

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

WEDNESDAY, AUGUST 15, 2001, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Scott Hogue, First Baptist Church

CERTIFICATES OF APPOINTMENT

TO NEWLY APPOINTED MEMBER OF THE HISTORIC PRESERVATION BOARD

TO NEWLY APPOINTED MEMBER OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

CITIZEN COMMENTS

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

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

Action: Approve the Summary of the July 30, 2001 Workshop and the Minutes of the August 1, 2001 Regular Meeting

2. **Country Club Park #2 Sewer Improvement District** [Attach 2](#)

The owners of real estate located in the vicinity south of Highway 340, west of Glade Park Road, and east of Country Club Park Road 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 August 29, 2001 at which time the Mesa County Commissioners will vote on formation of the improvement district. 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.

The following bids were received on June 12, 2001:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
R.W. Jones	Fruita, CO	\$494,811.33
Palisade Constructors	Palisade, CO	\$502,277.20
Skyline Construction	Grand Jct.	\$556,153.30
Sorter Construction	Grand Jct.	\$595,834.00
M.A. Concrete Construction	Grand Jct.	\$617,502.50
Engineer's Estimate		\$472,033.50

Action: Award Contract for Country Club Park #2 Sewer Improvement District to R.W. Jones Construction in the Amount of \$494,811.33 Contingent on the Formation of Sewer Improvement District by Mesa County Commissioners on August 29, 2001

Staff presentation: Mark Relph, Public Works and Utilities Director

3. **Request for Federal Funds for 29 Road, Phase 2** [Attach 3](#)

The Regional Transportation Planning Organization has allocated Federal funds in the amount of \$370,017 in the Statewide Transportation Improvement Program for this project. The grant requires local matching funds in the amount of \$76,929 and local agency non-participation costs of \$14,310.

Resolution No. 76-01 – A Resolution Accepting a Grant for Federal-Aid Funds from the Transportation Equity Act of 1998 for the 21st Century (Tea-21) for the Project Identified as STE M555-016, 29 Road Phase 2, Sub = 13664 for Small Urban Roadway Improvements on 29 Road North of North Avenue to the Grand Valley Canal.

**Action: Adopt Resolution No. 76-01*

Staff presentation: Tim Moore, Public Works Manager

4. **Request for Federal Funds for South Camp Trail, Phase 2** [Attach 4](#)

A City Council Resolution is required for the City to enter into a contract with the Colorado Department of Transportation (CDOT) and to participate in a Federally funded project to construct a Bike/Ped Trail on both sides of South Camp Road. The grant includes 80%(\$251,200) Federal-aid funds and requires 20% (\$62,800) local matching funds.

Resolution No. 77-01 – A Resolution Accepting a Grant for Federal-Aid Funds from the Transportation Equity Act of 1998 for the 21st Century (Tea-21) for the Project Identified as STE M555-015, South Camp Phase II,

Sub=13659 for a Bike Ped Trail in Various Locations from South Broadway to Monument Road along South Camp Road

**Action: Adopt Resolution No. 77-01*

Staff presentation: Tim Moore, Public Works Manager

5. **Accepting the Improvements and Setting a Hearing for the Glen Caro and Northfield Estates No. 2 Sewer Improvement District (SSID SS-44-00)** [Attach 5](#)

Sanitary sewer facilities have been installed as petitioned by the owners of fifty properties located in the vicinity of North 7th Street and G Road. The proposed resolution is the required first step in the process to levy assessments against the benefiting properties.

Resolution No. 78-01 – Approving and Accepting the Improvements Connected with Sanitary Sewer Improvement District No. SS-44-00 and Giving Notice of a Public Hearing

**Action: Adopt Resolution No. 78-01 and Set a Hearing for September 19, 2001*

Staff presentation: Rick Marcus, Real Estate Technician

6. **Accepting the Improvements and Setting a Hearing for Alley Improvement District 2000, Phase B** [Attach 6](#)

Reconstruction of the alley running from 10th Street to 11th Street between Colorado Avenue and Ute Avenue has been completed as petitioned by a majority of the adjoining property owners. The proposed resolution is the required first step in the process to levy assessments against the benefiting properties.

Resolution No. 79-01 – Approving and Accepting the Improvements Connected with Alley Improvement District No. ST-00, Phase B

**Action: Adopt Resolution No. 79-01 and Set a Hearing for September 19, 2001*

Staff presentation: Rick Marcus, Real Estate Technician

7. **Accepting the Improvements and Setting a Hearing for Alley Improvement District 2001, Phase A** [Attach 7](#)

Reconstruction of the following alleys have been completed as petitioned by a majority of the adjoining property owners:

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

Resolution No. 80-01 – Approving and Accepting the Improvements Connected with Alley Improvement District No. ST-01, Phase A

**Action: Adopt Resolution No. 80-01 and Set a Hearing for September 19, 2001*

Staff presentation: Rick Marcus, Real Estate Technician

8. **Issuance of a Revocable Permit Located at the Southeast Corner of Unawep Avenue and State Highway 50 [File #RVP-2001-090]**

[Attach 8](#)

The petitioner is requesting approval and issuance of a revocable permit for a chain link fence being constructed within the City right-of-way for Unawep Avenue and a portion of an unimproved alley.

Resolution No. 81-01 – A Resolution Concerning the Issuance of a Revocable Permit to Barbara J. Martinez

**Action: Adopt Resolution No. 81-01*

Staff presentation: Pat Cecil, Development Services Supervisor

9. **Setting a Hearing on Zoning the Pines Subdivision, Located at 2645 F ½ Road [File #RZP-2001-120]**

[Attach 9](#)

Request to rezone the Pines Subdivision from RSF-1 District (Residential Single Family – 1 unit per acre) to RSF-4 (Residential Single Family – 4 units per acre) in conjunction with a 13-lot subdivision.

Proposed Ordinance Zoning the Pines Subdivision, Approximately 5.08 Acres of Land, Located at 2645 F ½ Road, to RSF-4 (Residential Single Family – 4 Units Per Acre)

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for September 5, 2001

Staff presentation: Pat Cecil, Development Services Supervisor

10. **Setting a Hearing on Zoning the Appleton Corners Veterinary Clinic Annexation No. 1, No. 2 and No. 3, Located at 797 24 Road, to RSF-R** [File #ANX-2001-154] [Attach 10](#)

The 2.731-acre Appleton Corners Veterinary Clinic Annexation area located at 797 24 Road consists of 1 parcel of land. State law requires the City to zone newly annexed areas within 90 days of the annexation. The proposed City zoning is identical to the current Mesa County zoning for this property and conforms to the Growth Plan's Future Land Use map and recommendation for Estate, residential land uses between 2 and 5 acres per dwelling unit for this area.

Proposed Ordinance Zoning the Appleton Corners Veterinary Clinic Annexation to Residential Single Family Rural (RSF-R), Located at 797 24 Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for September 5, 2001

Staff presentation: David Thornton, Principal Planner

11. **Setting a Hearing on the Ruby Meadows Annexation, Located at 3063 Gunnison Avenue** [File #ANX-2001-147] [Attach 11](#)

Referral of petition to annex, first reading of the annexation ordinance and exercising land use authority immediately for the Ruby Meadows Annexation located at 3063 Gunnison Avenue. The Ruby Meadows Annexation consists of 5.666 acres.

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

Resolution No. 82-01 – 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 – Ruby Meadows Annexation Located at 3063 Gunnison Avenue

*Action: Adopt Resolution No. 82-01

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ruby Meadows Annexation, Approximately 5.666 Acres, Located at 3063 Gunnison Avenue

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 3, 2001

Staff presentation: Pat Cecil, Development Services Supervisor

12. **Designating the Kaiser Residence Located at 1685 Clymer Way in the City Register of Historic Sites, Structures and Districts** [Attach 12](#)

David and Connie Kaiser, owners of the home at 1685 Clymer Way, are requesting that the residence be designated as historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 83-01 - A Resolution Designating the Residence at 1685 Clymer Way in the City Register of Historic Sites, Structures and Districts

*Action: Adopt Resolution No. 83-01

Staff presentation: Kristen Ashbeck, Senior Planner

13. **Setting a Hearing on an Ordinance Transferring the City's 2001 Private Activity Bond Allotment** [Attach 13](#)

The City of Grand Junction received a Private Activity Bond allocation from the State of Colorado Department of Local Affairs for the fifth time in 2001 as a result of the City reaching a 40,000 population level in 1997. The bond authority can be issued on a tax-exempt basis for various private purposes. The City can reserve this authority for future housing benefits by ceding the authority to CHFA at this time.

Proposed Ordinance Authorizing Assignment to the Colorado Housing and Finance Authority of a Private Activity Bond Allocation of City of Grand Junction Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for September 5, 2001

Staff presentation: Ron Lappi, Administrative Services Director

Dan Wilson, City Attorney

14. **Recommendation for the Purchase of a Sculpture for the New Traffic Engineering Building** [Attach 14](#)

After reviewing slides and proposals from four local artists for eight different works of art, the Grand Junction Commission on Arts and Culture recommends the City Council approve the purchase of "Wire Jamb I" by GJ sculptor David Berry for the new Traffic Engineering Building on River Road.

Action: Approve the Purchase of "Wire Jamb I" Sculpture by David Berry for \$2,000 through the 1% for the Arts Program for the New Traffic Engineering Building

Staff presentation: Allison Sarmo, Cultural Arts Coordinator

15. **Mariposa Road Reimbursement Agreement**

[Attach 15](#)

In 1999 the City and the Developer entered into a road reimbursement agreement as a part of the approval of the Redlands Mesa development. That agreement needs to be updated to reflect the work that has occurred on Mariposa and to provide for the second stage of Mariposa improvements.

Action: Approve the Mariposa Road Reimbursement Agreement

Staff presentation: Dan Wilson, City Attorney

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

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

16. **Public Hearing - Rezoning Colonial Heights Subdivision, Located at SE Corner of 25 Road and G Road to RMF-5** [File #RZP-2001-034]

[Attach 16](#)

Rezone the Colonial Heights Subdivision from Planned Development, 4.4 units per acre (PD 4.4) zone district, to Residential Multi-Family-5 (RMF-5), located at SE corner of 25 Road and G Road.

Ordinance No. 3362- A Ordinance Rezoning the Colonial Heights Subdivision from Planned Development, 4.4 units per acre (PD 4.4) to Residential Multi-Family-5 (RMF-5), Located at SE Corner of 25 Road and G Road

**Action: Adopt Ordinance No. 3362 on Second Reading*

Staff Presentation: Lisa Gerstenberger, Senior Planner

17. **Public Hearing - Zoning the Parham Annexation, Located at 2960 D Road to RMF-8** [File #ANX-2001-061] [Attach 17](#)

Second reading of the Zoning Ordinance to zone the Parham Annexation Residential Multi-Family-8 (RMF-8), located at 2960 D Road.

Ordinance No. 3363 - An Ordinance Zoning the Parham Annexation Located at 2960 D Road to RMF-8

**Action: Adopt Ordinance No. 3363 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

18. **Public Hearing - Zoning the Grand Meadows Annexation, Located at 30 Road and Gunnison Way to RMF-5** [File #ANX-2001-080] [Attach 18](#)

Zoning the Grand Meadows Annexation located at 30 Road, south of Gunnison Way, from County RSF-R to City RMF-5 (Residential Multi-Family-5).

Ordinance No. 3364 - Zoning the Grand Meadows Annexation to Residential Multi-Family-5 (RMF-5), Located at 30 Road South of Gunnison Way

**Action: Adopt Ordinance No. 3364 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

19. **Public Hearing - Monument Valley, Filing 7 Annexation, Located on the East Side of South Camp Road East of Wingate Elementary School** [File #ANX-2001-125] [Attach 19](#)

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. Resolution Accepting Petition

Resolution No. 84-01 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Monument Valley, Filing 7 Annexation is Eligible for Annexation, Located on the East Side of South Camp Road East of Wingate Elementary School

**Action: Adopt Resolution No. 84-01*

b. Annexation Ordinance

Ordinance No. 3365 – 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

**Action: Adopt Ordinance No. 3365 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

20. **Public Hearing – Zoning of Monument Valley, Filing 7 to RSF-2**
[File #ANX-2001-125] [Attach 20](#)

The applicant proposes a zone of annexation from County PD to City RSF-2 for the 56.7 acre Monument Valley, Filing 7 Annexation. A preliminary plan to subdivide the parcel into 87 single-family lots was approved by the Planning Commission at its July 24, 2001 hearing. The Planning Commission recommends approval.

