop		x	Formal Agenda

Subject: A Resolution of the City Council Authorizing the Mayor or the City Manager to sign lease purchase documents so that Wells Fargo Bank will lease-purchase the fire equipment with the payments guaranteed by the EMS Foundation.

Summary: This lease-purchase arrangement allows the EMS Foundation to address various technical requirements of the Internal Revenue Code by Wells Fargo Bank leasing to the City of Grand Junction twelve necessary pieces of fire equipment, including several vital fire engines. While the City and Wells Fargo will enter into the lease-purchase agreement, the EMS Foundation is obligated to make the annual payments, and to guarantee all payments to the Bank, so that the City is not obligated. The City desires to assist the Foundation so that it can take advantage of certain provisions of the Internal Revenue Code and deduct the value of the already donated fire equipment over a period of years. The equipment in question has already been put to use by the Fire Department and is worth about \$2.2 million. While the documents provide that the City will make each of the three annual payments, the money to do so will be given to the City by the EMS Foundation. As a backup, the EMS Foundation has made guarantees with the Bank to ensure that the payments will be timely made.

Background Information: Over the past two years the Colorado EMS Foundation has graciously donated twelve pieces of various fire fighting apparatus needed by the City of Grand Junction Fire Department. As the new equipment was placed into service, the older equipment was replaced, because it was no longer needed. Originally, the EMS Foundation determined that it was in their best interest to finance this equipment over a period of years, hoping to then be able to annually deduct as part of their required annual contributions the installment payments. However, the federal tax code required them to deduct the full value of each piece of equipment in the year donated; which has

negative accounting consequences, thus lessening the ability of the Foundation to carry out its eleemosynary work. As the Foundation's president, Rob Dixon asked that the City assist the Foundation in spreading out the payments over the three year period.

Budget: All monies appropriated to make the annual installment payments should be on hand or in the hands of Wells Fargo prior to the payment due date and our appropriation of \$1 million. Only if the Foundation goes bankrupt or in some other manner violates the guaranty to Wells Fargo and there is no available money (pursuant to the guarantee) with which to make the payments, would the question arise of City resources having to be used. In such event, the City could either choose to let the said equipment be repossessed or the City could make the annual payment. The nature of the guarantee and the liquidity of the assets of the EMS Foundation, as determined by the Bank, are such that the odds of City resources being needed are very low.

Action Requested/Recommendation: Approve the Resolution authorizing the two agreements.

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

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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RESOLUTION NO. ____-01

A RESOLUTION AUTHORIZING EITHER THE MAYOR OR THE CITY MANAGER TO EXECUTE A LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS FOR FIRE ENGINES AND OTHER EQUIPMENT

Recitals. Over the past two years, the EMS Foundation has generously donated twelve pieces of fire fighting equipment to the City. To accommodate technicalities of the Internal Revenue Code, the City can assist the EMS Foundation while assuring the retention and use of these important pieces of equipment. The method to accomplish these goals is a lease/purchase agreement with Wells Fargo Bank that requires that the EMS Foundation remain obligated for, and agrees to guarantee, any future payments related to this equipment.

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

1. Either the Mayor or the City Manager is hereby authorized and directed to sign a lease-purchase agreement with the Wells Fargo Bank for the lease-purchase of necessary fire fighting equipment worth approximately \$2.2 million. All money to be paid and guaranteed under this agreement shall be made by the EMS Foundation, pursuant to a separate agreement between the EMS Foundation and said Wells Fargo Bank.
2. Either the Mayor or the City Manager is also authorized and directed to sign a separate agreement between the City of Grand Junction and the EMS Foundation.
3. Either the Mayor or the City Manager is authorized and directed to execute such other documents and to take such other actions as are reasonably required to implement the purpose of said agreements and to retain the fire fighting equipment in the service of the City's Fire Department.

Adopted by the City Council this 20th day of June, 2001.

Attest:

President of the Council

City Clerk