Ordinance No. 3366 - An Ordinance Zoning the Monument Valley, Filing 7 Annexation Residential Single Family – 2 (RSF-2), Located on the East Side of South Camp Road, East of Wingate School

**Action: Adopt Ordinance No. 3366 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

21. **Public Hearing - Rezoning Elm Avenue PD to Allow an Additional Use**
[File #RZ-2001-124] [Attach 21](#)

The applicant/owner requests to amend the final plan for the site at 704 Elm Avenue to add a beauty salon as an approved use. Currently only office use

is allowed in this Planned Development zone. The Planning Commission recommends approval.

Ordinance No. 3367 - Zoning a Planned Development Located at 704 Elm Avenue to Add an Additional Allowed Use

**Action: Adopt Ordinance No. 3367 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

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

23. **OTHER BUSINESS**

24. **ADJOURNMENT**

Attach 1
Minutes of Meetings

GRAND JUNCTION
CITY COUNCIL WORKSHOP
SPECIAL JOINT SESSION WITH THE PLANNING COMMISSION

July 30, 2001

The City Council of the City of Grand Junction, Colorado, met on Monday, July 30, 2001 at 7:05 in the Municipal Hearing Room in joint session with the Planning Commission to discuss workshop items and amendments to the Zoning & Development Code. Councilmembers present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry and President of the Council Cindy Enos-Martinez. Councilmember Reford Theobold was absent. Planning Commissioners present were John Elmer, Paul Dibble, Bill Putnam, Terri Binder, John Evans and Richard Blosser. Absent were Commissioners Jim Nall, Nick Prinster and Mike Denner.

Summaries and action on the following topics:

1. **ONE YEAR REVIEW OF THE ZONING & DEVELOPMENT CODE:**
Community Development staff reviewed the Zoning & Development Code adopted one year prior and made recommendations for revisions.

Format for the review was:

1. Summary of projects reviewed under the new Code.
2. The Review Process
3. Major Issues for Discussion
 - a. Superstore/Big Box
 - b. Public and Private Parks
 - c. Minimum Density
 - d. Off-Premise Signage
4. Direction from Planning Commission and City Council on the next steps in the amendment process.

Action Summary: Council gave direction to Staff on the following main points detailed by Planning Manager Kathy Portner: Superstore/Big Box regulations should stay as is; Public and Private Parks provisions should stay as is; regarding Minimum Density standards, Staff was directed to develop some standards for zoning transitional areas; and as for Off-premise Signage regulations, City Council was not ready to make any changes such as those being requested by Mark Gamble but asked for more details on his concerns. Another item discussed with Council were the new Director's plan to evaluate the development review process. Other issues brought up by Council where some possible adjustments

need to be made were: Council's knowledge and buy-in of administrative regulations and bringing them annually to Council for formal approval, the development of infill incentives and prioritizing possible areas for infill development, joint private/public ventures for construction of infrastructure and the appropriate use of the pre-application conference.

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

AUGUST 1 , 2001

The City Council of the City of Grand Junction convened into regular session the 1st day of August, 2001 at 7:32 p.m., at the City Auditorium. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, and President of the Council Cindy Enos-Martinez. Absent was Councilmember Reford Theobald. 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 McCurry led in the pledge. The audience remained standing for the invocation by Steve Hageman of the Turkish World Outreach.

RECOGNITIONS

Mr. Duke Smith, Colorado Department of Transportation, was in attendance to present the Silver Buckle Award for 2000 to the Grand Junction Police Department. This award is presented annually in recognition of safety on Colorado's highways through the use of seat belts. Grand Junction's Police Department received the award for its ongoing public education and enforcement in the use of seat belts.

Mr. Smith also presented an award to Sgt. Paul Frey for his outstanding leadership and support of this safety campaign.

APPOINTMENTS TO THE PARKS AND RECREATION ADVISORY BOARD

Councilmember Butler moved to reappoint R.T. Mantlo and Nora Hughes and appoint Dennis Derrieux to the Parks and Recreation Advisory Board for three-year terms. Councilmember Terry seconded and the motion carried.

CERTIFICATES OF APPOINTMENT

**PRESENTATION OF NEWLY APPOINTED MEMBERS OF THE DOWNTOWN
DEVELOPMENT AUTHORITY**

Becky Brehmer and Ed Chamberlin were present to receive their certificates. Gregg Palmer was not present.

NEWLY APPOINTED MEMBERS OF THE RIDGES ARCHITECTURAL CONTROL COMMITTEE

Sharon Canella, Frank Rinaldi and Tom Tetting were present to receive their certificates.

CONSENT ITEMS

It was moved by Councilmember McCurry, seconded by Councilmember Spehar and carried to approve Consent items # 1 through 10.

1. **Minutes of Previous Meetings**

Action: Approve the Summaries of the July 9, 2001, and July 16, 2001 Workshops, the Minutes of the July 11, 2001, Regular Meeting and the Minutes of the July 18, 2001, Regular Meeting.

2. **Contract for Signal Communications Design, Phase 2**

The contract covers six tasks related to the design of the signal system communications project – review of the schedule and cost estimates in the CIP, design of the next construction project, ongoing support, construction support and project management.

Action: Award the Contract for the Signal Communications Design, Phase 2 to Kimley-Horn & Associates, Inc. in an Amount not to Exceed \$97,500.00.

3. **Joint Resolution Approving Amended FY2002 Unified Planning Work Program**

Approve and sign a Joint Resolution between Mesa County and the City of Grand Junction adopting the Amended FY 2002 Unified Planning Work Program. The Amended Unified Planning Work Program modifies task A.4 to include a reference to CDOT as a participating entity in the Memorandum of Agreement.

Resolution No. 73-01 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of the Amended Fiscal Year 2002 Unified Planning Work Program (UPWP).

Action: Adopt Resolution No. 73-01

4. **Setting a Hearing on Rezoning Colonial Heights Subdivision, Located at SE Corner of 25 Road and G Road** [File #RZP-2001-034]

First reading of the rezoning ordinance to rezone the Colonial Heights Subdivision from Planned Development, 4.4 units per acre (PD 4.4) zone district, to Residential Multi-Family-5 (RMF-5), located at SE corner of 25 Road and G Road.

Proposed Ordinance Rezoning the Colonial Heights Subdivision from Planned Development, 4.4 units per acre (PD 4.4) to Residential Multi-Family-5 (RMF-5), Located at SE Corner of 25 Road and G Road

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

5. **Setting a Hearing on Zoning the Parham Annexation, Located at 2960 D Road** [File #ANX-2001-061]

First reading of the zoning ordinance to zone the Parham Annexation from County RSF-R to City RMF-8 (Residential Multi-Family-8), located at 2960 D Road.

Proposed Ordinance Zoning the Parham Annexation Located at 2960 D Road to RMF-8.

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

6. **Setting a Hearing on Zoning the Grand Meadows Annexation, Located at 30 Road and Gunnison Way** [File #ANX-2001-080]

First reading of the zoning ordinance to zone the Grand Meadows Annexation located at 30 Road, south of Gunnison Way, from County RSF-R to City RMF-5 (Residential Multi-Family-5).

Proposed Ordinance Zoning the Grand Meadows Annexation to Residential Multi-Family-5 (RMF-5), Located at 30 Road South of Gunnison Way

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

7. **Setting a Hearing on Appleton Corners Veterinary Clinic Annexations No. 1, No. 2 and No. 3, Located at 797 24 Road and Including Portions of the 24 Road Right-of-Way** [File #ANX-2001-154]

Referral of petition, first reading of the annexation ordinances and exercising land use immediately for the Appleton Corners Veterinary Clinic Annexations No. 1, No. 2 and No. 3 located at 797 24 Road and including portions of the 24 Road right-of-way. The Appleton Corners Veterinary Clinic Annexations No. 1, No. 2 and No. 3 consist of 2.731 acres.

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

Resolution No. 74-01 – 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 – Appleton Corners Veterinary Clinic Annexations No. 1, No. 2 and No. 3, Located at 797 24 Road, and including Portions of the 24 Road Right-of-Way.

Action: *Adopt Resolution No. 74-01*

b. Set a Hearing on Proposed Ordinances

- i. Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Appleton Corners Veterinary Clinic Annexation No. 1, Approximately 0.004 Acres, Located in the 24 Road Right-of-way South of 797 24 Road.
- ii. Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Appleton Corners Veterinary Clinic Annexation No. 2, Approximately 0.008 Acres, Located in the 24 Road Right-of-way South of 797 24 Road.
- iii. Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Appleton Corners Veterinary Clinic Annexation No. 3, Approximately 2.719 Acres Located at 797 24 Road and including a Portion of the 24 Road Right-of-way.

Action: *Adopt Proposed Ordinances on First Reading and Set a Hearing for September 5, 2001.*

8. **Setting a Hearing on Zoning Monument Valley Filing 7**
[File #ANX-2001-125]

The applicant proposes a zone of annexation from County PD to City RSF-2 for the 56.7 acre Monument Valley Filing 7 Annexation. A preliminary plan to subdivide the parcel into 87 single-family lots was approved by the Planning Commission at its July 24, 2001 hearing. The Planning Commission recommends approval.

Proposed Ordinance Zoning the Monument Valley Filing 7 Annexation Residential Single Family – 2 (RSF-2), Located on the East Side of South Camp Road, East of Wingate School

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

9. **Setting a Hearing on Rezoning Elm Avenue PD Rezone** [File #RZ-2001-124]

The applicant/owner requests to amend the final plan for the site at 704 Elm Avenue to add a beauty salon as an approved use. Currently only office use is allowed in this planned development zone. The Planning Commission recommends approval.

Proposed Ordinance Zoning a Planned Development Located at 704 Elm Avenue to Add an Additional Allowed Use

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

10. **Revocable Permit for Ridges Entry Sign**

The existing Ridges entrance sign on the west side of Ridges Blvd. and Highway 340 is located within public right-of-way. The Redlands Mesa developer has obtained permission from other affected parties to replace that sign with a new stucco and stone sign. The developer needs a revocable permit to allow the sign.

Resolution No. 75-01 – A Resolution Authorizing the Issuance of a Revocable Permit to Redlands Mesa Master Association.

Action: Adopt Resolution No. 75-01.

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

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

Parking Update from the DDA

Bruce Hill, Board Member of the DDA, and P.J. McGovern, Chair of the DDA, were present to address the Council on the parking proposal.

Bruce Hill stated that since the last Council meeting he personally has gone out and spoken to many business and property owners about the proposal. He stated that he felt it was an opportunity to clarify the plan to many of the owners along Colorado Avenue and make sure everyone in the district area had an opportunity to express their concerns about the proposal.

P.J. McGovern continued that there was an area that was neglected as far as being surveyed. The DDA staff completed canvassing that area for the specific purpose of flushing out any additional issues which had not been voiced. This resulted in thirty-three additional signatures in favor of the proposal. They now also have a letter from the DTA endorsing the project.

Mayor Enos-Martinez stated that the Council appreciates the efforts of both the DDA and the DTA. She then called other business owners to come up and express their opinions.

Michelle Hamilton, 640 Main Street, who owns Downtown Hair Design, and Linda Anthony of Culture Expressions, have never been approached or been asked to sign any kind of a petition by anyone from the DDA. They feel that many customers shop longer than two hours and ticketing discourages shoppers. They support a parking structure, but feel there is a need to get the revenue for construction elsewhere.

Karen Hildebrand, owner of Unique Expressions, supports the change and feels that two hours is long enough. She feels the goal is to have a parking structure downtown.

Ron Maupin, owner of Haggly of Vendors, 510 Main Street, for fourteen years, said this issue has been being discussed for at least the past six years. He is in favor of the increase and feels it is long overdue. He pointed out that this won't solve immediate parking shortage. He feels the need to keep the parking turned over by limiting time to two hours. He supports speeding up the implementation of the parking proposal and structure and that some business owners may be willing to pay an assessment to speed up the construction of the garage. He also suggested that possibly the merchants could offer tokens to customers to offset the cost of parking. Mr. Maupin stated that there have been instances of potential businesses that have not looked at downtown as a location because of inadequate parking.

Councilmember Terry asked for examples of this issue. Mr. Maupin related that Steve Reimer had REI interested in the Bannister building but REI walked away due to the parking situation.

Mr. Maupin asked the City to include in the City newsletter, especially around Christmas time, information on the location of free and long term parking in the downtown area.

Vaughn Park, owner of the Sleep Factory on Colorado Avenue, thanked Mr. Hill and Mr. McGovern for the invitation to their meetings. He stated that he has agreed to disagree with them on this issue. He feels raising violations to this degree will be a detriment to keeping shoppers. ACS's informal internet poll opposed it by 57%. He stated they are pleased that the parking in front of their

store will be free. There is a greater problem downtown, which is that they need more parking. He fears an ugly concrete structure would also be a detriment to his and others' location on Colorado Avenue. He asked that the Council watch carefully how the parking structure appears to both the shoppers and the merchants. He stated that the problem with downtown parking is not the cost, but the non-enforcement of the current codes.

Councilmember Terry indicated that she would like to see more enforcement on the part of the City and asked that with the agreement of the rest of Council, City Manager Kelly Arnold should look into how to accomplish the enforcement. Council concurred. Councilmember Terry also stated that it was overwhelming to hear at the DDA meeting of lost potential tenants downtown because of a perception that there is a lack of available parking, even if a study shows there isn't actually a shortage.

Mayor Enos-Martinez asked Councilmember Butler to read into the record, a letter from a new clothing storeowner who is opposed to this increase. This person feels it will chase shoppers away and doesn't see a need for a structure, and further that there is no parking problem. [See attached.] Councilmember Butler continued that the reason the meters were removed originally was to encourage patrons and just wondered if the new meters will again chase them away.

Administrative Services and Finance Director Ron Lappi explained that there are still 350 free spaces that will not be metered. The 139 new meters are going to be in the outlying areas. Councilmember Terry asked for clarification on the fines and violations, as they will apply in the new code. Mr. Lappi stated that all parking violations for time are going to \$10.

Councilmember Butler asked where the new meters are going to be installed. Mr. Lappi displayed a map and pointed out all of the new areas and detailed what type was going into which areas. Councilmember Butler suggested there would not be much revenue from the new meters on White Avenue.

Councilmember Spehar indicated the one-year test period should show the changes in the parking patterns and allow Council to judge whether there will be adequate revenue stream to support a garage, the result may or may not be the construction of the garage.

Mayor Enos-Martinez said she, as a business owner downtown, is sensitive to the concerns and although the fines seems heavy, she sees the same cars parked in the same spot for hours while other people are trying to find a place to park.

Councilmember Kirtland stated that downtown is unique and very different from the mall. Shoppers do pay for parking when they go to the mall, if only in higher rents to the tenants. Downtowners have to strive for a balance and should start warning

people and begin to educate shoppers of the increases. That will be the key to success, along with better enforcement.

Michelle Hamilton, downtown business owners, asked if the current two-hour meters would be going to ten-hour meters. Administrative Services and Finance Director Ron Lappi stated that some of the currently free two-hour spots will become metered. Councilmember Terry stated that the intent of the two-hour meters is not for employees but for the shoppers, and the point of this new code is to reinforce this among the downtown employees. Ms. Hamilton added that the Avalon closes the whole parking lot off during the day when they have evening events and this makes it harder to find a parking place. She asked if that is allowed.

City Manager Arnold indicated the DDA coordinates the permits for these events and the parking lot is needed for staging, and preparation of equipment for the function.

Ron Maupin, 510 Main St., restated that the two-hour meters are supposed to be for customers not for employees. He stated that most business owners want to get after the employees who are abusing this. He suggested business and employees call the meter man when they notice abuse of the two-hour meters

Vaughn Park, Sleep Factory at 440 Colorado Ave, reiterate the Mayor's concern, he agreed that the key is enforcement. However, he feels the downtown merchants definitely compete with the mall and that they need to approach this with the mindset that if they want to keep the downtown a viable retail area, there must be a solution to the parking situation, but that the new fees and fines are much too excessive.

Councilmember Spehar added that the one lesson in this process has been that the Council has all learned that downtown is more than just Main Street, and all merchants should get adequate representation and have input into decisions being made by Council and the DDA.

Public Hearing – Authorizing an Optional Premises Liquor License for Redlands Mesa Golf Course

Redlands Mesa Golf Course has requested that it be permitted to serve alcohol on the newly opened golf course. Section 12-47-310 Colorado Revised Statutes permits a municipality to pass an ordinance to provide optional premises licenses for restaurants that serve liquor on their premises to include an adjacent recreational facility in their license.

The public hearing was opened at 8:25 p.m.

Staff Attorney Stephanie Rubinstein reviewed this item.

Mayor Enos-Martinez asked for clarification on whether once this ordinance is passed if the next application for optional premises would not need another authorizing ordinance. Staff Attorney Stephanie Rubinstein answered no; each requires its own ordinance.

Councilmember Spehar clarified that this is not a blanket ordinance for all golf course operations.

City Attorney Dan Wilson stated such license is tied to their restaurant liquor license but allows them to serve/possess liquor out on the golf course.

Mayor Enos-Martinez stated that the County Commissioners did a blanket resolution for all optional premises a few years ago. Legal staff said they would review that option.

There were no public comments.

The public hearing closed at 8:30 p.m.

Upon motion by Councilmember McCurry, seconded by Councilmember Terry, and carried by roll call vote, Ordinance No. 3359 - An Ordinance For An Optional Premises License for Redlands Mesa Golf Course was adopted.

Public Hearing – Rezone of Arrowhead Acres II, Filing 2, Located at B ½ Road and Arlington Drive to PD [File #RZ-2001-108]

Request to rezone the Arrowhead Acres II, Filing 2 Subdivision from RMF-5 (Residential Multi-Family, 5 units per acre) to PD (Planned Development).

The public hearing was opened at 8:30 p.m.

Bill Grace, the applicant, summarized the request.

Kathy Portner, Planning Manager, reviewed this request and displayed a photo of the property and structure. The planning clearance was issued with a side yard setback of 14 feet not knowing that it was a corner lot. These were mistakes made on both sides. The application was made for the rezone to the subdivision. She gave the reasons for the request and the impacts. All property owners in the neighborhood signed a petition in favor of the rezone.

Councilmember Spehar asked if there would be any significant traffic or safety problems from this decrease in setback. Ms. Portner answered no; there would be none.

Councilmember Kirtland asked if the houses must front onto a side street. Ms. Portner answered that there is not any garage access from the front street and that all garages still must have 20-foot setbacks.

There were no public comments.

The public hearing was closed 8:37 p.m.

Upon motion by Councilmember Kirtland, seconded by Councilmember Spehar, and carried by roll call vote, Ordinance No. 3360 - An Ordinance Rezoning Arrowhead Acres II, Filing 2, from RMF-5 to PD was adopted.

Public Hearing – Creating the City of Grand Junction Rimrock Marketplace General Improvement District

The creation of a general improvement district for Rimrock Marketplace will lead to an election in November of 2001 of affected property owners (only the owners and developers of Rimrock) to issue Special Assessment Bonds to cover costs of public improvements at the development site. These improvements are estimated to cost \$2.8 million.

The public hearing was opened at 8:38 p.m.

Administrative Services and Finance Director Ron Lappi reviewed this item. This is the first General Improvement District created in the City of Grand Junction that relates to a new State Statute allowing for the creation of a General Improvement District as opposed to a Special Improvement District with which Council is more familiar. It allows the property owners/developer to pay for infrastructure assessments. It will allow Council to consider placing an item on the ballot for only the property owners to vote to issue debt to fund the infrastructure, John Rubinstein, the developer, and Tom Volkman, their Attorney, were present to answer questions.

Councilmember Spehar inquired if this creates any liability for the City. Administrative Services and Finance Director Lappi stated this only creates the district, one that does not have debt or assets. Subsequently, an item will be placed on the ballot, which will undoubtedly pass because it is only voted on by the property owners. Even then the debt is to be paid by assessment to the property owners so the City would not have the public debt.

Councilmember Kirtland asked terms and benefits there are to the property owner.

Mr. Lappi stated that the long term benefits are that the costs will be financed at a tax exempt interest rate, two percent below current market rates, so a lower

cost of the infrastructure, on a sizable project of approximately 370,000 square feet, about half the size of current mall. There will be no legal liability for the City.

John Rubinstein, Fairway, Kansas, has been working in Grand Junction since July 1995, but this is the first time in front of Council. He expressed the appreciation of his firm in working the Mr. Lappi and the Planning Commission on this project, which has been challenged by its size with all the traffic problems. With the size of this project and the time and money spent to make it work, it should be a catalyst to create more activity further west of this project.

There were no public comments.

The public hearing was closed at 8:45 p.m.

Councilmember Terry expressed the feeling that this project has been a long time in coming to this point, but is pleased to see this option and opportunity and wanted to thank the Staff for seeing it through. It serves to show some of the issues the City has been dealing with and she was pleased to see another option being tested.

Councilmember Spehar agreed and stated that this is one of the ways the City can participate in creating economic activity without using public money to create private gain.

Upon motion by Councilmember Spehar, seconded by Councilmember Butler, and carried by roll call vote, Ordinance No. 3361 - An Ordinance Creating the City of Grand Junction Rimrock Marketplace General Improvement District; and Providing Other Details Relating Thereto was adopted.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

EXECUTIVE SESSION TO DISCUSS ONGOING NEGOTIATIONS

Councilmember Terry moved to adjourn to executive session. Councilmember Kirtland seconded, and carried. The Council adjourned to executive session and does not plan to return at 8:47 p.m.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m.

Stephanie Nye, CMC
City Clerk

Attach 2
Country Club Park #2 Sewer Improvement District

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Award of Construction Contract for Country Club Park #2 Sewer Improvement District		
Meeting Date:	August 15, 2001		
Date Prepared:	July 30, 2001		
Author:	Bret Guillory / Trent Prall	Project Engineer / City Utility Engr	
Presenter Name:	Mark Relph	Public Works Director	
	Workshop	X	Formal Agenda

Subject: Award of a Construction Contract for **Country Club Park #2 Sewer Improvement District** to R. W. Jones Construction in the amount of **\$494,811.33**. **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 Highway 340, west of Glade Park Road, and east of Country Club Park Road 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 August 29, 2001 at 2:00 p.m. at the Mesa County Public Hearing Room, 750 Main Street, Grand Junction, Colorado, at which time the Mesa County Commissioners will vote on formation of the improvement district. 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 June 12, 2001 for Country Club Park #2 Sewer Improvement District. The low bid was submitted by RW Jones Construction, Inc. in the amount of **\$494,811.33**.

Background Information: This project consists of installation of approximately 7,143 lineal feet of 6" Diameter PVC sewer line, 38 manholes, 59 sanitary sewer taps, 3,461 lineal feet of 4" PVC service line, aggregate base course, asphalt removal and replacement.

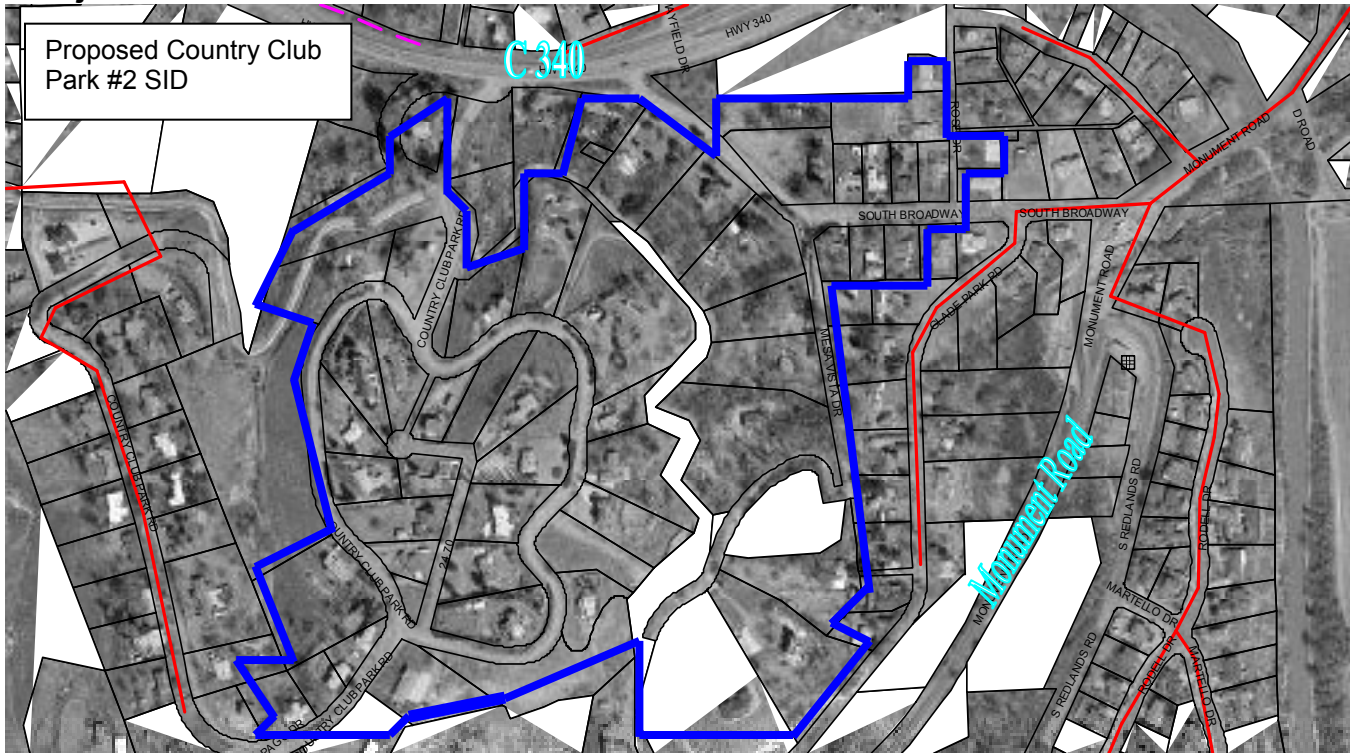
Work is scheduled to begin on or about September 1, 2001 and continue for 15 weeks with an anticipated completion date of December 14, 2001.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Rid</u>
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RW Jones	Fruita, CO	\$494,811.33
Palisade Constructors	Palisade, CO	\$502,277.20
Skyline Construction	Grand Jct.	\$556,153.30
Sorter Construction	Grand Jct.	\$595,834.00
MA Concrete Construction	Grand Jct.	\$617,502.50
<hr/>		
Engineer's Estimate		\$472,033.50

Project Location:



Budget: This project was budgeted for 2001 construction. Sufficient funds have been transferred from Fund 902, the sewer system “general fund”, to fund 906 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 59 benefiting properties, as follows:

Project Costs:

Estimated Project Costs*	\$560,550.00	\$9,500.85 / lot
-30% Septic System Elimination Contribution by City	(\$168,165.00)	(\$2,850.25) / lot
Total Estimated Assessments	\$392,385.00	\$6,650.59 / lot

Action Requested/Recommendation: City Council motion authorizing the City Manager to execute a Construction Contract for the Country Club Park #2 Sewer Improvement District with RW Jones Construction in the amount of **\$494,811.33**. This Contract will be contingent on formation of the improvement district by the Mesa County Commissioners at the August 29, 2001 public hearing.

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

Attach 3
Request for Federal Funds for 90 Road, Phase 2

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Resolution Accepting Federal-Aid Funds for 29 Road Phase 2		
Meeting Date:	August 15, 2001		
Date Prepared:	August 6, 2001		
Author:	Don Newton	Engineering Projects Manager	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

Subject: A City Council Resolution accepting Federal-Aid Funds from the Transportation Equity Act for the 21st Century (TEA-21) for the project identified as 29 Road, Phase 2, for roadway improvements on 29 Road north of north Avenue to Orchard Avenue.

Summary: The Regional Transportation Planning Organization has allocated Federal funds in the amount of \$370,017.00 in the Statewide Transportation Improvement Program (STIP) for this project. The grant requires local matching funds in the amount of \$76,929.00 and local agency non participation costs of \$14,310.

Background Information: This is the second phase of a three-phase project to improve 29 Road from the south side of North Avenue to Patterson Road. Federal Funds have been allocated in the Statewide Transportation Improvement Plan (STIP) for all three phases of the project. Construction of the second phase is scheduled to begin the spring of 2002.

Budget: The City of Grand Junction and Mesa County have included \$520,000 (\$260,000 each) in their 2002 Capital Improvement Budgets for the 29 Road Improvement Project. This is more than their \$91,239, the minimum amount of local matching funds and participating costs required for the grant.

Action Requested/Recommendation: Adopt Resolution No. ____ to accept Federal-Aid TEA-21 Funds in the amount of \$370,017.00 and to authorize local matching funds in the amount of \$91,239.00 for Project STM-M555-016.

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

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

A RESOLUTION ACCEPTING A GRANT FOR FEDERAL-AID FUNDS FROM THE TRANSPORTATION EQUITY ACT OF 1998 FOR THE 21ST CENTURY (TEA-21) FOR THE PROJECT IDENTIFIED AS STE M555-016, 29 ROAD PHASE 2, SUB = 13664 FOR SMALL URBAN ROADWAY IMPROVEMENTS ON 29 ROAD NORTH OF NORTH AVENUE TO THE GRAND VALLEY CANAL.

RECITALS:

The City Council of the City of Grand Junction, hereby resolved in Resolution _____ -01 to enter into a contract with the State of Colorado, Department of Transportation to participate in a Federally funded project for small urban roadway improvements on 29 Road north of North Avenue to the Grand Valley Canal.

The total cost of the preliminary engineering, material and construction of the path are to be funded as follows

a. Federal participating funds (82.79% of \$477,000)	\$370,017.00
b. Local Agency Share (17.21%)	\$ 76,929.00
c. Local Agency Non Participating Costs	<u>\$ 14,310.00</u>
TOTAL PROJECT FUNDS	<u>\$461,256.00</u>

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, AS FOLLOWS:

The City Council approves the matching of Federal funds with City funds in the amount of \$76,929.00

PASSED and APPROVED this _____ day of _____, 01

Mayor, City of Grand Junction

Attest:

City Clerk

Attach 4
Request for Federal Funds for South Camp Trail, Phase 2

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Resolution concerning Federal funds for the South Camp Trail, Phase I I		
Meeting Date:	August 15, 2001		
Date Prepared:	August 6, 2001		
Author:	Don Newton/SN	Engineering Projects Manager	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

Subject: A Resolution concerning the use of Federal-Aid Enhancement Funds for a project identified as STE M555-015, **South Camp Phase II, SUB=13659 for a Bike/Ped Trail in various locations from South Broadway to Monument Road along South Camp Road.**

Summary: A City Council Resolution is required for the City to enter into a contract with the Colorado Department of Transportation (CDOT) and to participate in a Federally funded project to construct a Bike/Ped Trail on both sides of South Camp Road. The grant includes 80%(\$251,200.00) Federal-aid funds and requires 20% (\$62,800.00) local matching funds.

Background Information: The project includes construction of a Bike/Ped Trail along the south side of South Camp Road from Monument Road to Rimrock Drive, along the east side of South Camp Road from Renaissance Drive to South Broadway and along the south side of South Broadway east of South Camp Road.

Budget: The total budget for the project is \$348,500 including \$251,000 Federal-aid funds, \$66,000 City funds and approximately \$31,500 Mesa County Funds. Local funds totaling \$97,500.00 exceed the matching funds of \$62,800 required by the CDOT agreement for the Federal-Aid Funds.

Action Requested/Recommendation: Adopt resolution to enter into a contract with CDOT to participate in a Federally funded project to construct a bike/pedestrian trail adjacent to South Camp Road.

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

Report results back to Council:	<input 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 _____

A RESOLUTION ACCEPTING A GRANT FOR FEDERAL-AID FUNDS FROM THE TRANSPORTATION EQUITY ACT OF 1998 FOR THE 21ST CENTURY (TEA-21) FOR THE PROJECT IDENTIFIED AS STE M555-015, SOUTH CAMP PHASE II, SUB=13659 FOR A BIKE PED TRAIL IN VARIOUS LOCATIONS FROM SOUTH BROADWAY TO MONUMENT ROAD ALONG SOUTH CAMP ROAD.

RECITALS:

The City Council of the City of Grand Junction, hereby resolved in Resolution _____ -01 to enter into a contract with the State of Colorado, Department of Transportation to participate in a Federally funded project for South Camp Road Phase II, a Bike/Pedestrian Trail in various locations from South Broadway to Monument Road along South Camp Road.

The total cost of the preliminary engineering, material and construction of the path are to be funded as follows

- | | |
|--|--------------|
| a. Federal participating funds
(80% of \$314,000) | \$251,200.00 |
| c. Local Agency Share
(20%) | \$ 62,800.00 |

TOTAL PROJECT FUNDS \$314,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, AS FOLLOWS:

The City Council approves the matching of Federal funds with City funds in the amount of \$62,800.00

PASSED and APPROVED this _____ day of _____, 01

Mayor, City of Grand Junction

Attest:

City Clerk

Attach 5

Improvements and Setting a Hearing for Glen Caro and Northfield Estates Sewer Improvement District

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Resolution Accepting the Improvements connected with Sanitary Sewer Improvement District No. SS-44-00		
Meeting Date:	August 15, 2001		
Date Prepared:	August 7, 2001		
Author:	Rick Marcus	Real Estate Technician	
Presenter Name:	Rick Marcus	Real Estate Technician	
	Workshop	X	Formal Agenda

Subject: Resolution Approving and Accepting the Improvements connected with Sanitary Sewer Improvement District No. SS-44-00, and giving notice of a hearing to consider a proposed Assessing Ordinance.

Summary: Sanitary sewer facilities have been installed as petitioned by the owners of fifty properties located in the vicinity of North 7th Street and G Road. The proposed resolution is the required first step in the process to levy assessments against the benefiting properties.

Background Information: The petition requesting the improvements provides that all costs associated with this District be assessed against and upon the benefiting properties, except for the 30% Septic System Elimination contribution. Assessable costs include design, construction and inspection to provide sanitary sewer main lines, manholes, service lines to property boundaries, administrative costs and compensation for easements.

The estimated versus actual costs assessable to this District are as follows:

Est. Assessable Costs: \$390,200.00	Actual Assessable Costs: \$401,477.92	Difference: +11,277.92
Est. 30% Contribution: 117,060.00	Actual 30% Contribution: 120,443.38	Difference: + 3,383.38
Est. Cost per lot: \$5,462.80	Actual cost per lot: \$5,620.69	Difference: +157.89
<i>Note: The above costs do not include Trunk Line Extension Costs, which will be recovered as explained below.</i>		

Costs for the required trunk line extension were originally estimated to be \$48,000. The actual cost was \$66,852.1. These additional costs are a result of compensation paid to property owners for permanent and temporary construction easements. The trunk line extension fund will be reimbursed by a trunk line extension fee to be paid when each property connects to the sewer system. 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 one or more acre

The first reading of the proposed Assessing Ordinance is scheduled for the September 5th Council meeting. The second reading and public hearing is scheduled for the September 19th Council meeting.

The published assessable costs of \$5,957.93 per lot include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by October 22, 2001. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining principal balance.

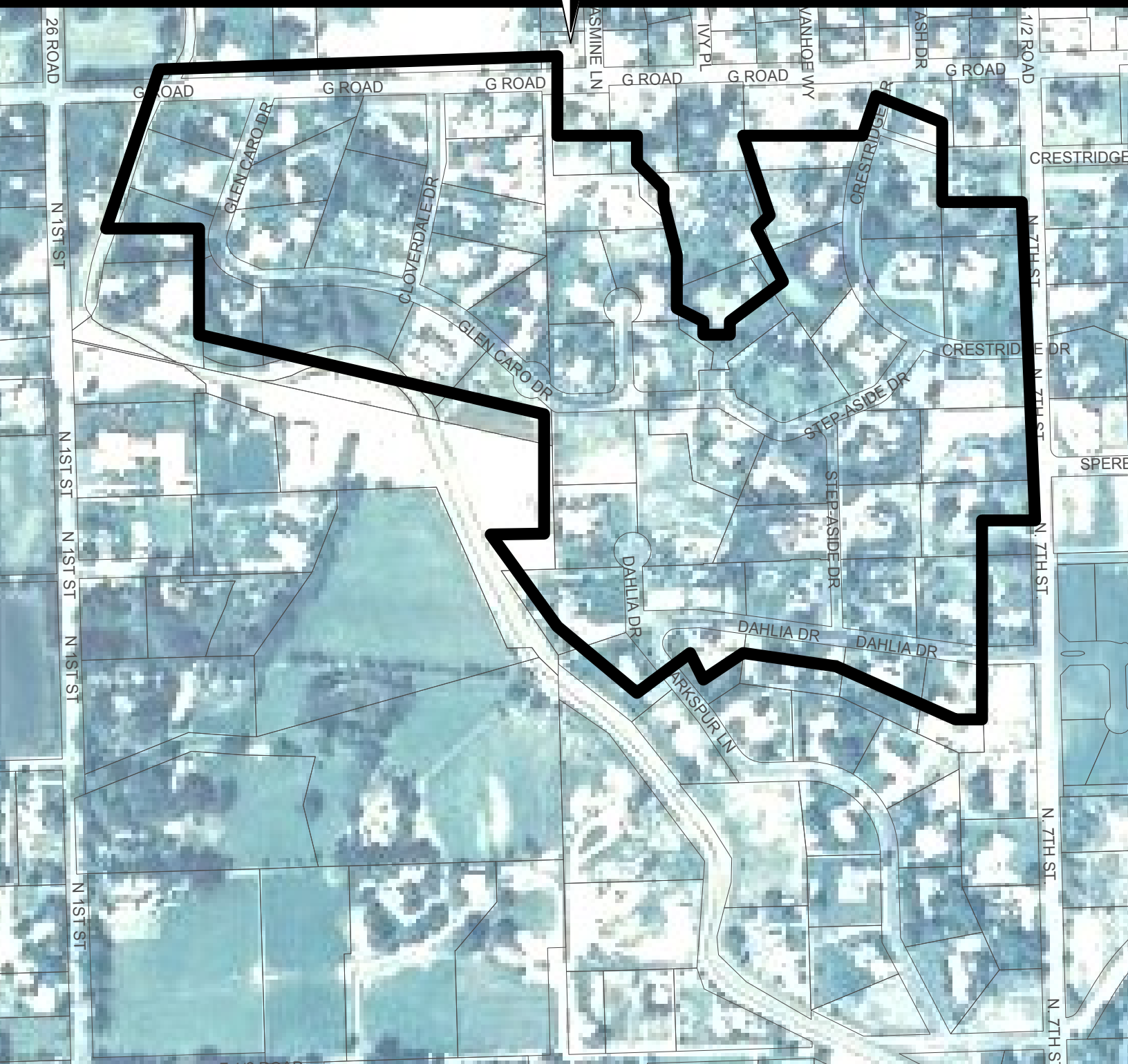
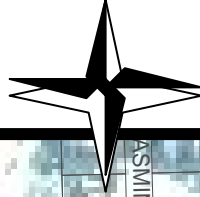
Action Requested/Recommendation: Pass and adopt proposed resolution and give notice of a public hearing.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	If Yes,
Name:							
Purpose:							
Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When:
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>
							Workshop

SANITARY SEWER IMPROVEMENT DISTRICT NO.SS-44-00

GLEN CARO & NORTHFIELD ESTATES NO. 2

NORTH



RESOLUTION NO. _____

**APPROVING AND ACCEPTING THE IMPROVEMENTS CONNECTED WITH
SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-44-00 AND
GIVING NOTICE OF A PUBLIC HEARING**

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Sanitary Sewer Improvement District No. SS-44-00; and

WHEREAS, the City Council has caused to be prepared a statement showing the total assessable costs associated with Sanitary Sewer Improvement District No. SS-44-00 to be apportioned upon and levied against the real property comprising the District Lands which specifically benefit from the improvements associated with said District.

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

1. That the improvements connected with Sanitary Sewer Improvement District No. SS-44-00 be, and the same are hereby, approved and accepted; that the statement showing the total assessable costs associated with said District be, and the same is hereby, approved and accepted as the statement of the assessable costs of said Sanitary Sewer Improvement District No. SS-44-00.
2. That the costs connected with Sanitary Sewer Improvement District No. SS-44-00 be apportioned upon and levied against the real property comprising the District Lands.
3. That the City Clerk shall immediately advertise for three (3) days in the Daily Sentinel, a newspaper of general circulation published in said City, a Notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, which Notice shall be in substantially the form set forth in the attached "NOTICE", that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share to be apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the City Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice; that any objections may be heard and determined by the City Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, being Ordinance No. 178, as amended, and People's Ordinance No. 33.

NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for September 19, 2001, at 7:30 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the district of lands known as Sanitary Sewer Improvement District No. SS-44-00, and all persons interested therein, as follows:

That the City of Grand Junction has completed and the Grand Junction City Council has accepted the improvements connected with Sanitary Sewer Improvement District No. SS-44-00. Said District and improvements are authorized by and in accordance with the terms and provisions of City Resolution No. 112-00, passed and adopted by the Grand Junction City Council on the 15th day of November, 2000, whereby said City Council declared its intention to create said District, and by City Resolution No. 139-00, passed and adopted by the Grand Junction City Council on the 20th day of December, 2000, whereby the Grand Junction City Council created and established said District, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of said City, being Ordinance No. 178, as amended.

That the whole cost of the improvements connected with said District and to be assessed against the District Lands, as hereinafter described, has been definitely ascertained and is in the sum of \$297,896.61. Said sum includes a one-time charge of six percent (6%) for costs of collection and other incidentals; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the city of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance assessing the real estate in said District for the cost of said improvements; and that the owner(s) so paying shall be entitled to an allowance of six percent (6%) for costs of collection and other incidentals.

That any complaints or objections that may be made in writing by the said owner or owners of land within said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice; that any such complaints or objections will be heard and determined by the said City Council at a public hearing on Wednesday, September 19, 2001, at 7:30 p.m. in the City Council Chambers located at Grand Junction City Hall, 250 North 5th Street in Grand Junction, Colorado, at which time the said City Council will consider passage of a proposed ordinance to assess the cost of said improvements against the real estate in said District, and against the respective owners of said real estate, as by law provided.

That the sum of \$297,896.61 for improvements connected with Sanitary Sewer Improvement District No. SS-44-00 is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally, as follows, to wit:

TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2945-022-03-001	Lot 1, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-03-002	Lot 2, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-03-003	Lot 3, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93

2945-022-03-004	Lot 4, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-03-005	Lot 5, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-04-001	Lot 14, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-04-002	Lot 19, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-04-003	Lot 15, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-04-006	Lot 16, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-04-007	Lots 17 & 18, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-001	Lot 11, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-003	Lot 10, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-006	Lot 7, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-007	Lot 6, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-009	Lot 13, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-010	Lot 12, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-05-011	Lots 8 & 9, Glen Caro Subdivision, City of Grand Junction.	\$5,957.93
2945-022-08-002	Lot 6, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-08-004	Lot 7, Northfield Estates Subdivision, and also that portion beginning at the NW corner of the SE ¼ of the NW ¼ of Section 2, 1S 1W, thence south 228.58 feet along the west lot line of said Lot 7 to the north line of the Grand Valley Canal, thence N32° 30'W 270.23 feet along the north line, thence N89° 44'E 145 feet to the point of beginning, City of Grand Junction.	\$5,957.93
2945-022-06-009	Lot 8, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-00-047	BEG S 0DEG07' W 2.75FT FR SW COR LOT 15 REPLAT OF LOTS4-10-11-12-15-16 CREST RIDGE SUB S 89DEG51'15SEC W165.27FT TO CUL-DE-SAC CH BEARS 5DEG40'19SEC W 91.01FT N0DEG05'45SEC E 338.68FT S 89DEG58'27SEC E36.58FTS 0DEG05'45SEC W 74FT SDEG58'27SECE 103FT S 5DEG30'49SEC E 127.66FT S65DEG49'49SEC E 133.66FT S 23DEG46' W 186FT N89DEG58'27SEC W 25FT TO SW COR SD LOT 15S0DEG07' W 2.75FT TO BEG, City of Grand Junction.	\$5,957.93
2945-022-06-010	LOT 9 NORTHFIELD ESTATES SUB SEC 2 1S 1W & ALSO BEG S 89DEG44' W 25.26FT FR NECOR SD LOT 9 S 89DEG44' W 80FT N 08DEG04'33SEC E 2.83FT N 89DEG44'E 80.14FT S08DEG04'33SEC W 3.79FT TO POB, City of Grand Junction.	\$5,957.93
2945-022-00-034	The west 218 feet of the following described tract. Beginning 1127 feet south of the north ¼ corner of Section 2, 1S 1W, thence south 200 feet, thence west 544.5 feet, thence north 200 feet, thence east to the point of beginning, City of Grand Junction.	\$5,957.93
2945-022-00-033	Beginning 1127 feet south of the north ¼ corner of Section 2, 1S 1W, thence south 200 feet, thence west 326.5 feet, thence north 200 feet, thence east to the point of beginning; except 30 feet for road right-of-way, City of Grand Junction.	\$5,957.93
2945-022-02-007	Lot 4, Hermanns Subdivision, City of Grand Junction.	\$5,957.93
2945-022-00-041	Beginning 917 feet south of the NE corner of the NE ¼ of the NW ¼ of Section 2, 1S 1W, thence west 320.5 feet, thence south 200.0 feet, thence east 320.5 feet, thence north 200.0 feet to the point of beginning; except the east 30 feet for road right-of-way, City of Grand Junction.	\$5,957.93
2945-022-02-020	LOT 2 HERMANN'S SUB + ALL OF LOT 1 HERMANN'S SUB EXCBEG S 0DEG06' E 40FT + S89DEG58' E 50FT FR NW CORNE4NW4 SEC 2 1S 1W ALG CVE SW CENTRAL ANG 30DEG RAD93.3FT ARC LGTH 48.85FT CHORD S 14DEG54' W 48.3FT CVELT CENTRAL ANG 30DEG RAD 93.3FT ARC LGTH 8.85FT CHORDS 14DEG54' W 48.3FT S0DEG06' E 126.63FT S 89DEG58' E156.5FT N0DEG 06' W 220FT N 89DEG58' W 131.5FT TO BEG, City of Grand Junction.	\$5,957.93
2945-022-02-006	Lot 3, Hermanns Subdivision, City of Grand Junction.	\$5,957.93
2945-022-06-011	Replat of Lot 16, Crest Ridge Subdivision, except beginning S89° 44'W 25.26 feet from the NW corner of Lot 9, Northfield Estates Subdivision, thence S89° 44'W 80 feet, thence N8° 04'33"E 2.83 feet, thence N89° 44'E 80.14 feet, thence S8° 04'33"W 3.79 feet to the point of beginning, City of Grand Junction.	\$5,957.93
2945-022-00-040	Beginning 917 feet south and 320.5 feet west of the NE corner of the NE ¼ of the NW ¼ of Section 2, 1S 1W, thence west 224.0 feet, thence south 200.0 feet, thence east 224.0 feet, thence north 200.0 feet to the point of beginning; except that portion lying within the right-of- way of Step-A-Side Dr., City of Grand Junction.	\$5,957.93

2945-022-14-001	Lot 1, Emily Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-14-002	Lot 2, Emily Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-10-004	Lot 14, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-10-003	Lot 15, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-10-002	Lot 16, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-10-001	Lot 17, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-09-002	Lot 11, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-09-001	Lot 10, Northfield Estates Subdivision, City of Grand Junction.	\$5,957.93
2945-022-07-001	Replat of Lot 4, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93

2945-022-06-008	Lot 15 of the replat of Lots 4, 10, 11, 12 and 15, Crest Ridge Subdivision, and also beginning S0° 07'W 2.75 feet from the SW corner of Lot 15, thence N5° 30' 49"W 356.41 feet, thence N89° 58' 27"W 103 feet, thence N0° 5'45"E 74 feet, thence, S89° 58'27"E 138 feet to the NW corner of Lot 15, thence S0° 07'W 428.75 feet to the point of beginning; except beginning at the SW corner of said Lot 15, thence S0° 07'W 2.75 feet, thence N5° 30' 49"W 228.75 feet, thence S65° 49'49"E 133.66 feet, thence S 23° 46'W 186 feet, thence N89° 58'27"W 25 feet to the point of beginning, City of Grand Junction.	\$5,957.93
2945-022-06-002	Replat of Lot 11, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93
2945-022-02-022	Lot 9, Crest Ridge Subdivision, and also the south ½ of the vacated street on the north, and also that portion beginning at the NE corner of Lot 13, Crest Ridge Subdivision, thence N48° 47'W 27feet, thence S26° 54'E 178 feet, thence N54° E 25 feet, thence N32° 45'W 150 feet to the point of beginning, City of Grand Junction.	\$5,957.93
2945-022-02-017	Lot 8, Crest Ridge Subdivision, and also the north ½ of the vacated street adjacent to the lot on the south, except that portion beginning at the NW corner of said Lot 8, thence south along the west line of said Lot 8 to the centerline of the vacated street, thence N69° 45'E along the centerline of the street, thence northwesterly 70 feet to the point of beginning, City of Grand Junction.	\$5,957.93
2945-022-02-013	Replat of Lot 12, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93
2945-022-02-010	Replat of Lot 10, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93
2945-022-02-012	Lot 6, Hermanns, Subdivision, City of Grand Junction.	\$5,957.93
2945-022-02-011	Lot 5, Hermanns, Subdivision, City of Grand Junction.	\$5,957.93
2945-022-01-005	Lot 3, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93
2945-022-01-004	Lot 5, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93
2945-022-01-002	Lot 6, Crest Ridge Subdivision, City of Grand Junction.	\$5,957.93

Dated at Grand Junction, Colorado, this 15th day of August, 2001.

BY

ORDER OF THE CITY COUNCIL,

CITY OF GRAND JUNCTION,

COLORADO

BY:

City Clerk

PASSED and ADOPTED this 15th day of August, 2001.

President of the Council

Attest:

City Clerk

OWNERSHIP SUMMARY

SANITARY SEWER IMPROVEMENT DISTRICT No. SS-44-00

SCHEDULE NO.	OWNERSHIP	PROPERTY ADDRESS	ESMT REQ.?
2945-022-03-001	• James Victor Hammond	2623 G Road	No
2945-022-03-002	Gary & Barbara Plsek	696 Cloverdale Drive	No
2945-022-03-003	• Stephen & Judith Axthelm	694 Cloverdale Drive	No
2945-022-03-004	James Pommier & Julie Pearson	690 Cloverdale Drive	No
2945-022-03-005	• Bena Maes	686 Glen Caro Drive	No
2945-022-04-001	Thomas & Elaine Kukanan	698 Glen Caro Drive	No
2945-022-04-002	• Ronnie & Cheryl Greenhow	699 Cloverdale Drive	No
2945-022-04-003	• Steven & Nancy Don	696 Glen Caro Drive	No
2945-022-04-006	• Howard & Janice Hall	694 Glen Caro Drive	No
2945-022-04-007	• Gilbert & Doris Madison	695 Cloverdale Drive	No
2945-022-05-001	Michael Schoede & Nancy Knanishu	695 Glen Caro Drive	No
2945-022-05-003	R.R. Frohock	693 Glen Caro Drive	No
2945-022-05-006	• James & Von Diamanti	683 Glen Caro Drive	No
2945-022-05-007	• John & Irene Green	681 Glen Caro Drive	No
2945-022-05-009	Thomas & Ailene Maddalone	699 Glen Caro Drive	No
2945-022-05-010	• Michael & Jean Kloberdanz	697 Glen Caro Drive	No
2945-022-05-011	• Alice McGregor	691 Glen Caro Drive	Yes
2945-022-08-002	• Daniel & Grace Ward	673 Larkspur Lane	Yes
2945-022-08-004	• Newell & Marlene Hoskin	675 Larkspur Lane	Yes
2945-022-06-009	• Robert & Louise Sammons	2636 Dahlia Drive	No
2945-022-00-047	• Robert & Louise Sammons	676 Larkspur Lane	Yes
2945-022-06-010	Mark & Darsie Huber	2638 Dahlia Drive	Yes
2945-022-00-034	• Barbara Trowbridge	676 Stepside Drive	Yes
2945-022-00-033	• Richard & Linda Pryor	675 26 ½ Road	Yes
2945-022-02-007	• William & Mildred Erwin	690 Myrtle Lane	Yes
2945-022-00-041	• Dorothy Burgess	679 26 ½ Road	No
2945-022-02-020	• Larry & Norma Wheeler	694 Jasmine Lane	No
2945-022-02-006	• Lloyd & Anne Davis	691 Myrtle Lane	No
2945-022-06-011	Vernon & Alice Nelson	679 Stepside Lane	No
2945-022-00-040	• Gaynell & Douglas Colaric	680 Stepside Drive	No
2945-022-14-001	• Christine Brown	Vacant Land	No
2945-022-14-002	• Christine Brown	677 Larkspur Lane	No
2945-022-10-004	Danny & Rene Romero	2645 Dahlia Drive	No
2945-022-10-003	Alice Martin	2643 Dahlia Drive	No
2945-022-10-002	Jack & E.N. Williams	2639 Dahlia Drive	No
2945-022-10-001	• Gerald & Shirley Quinn	672 Larkspur Lane	No
2945-022-09-002	Larry & Sylvia Porter	2646 Dahlia Drive	No
2945-022-09-001	Charles Mitchell	2642 Dahlia Drive	No
2945-022-07-001	• Thomas & Linda Todd	685 Crest Ridge Drive	No
2945-022-06-008	• Patrick & Maura Griggs	685 Stepside Lane	No
2945-022-06-002	• Charles & Karen Moore	687 Stepside Drive	No
2945-022-02-022	Paul & Laura Stidham	689 Crest Ridge Drive	No

2945-022-02-017	• William Merrill & Mary Hughes	695 Crest Ridge Drive	No
2945-022-02-013	• Kenneth & Catherine Hamon	686 Stepside Drive	No
2945-022-02-010	• Hamon Family, LLC	687 Crest Ridge Drive	No
2945-022-02-012	• Edward & Glenna Maurin	688 Myrtle Lane	No
2945-022-02-011	William & Debra Deonier	684 Glen Caro Drive	No
2945-022-01-005	Sherwood & Carolyn Fox	688 Crest Ridge Drive	No
2945-022-01-004	• Paul & Gertrude Lundberg	686 Crest Ridge Drive	No
2945-022-01-002	• John & Lou Stark	696 Crest Ridge Drive	No
Total Assessable Parcels = 50			
Additional Easements are required from Grand Valley Irrigation, David B. Palo, Jr., Joseph & Dana Elliott, and Paula White, whose properties are not included in the improvement district.			

- Indicates property owners signing petition = 34/50 or 68%

CITY COUNCIL AGENDA CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Resolution Accepting the Improvements connected with Alley Improvement District 2000, Phase B		
Meeting Date:	August 15, 2001		
Date Prepared:	August 7, 2001		
Author:	Rick Marcus	Real Estate Technician	
Presenter Name:	Rick Marcus	Real Estate Technician	
Workshop		X	Formal Agenda

Subject: Resolution approving and accepting the improvements connected with Alley Improvement District 2000, Phase B, and giving notice of a Hearing.

Summary: Reconstruction of the alley running from 10th Street to 11th Street between Colorado Avenue and Ute Avenue has been completed as petitioned by a majority of the adjoining property owners. The proposed resolution is the required first step in the process to levy assessments against the benefiting properties.

Background Information: People's Ordinance No. 33 gives the City Council authority to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. This alley was petitioned for construction by more than 50% of the property owners. The proposed assessments are based on the rates stated in the petition, as follows: \$8 per abutting foot for residential single-family properties, \$15 per abutting foot for residential multi-family properties, and \$31.50 per abutting foot for non-residential uses.

The first reading of the proposed Assessing Ordinance is scheduled for the September 5th Council meeting. The second reading and public hearing is scheduled for the September 19th

Council meeting. The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by October 22, 2001. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining principal balance.

Budget:

Carry forward from 2000 Phase A Alleys	\$ 59,099
Cost to Construct 2000 Phase B Alley	<u>(\$ 40,500)</u>
Balance	\$ 18,599

Action Requested/Recommendation: Review and adopt proposed Resolution.

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

RESOLUTION NO. _____

**APPROVING AND ACCEPTING THE IMPROVEMENTS
CONNECTED WITH ALLEY IMPROVEMENT DISTRICT
NO. ST-00, PHASE B**

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Alley Improvement District No. ST-00, Phase B; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Alley Improvement District No. ST-00, Phase B, and apportioning the same upon each lot or tract of land to be assessed for the same.

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

1. That the improvements connected therewith in said District be, and the same are hereby approved and accepted; that said statement be, and the same is hereby approved and accepted as the statement of the assessable cost of the improvements of said Alley Improvement District No. ST-00, Phase B;
2. That the same be apportioned on each lot or tract of land to be assessed for the same;
3. That the City Clerk shall immediately advertise for three (3) days in the Daily Sentinel, a newspaper of general circulation published in said City, a Notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, which Notice shall be in substantially the form set forth in the attached "NOTICE", that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice; that any objections may be heard and determined by the City Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for September 19th, 2001, at 7:30 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the District of lands known as Alley Improvement District No. ST-00, Phase B, and all persons interested therein as follows:

That the improvements in and for said District ST-00, Phase B, which are authorized by and in accordance with the terms and provisions of Resolution No. 36-00 passed and adopted on the 3rd day of May, 2000, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local Alley improvement District to be known as Improvement District No. ST-00, Phase B, with the terms and provisions of Resolution No. 53-00 passed and adopted on the 7th day of June, 2000, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

The City has inspected and accepted the condition of the improvements installed. The amount to be assessed from those properties benefiting from the improvements is \$13,130.75. Said amount including six percent (6%) for cost of collection and other incidentals; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance assessing the real estate in said District for the cost of said improvements, and that the owner(s) so paying should be entitled to an allowance of six percent (6%) for cost of collection and other incidentals;

That any complaints or objections that may be made in writing by the said owner or owners of land within the said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at a public hearing on Wednesday, September 19th, 2001, at 7:30 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado, before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided;

That the sum of \$13,130.75 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

10TH TO 11TH, COLORADO TO UTE:

TAX SCHEDULE NO.: 2945-144-26-001 LEGAL DESCRIPTION: Lots 3 & 4, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-26-002 LEGAL DESCRIPTION: Lots 1 & 2, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-003 LEGAL DESCRIPTION: Lots 5 & 6, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-004 LEGAL DESCRIPTION: Lots 7 & 8, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-005 LEGAL DESCRIPTION: Lots 9 & 10, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-006 LEGAL DESCRIPTION: Lots 11 & 12, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-007 LEGAL DESCRIPTION: Lots 13 & 14, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-26-008 LEGAL DESCRIPTION: Lots 15 & 16, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 1,669.50

TAX SCHEDULE NO.: 2945-144-26-009 LEGAL DESCRIPTION: West 15 ft. of Lot 31 and all of Lot 32, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 339.20

TAX SCHEDULE NO.: 2945-144-26-010 LEGAL DESCRIPTION: West 21 ft. of Lot 30 and the east 10 ft of Lot 131, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 266.27

TAX SCHEDULE NO.: 2945-144-26-011 LEGAL DESCRIPTION: Lot 29 and the east 3.6 ft. of Lot 30, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 242.53

TAX SCHEDULE NO.: 2945-144-26-012 LEGAL DESCRIPTION: Lots 27 & 28, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-013 LEGAL DESCRIPTION: Lot 26, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-26-014 LEGAL DESCRIPTION: Lot 25, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-26-015 LEGAL DESCRIPTION: Lot 24, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-26-951 LEGAL DESCRIPTION: Lots 17 through 22, inclusive, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 5,008.50

TAX SCHEDULE NO.: 2945-144-26-952 LEGAL DESCRIPTION: Lot 23, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 834.75

Dated at Grand Junction, Colorado, this 15th day of August, 2001.

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

By: _____
City Clerk

PASSED and ADOPTED this 15th day of August, 2001.

President of the Council

Attest:

City Clerk

SUMMARY SHEET

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

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

Estimated Cost to Construct	\$ 40,500.00
Absolute Cost to Owners	<u>\$ 12,387.50</u>
Estimated Cost to City	\$ 28,112.50

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

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

Attach 6
Alley Improvement District 2000, Phase B

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Resolution Accepting the Improvements connected with Alley Improvement District 2000, Phase B	
Meeting Date:	August 15, 2001	
Date Prepared:	August 7, 2001	
Author:	Rick Marcus	Real Estate Technician
Presenter Name:	Rick Marcus	Real Estate Technician
	Workshop	X Formal Agenda

Subject: Resolution approving and accepting the improvements connected with Alley Improvement District 2000, Phase B, and giving notice of a Hearing.

Summary: Reconstruction of the alley running from 10th Street to 11th Street between Colorado Avenue and Ute Avenue has been completed as petitioned by a majority of the adjoining property owners. The proposed resolution is the required first step in the process to levy assessments against the benefiting properties.

Background Information: People's Ordinance No. 33 gives the City Council authority to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. This alley was petitioned for construction by more than 50% of the property owners. The proposed assessments are based on the rates stated in the petition, as follows: \$8 per abutting foot for residential single-family properties, \$15 per abutting foot for residential multi-family properties, and \$31.50 per abutting foot for non-residential uses.

The first reading of the proposed Assessing Ordinance is scheduled for the September 5th Council meeting. The second reading and public hearing is scheduled for the September 19th Council meeting. The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by October 22, 2001. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining principal balance.

Budget:

Carry forward from 2000 Phase A Alleys	\$ 59,099
Cost to Construct 2000 Phase B Alley	(\$ 40,500)

Balance	\$ 18,599
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Action Requested/Recommendation: Review and adopt proposed Resolution.

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

RESOLUTION NO. _____

**APPROVING AND ACCEPTING THE IMPROVEMENTS
CONNECTED WITH ALLEY IMPROVEMENT DISTRICT
NO. ST-00, PHASE B**

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Alley Improvement District No. ST-00, Phase B; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Alley Improvement District No. ST-00, Phase B, and apportioning the same upon each lot or tract of land to be assessed for the same.

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

1. That the improvements connected therewith in said District be, and the same are hereby approved and accepted; that said statement be, and the same is hereby approved and accepted as the statement of the assessable cost of the improvements of said Alley Improvement District No. ST-00, Phase B;
2. That the same be apportioned on each lot or tract of land to be assessed for the same;
3. That the City Clerk shall immediately advertise for three (3) days in the Daily Sentinel, a newspaper of general circulation published in said City, a Notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, which Notice shall be in substantially the form set forth in the attached "NOTICE", that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice; that any objections may be heard and determined by the City Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for September 19th, 2001, at 7:30 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the District of lands known as Alley Improvement District No. ST-00, Phase B, and all persons interested therein as follows:

That the improvements in and for said District ST-00, Phase B, which are authorized by and in accordance with the terms and provisions of Resolution No. 36-00 passed and adopted on the 3rd day of May, 2000, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local Alley improvement District to be known as Improvement District No. ST-00, Phase B, with the terms and provisions of Resolution No. 53-00 passed and adopted on the 7th day of June, 2000, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

The City has inspected and accepted the condition of the improvements installed. The amount to be assessed from those properties benefiting from the improvements is \$13,130.75. Said amount including six percent (6%) for cost of collection and other incidentals; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance assessing the real estate in said District for the cost of said improvements, and that the owner(s) so paying should be entitled to an allowance of six percent (6%) for cost of collection and other incidentals;

That any complaints or objections that may be made in writing by the said owner or owners of land within the said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at a public hearing on Wednesday, September 19th, 2001, at 7:30 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado, before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided;

That the sum of \$13,130.75 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

10TH TO 11TH, COLORADO TO UTE:

TAX SCHEDULE NO.: 2945-144-26-001 LEGAL DESCRIPTION: Lots 3 & 4, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-26-002 LEGAL DESCRIPTION: Lots 1 & 2, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-003 LEGAL DESCRIPTION: Lots 5 & 6, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-004 LEGAL DESCRIPTION: Lots 7 & 8, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-005 LEGAL DESCRIPTION: Lots 9 & 10, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-006 LEGAL DESCRIPTION: Lots 11 & 12, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-007 LEGAL DESCRIPTION: Lots 13 & 14, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-26-008 LEGAL DESCRIPTION: Lots 15 & 16, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 1,669.50

TAX SCHEDULE NO.: 2945-144-26-009 LEGAL DESCRIPTION: West 15 ft. of Lot 31 and all of Lot 32, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 339.20

TAX SCHEDULE NO.: 2945-144-26-010 LEGAL DESCRIPTION: West 21 ft. of Lot 30 and the east 10 ft of Lot 131, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 266.27

TAX SCHEDULE NO.: 2945-144-26-011 LEGAL DESCRIPTION: Lot 29 and the east 3.6 ft. of Lot 30, Block 131, City of Grand Junction.
ASSESSMENT..... \$ 242.53

TAX SCHEDULE NO.: 2945-144-26-012 LEGAL DESCRIPTION: Lots 27 & 28, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-26-013 LEGAL DESCRIPTION: Lot 26, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-26-014 LEGAL DESCRIPTION: Lot 25, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-26-015 LEGAL DESCRIPTION: Lot 24, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-26-951 LEGAL DESCRIPTION: Lots 17 through 22, inclusive, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 5,008.50

TAX SCHEDULE NO.: 2945-144-26-952 LEGAL DESCRIPTION: Lot 23, Block 131, City of Grand Junction.

ASSESSMENT..... \$ 834.75

Dated at Grand Junction, Colorado, this 15th day of August, 2001.

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

By: _____
City Clerk

PASSED and ADOPTED this 15th day of August, 2001.

President of the Council

Attest:

City Clerk

SUMMARY SHEET

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

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

Estimated Cost to Construct	\$ 40,500.00
Absolute Cost to Owners	<u>\$ 12,387.50</u>
Estimated Cost to City	\$ 28,112.50

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

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

Attach 7
Alley Improvement District 2001, Phase A

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Resolution Accepting the Improvements connected with Alley Improvement District 2001, Phase A	
Meeting Date:	August 15, 2001	
Date Prepared:	August 6, 2001	
Author:	Rick Marcus	Real Estate Technician
Presenter Name:	Rick Marcus	Real Estate Technician
	Workshop	X Formal Agenda

Subject: Resolution approving and accepting the improvements connected with Alley Improvement District 2001, Phase A, and giving notice of a Hearing.

Summary: Reconstruction of the following alleys have been completed as petitioned by a majority of the adjoining property owners:

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

Background Information: People's Ordinance No. 33 gives the City Council authority to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. These alleys were petitioned for reconstruction by more than 50% of the property owners. The proposed assessments are based on the rates stated in the petition, as follows: \$8 per abutting foot for residential single-family properties, \$15 per abutting foot for residential multi-family properties, and \$31.50 per abutting foot for non-residential uses.

The first reading of the proposed Assessing Ordinance is scheduled for the September 5th Council meeting. The second reading and public hearing is scheduled for the September 19th Council meeting. The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for

assessments paid in full by October 22, 2001. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining principal balance.

Budget:

2001 Alley Budget	\$333,000
Estimated Cost to construct 2001 Phase A Alleys	\$254,250
Estimated Balance	\$ 78,750

Action Requested/Recommendation: Review and adopt proposed Resolution.

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

RESOLUTION NO. ____

**APPROVING AND ACCEPTING THE IMPROVEMENTS
CONNECTED WITH ALLEY IMPROVEMENT DISTRICT
NO. ST-01, PHASE A**

WHEREAS, the City Council of the City of Grand Junction, Colorado, has reported the completion of Alley Improvement District No. ST-01, Phase A; and

WHEREAS, the City Council has caused to be prepared a statement showing the assessable cost of the improvements of Alley Improvement District No. ST-01, Phase A, and apportioning the same upon each lot or tract of land to be assessed for the same.

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

1. That the improvements connected therewith in said District be, and the same are hereby approved and accepted; that said statement be, and the same is hereby approved and accepted as the statement of the assessable cost of the improvements of said Alley Improvement District No. ST-01, Phase A;
2. That the same be apportioned on each lot or tract of land to be assessed for the same;
3. That the City Clerk shall immediately advertise for three (3) days in the Daily Sentinel, a newspaper of general circulation published in said City, a Notice to the owners of the real estate to be assessed, and all persons interested generally without naming such owner or owners, which Notice shall be in substantially the form set forth in the attached "NOTICE", that said improvements have been completed and accepted, specifying the assessable cost of the improvements and the share so apportioned to each lot or tract of land; that any complaints or objections that may be made in writing by such owners or persons shall be made to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice; that any objections may be heard and determined by the City Council at its first regular meeting after said thirty (30) days and before the passage of the ordinance assessing the cost of the improvements, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended.

NOTICE

NOTICE IS HEREBY GIVEN that a hearing is scheduled for September 19th, 2001, at 7:30 p.m., to hear complaints or objections of the owners of the real estate hereinafter described, said real estate comprising the District of lands known as Alley Improvement District No. ST-01, Phase A, and all persons interested therein as follows:

That the improvements in and for said District ST-01, Phase A, which are authorized by and in accordance with the terms and provisions of Resolution No. 95-00 passed and adopted on the 4th day of October, 2000, declaring the intention of the City Council of the City of Grand Junction, Colorado, to create a local Alley improvement District to be known as Improvement District No. ST-01, Phase A, with the terms and provisions of Resolution No. 116-00 passed and adopted on the 15th day of November, 2000, creating and establishing said District, all being in accordance with the terms and provisions of Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, being Ordinance No. 178, as amended, have been completed and have been accepted by the City Council of the City of Grand Junction, Colorado;

The City has inspected and accepted the condition of the improvements installed. The amount to be assessed from those properties benefiting from the improvements is \$62,962.94. Said amount including six percent (6%) for cost of collection and other incidentals; that the part apportioned to and upon each lot or tract of land within said District and assessable for said improvements is hereinafter set forth; that payment may be made to the Finance Director of the City of Grand Junction at any time within thirty (30) days after the final publication of the assessing ordinance assessing the real estate in said District for the cost of said improvements, and that the owner(s) so paying should be entitled to an allowance of six percent (6%) for cost of collection and other incidentals;

That any complaints or objections that may be made in writing by the said owner or owners of land within the said District and assessable for said improvements, or by any person interested, may be made to the City Council and filed in the office of the City Clerk of said City within thirty (30) days from the first publication of this Notice will be heard and determined by the said City Council at a public hearing on Wednesday, September 19th, 2001, at 7:30 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado, before the passage of any ordinance assessing the cost of said improvements against the real estate in said District, and against said owners respectively as by law provided;

That the sum of \$62,962.94 for improvements is to be apportioned against the real estate in said District and against the owners respectively as by law provided in the following proportions and amounts severally as follows, to wit:

8TH TO 9TH, CHIPETA TO OURAY:

TAX SCHEDULE NO.: 2945-141-34-018 LEGAL DESCRIPTION: Lots 1 & 2, Block 63,
City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-141-34-003 LEGAL DESCRIPTION: Lots 3 & 4, Block 63,
City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-004 LEGAL DESCRIPTION: Lots 5 & 6, Block 63,
City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-005 LEGAL DESCRIPTION: Lots 7 & 8, Block 63,
City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-006 LEGAL DESCRIPTION: Lots 9 & 10, Block 63,
City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-007 LEGAL DESCRIPTION: Lots 11 & 12, Block
63, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-008 LEGAL DESCRIPTION: Lots 13 & 14, Block
63, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-009 LEGAL DESCRIPTION: Lots 15 & 16, Block
63, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-010 LEGAL DESCRIPTION: Lots 31 & 32, Block
63, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-011 LEGAL DESCRIPTION: Lots 29 & 30, Block
63, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-012 LEGAL DESCRIPTION: Lots 27 & 28, Block
63, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-013 LEGAL DESCRIPTION: Lots 25 & 26, Block 63, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-014 LEGAL DESCRIPTION: Lots 23 & 24, Block 63, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-015 LEGAL DESCRIPTION: Lots 21 & 22, Block 63, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-016 LEGAL DESCRIPTION: Lots 19 & 20, Block 63, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-34-017 LEGAL DESCRIPTION: Lots 17 & 18, Block 63, City of Grand Junction.

ASSESSMENT..... \$ 424.00

9TH TO 10TH, COLORADO TO UTE:

TAX SCHEDULE NO.: 2945-144-27-001 LEGAL DESCRIPTION: Lots 1 & 2, Block 130, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-27-002 LEGAL DESCRIPTION: Lots 4 & 5, Block 130, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-27-003 LEGAL DESCRIPTION: Lots 6 & 7, Block 130, City of Grand Junction.

ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-27-004 LEGAL DESCRIPTION: Lot 3, Block 130, City of Grand Junction.

ASSESSMENT..... \$ 212.00

TAX SCHEDULE NO.: 2945-144-27-005 LEGAL DESCRIPTION: Lots 8 & 9, Block 130, City of Grand Junction.

ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-27-006 LEGAL DESCRIPTION: Lots 10 & 11, Block 130, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-27-007 LEGAL DESCRIPTION: Lots 12 & 13 and the west ½ of Lot 14, Block 130, City of Grand Junction.
ASSESSMENT..... \$ 993.75

TAX SCHEDULE NO.: 2945-144-27-008 LEGAL DESCRIPTION: East ½ of Lot 14 and all of Lots 15 & 16, Block 130, City of Grand Junction.
ASSESSMENT..... \$ 993.75

TAX SCHEDULE NO.: 2945-144-27-942 LEGAL DESCRIPTION: Lots 17 through 32, inclusive, Block 130, City of Grand Junction.
ASSESSMENT..... \$ 13,356.00

10TH TO 11TH, MAIN TO COLORADO:

TAX SCHEDULE NO.: 2945-144-23-002 LEGAL DESCRIPTION: Lots 5 & 6, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 1,669.50

TAX SCHEDULE NO.: 2945-144-23-003 LEGAL DESCRIPTION: Lots 7 & 8, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 1,669.50

TAX SCHEDULE NO.: 2945-144-23-004 LEGAL DESCRIPTION: Lots 8 & 10, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-005 LEGAL DESCRIPTION: Lots 11 & 12, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-006 LEGAL DESCRIPTION: Lots 13 & 14, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-007 LEGAL DESCRIPTION: Lots 15 & 16, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 1,669.50

TAX SCHEDULE NO.: 2945-144-23-008 LEGAL DESCRIPTION: Lots 31 & 32, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-009 LEGAL DESCRIPTION: Lots 29 & 30, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-011 LEGAL DESCRIPTION: Lots 25 & 26, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-012 LEGAL DESCRIPTION: Lots 21 through 24, inclusive, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 1,590.00

TAX SCHEDULE NO.: 2945-144-23-013 LEGAL DESCRIPTION: Lots 19 & 20, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-014 LEGAL DESCRIPTION: Lots 17 & 18, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-144-23-015 LEGAL DESCRIPTION: Lots 27 & 28, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-144-23-977 LEGAL DESCRIPTION: Lots 1 through 4, inclusive, Block 112, City of Grand Junction.
ASSESSMENT..... \$ 3,339.00

10TH TO 11TH, HILL TO TELLER:

TAX SCHEDULE NO.: 2945-141-17-002 LEGAL DESCRIPTION: South ½ of Lots 1 through 4, inclusive, Block 24, City of Grand Junction.
ASSESSMENT..... \$ 848.00

TAX SCHEDULE NO.: 2945-141-17-003 LEGAL DESCRIPTION: Lots 5 & 6, Block 24, City of Grand Junction.
ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-141-17-004 LEGAL DESCRIPTION: Lots 7 & 8, Block 24, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-005 LEGAL DESCRIPTION: Lots 9 & 10, Block 24,
City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-006 LEGAL DESCRIPTION: Lots 11 & 12, Block
24, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-007 LEGAL DESCRIPTION: Lots 13 & 14, Block
24, City of Grand Junction.

ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-141-17-008 LEGAL DESCRIPTION: Lots 15 & 16, Block 24,
City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-009 LEGAL DESCRIPTION: Lots 31 & 32, Block
24, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-010 LEGAL DESCRIPTION: Lots 29 & 30, Block 24,
City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-011 LEGAL DESCRIPTION: Lots 27 & 28, Block
24, City of Grand Junction.

ASSESSMENT..... \$ 795.00

TAX SCHEDULE NO.: 2945-141-17-012 LEGAL DESCRIPTION: Lots 25 & 26, Block
24, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-013 LEGAL DESCRIPTION: Lots 23 & 24, Block
24, City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-014 LEGAL DESCRIPTION: Lots 21 & 22, Block 24,
City of Grand Junction.

ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-015 LEGAL DESCRIPTION: Lots 19 & 20, Block 24, City of Grand Junction.
ASSESSMENT..... \$ 424.00

TAX SCHEDULE NO.: 2945-141-17-016 LEGAL DESCRIPTION: Lots 17 & 18, Block 24, City of Grand Junction.
ASSESSMENT..... \$ 424.00

18TH TO 19TH, ELM TO BUNTING:

TAX SCHEDULE NO.: 2945-123-27-001 LEGAL DESCRIPTION: Lot 1, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 491.84

TAX SCHEDULE NO.: 2945-123-27-002 LEGAL DESCRIPTION: Lot 2, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 508.80

TAX SCHEDULE NO.: 2945-123-27-003 LEGAL DESCRIPTION: Lot 3, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 508.80

TAX SCHEDULE NO.: 2945-123-27-004 LEGAL DESCRIPTION: Lot 4, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 508.80

TAX SCHEDULE NO.: 2945-123-27-005 LEGAL DESCRIPTION: Lot 5, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 508.80

TAX SCHEDULE NO.: 2945-123-27-006 LEGAL DESCRIPTION: Lot 25, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 1,177.87

TAX SCHEDULE NO.: 2945-123-27-008 LEGAL DESCRIPTION: Lot 24, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-010 LEGAL DESCRIPTION: Lot 23, Block 5, Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-012 LEGAL DESCRIPTION: Lot 22, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-014 LEGAL DESCRIPTION: Lot 21, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-016 LEGAL DESCRIPTION: Lot 20, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-018 LEGAL DESCRIPTION: Lot 19, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-020 LEGAL DESCRIPTION: Lot 18, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-022 LEGAL DESCRIPTION: Lot 17, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-024 LEGAL DESCRIPTION: Lot 16, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 1,001.70

TAX SCHEDULE NO.: 2945-123-27-007 LEGAL DESCRIPTION: Lot 6, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 1,179.57

TAX SCHEDULE NO.: 2945-123-27-009 LEGAL DESCRIPTION: Lot 7, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-011 LEGAL DESCRIPTION: Lot 8, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-013 LEGAL DESCRIPTION: Lot 9, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-015 LEGAL DESCRIPTION: Lot 10, Block 5, Elmwood Plaza Refile, City of Grand Junction.

ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-017 LEGAL DESCRIPTION: Lot 11, Block 5,
Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-019 LEGAL DESCRIPTION: Lot 12, Block 5,
Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-021 LEGAL DESCRIPTION: Lot 13, Block 5, Elmwood
Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 1,001.70

TAX SCHEDULE NO.: 2945-123-27-023 LEGAL DESCRIPTION: Lot 14, Block 5,
Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 534.24

TAX SCHEDULE NO.: 2945-123-27-025 LEGAL DESCRIPTION: Lot 15, Block 5,
Elmwood Plaza Refile, City of Grand Junction.
ASSESSMENT..... \$ 1,001.70

Dated at Grand Junction, Colorado, this 15th day of August, 2001.

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

By: _____
City Clerk

PASSED and ADOPTED this 15th day of August, 2001.

President of the Council

Attest:

City Clerk

SUMMARY SHEET

**ALLEY IMPROVEMENT DISTRICT
8th STREET TO 9th STREET
CHIPETA AVENUE TO OURAY AVENUE**

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
DONALD CARPENTER	50.00	\$15.00	\$ 750.00
• CINDI HOWE	50.00	\$ 8.00	\$ 400.00
RON ELLIOTT	50.00	\$ 8.00	\$ 400.00
• RICHARD & BONNIE AKERS	50.00	\$ 8.00	\$ 400.00
ELIZABETH FULTON	50.00	\$ 8.00	\$ 400.00
PIERA & D KLLANXHJA	50.00	\$ 8.00	\$ 400.00
• DEBBIE KENNEDY	50.00	\$ 8.00	\$ 400.00
PETER STABOLEPSZY	50.00	\$ 8.00	\$ 400.00
• CHARLES HARDY & DANNA MICHELS	50.00	\$ 8.00	\$ 400.00
• WILLIAM & DORIS SCHULTZ	50.00	\$ 8.00	\$ 400.00
• CHARLES & ESTHER HAUTH	50.00	\$ 8.00	\$ 400.00
• TOM GEIST	50.00	\$ 8.00	\$ 400.00
• MARTIN LAMB	50.00	\$ 8.00	\$ 400.00
• RICHARD & ALMARINE CARDENAS	50.00	\$ 8.00	\$ 400.00
MARK & KATHY CHIONO	50.00	\$ 8.00	\$ 400.00
ARTHUR TAFOYO & BISHOP OF PUEBLO	50.00	\$ 8.00	\$ 400.00
TOTAL			\$6,750.00
ASSESSABLE FOOTAGE	800.00		

Estimated Cost to Construct \$ 40,500.00

Absolute Cost to Owners \$ 6,750.00

Estimated Cost to City \$ 33,750.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 9/16 or 56% of Owners & 56% of Abutting Footage

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT
9th STREET TO 10th STREET
 COLORADO AVENUE TO UTE AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• ERTL ENTERPRISES	50.00	\$ 8.00	\$ 400.00
• REGINA & MARY YOST	50.00	\$ 8.00	\$ 400.00
• LENNY & LINDA HARTTER	50.00	\$15.00	\$ 750.00
LYLE DUMONT	25.00	\$ 8.00	\$ 200.00
ISABEL HERTEL (TRUST)	50.00	\$15.00	\$ 750.00
TIMOTHY NELSON & MAY BOSSON	50.00	\$ 8.00	\$ 400.00
• DARREN COOK	62.50	\$15.00	\$ 937.50
MIYOUNG & TODD TAYLOR	62.50	\$15.00	\$ 937.50
• SCHOOL DISTRICT 51	400.00	\$31.50	<u>\$12,600.00</u>
TOTAL			\$17,375.00
ASSESSABLE FOOTAGE	800.00		

Estimated Cost to Construct	\$ 40,500.00
Absolute Cost to Owners	<u>\$ 17,375.00</u>
Estimated Cost to City	\$ 23,125.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 5/9 or 56% of Owners & 77% of Abutting Footage

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT
10th STREET TO 11th STREET
 MAIN STREET TO COLORADO AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
1021 MAIN ENTERPRISES	50.00	\$31.50	\$1,575.00
• GENEVIEVE HARRIS (TRUSTEE)	50.00	\$31.50	\$1,575.00
• CYNTHIA HAND-TREECE & MARILYNN HAND HOEPF	50.00	\$ 8.00	\$ 400.00
• ADAM PATE	50.00	\$ 8.00	\$ 400.00
• KATHERINE MONROE & ANTHONY BOGART	50.00	\$ 8.00	\$ 400.00
• MESA TRAVEL SERVICE	50.00	\$31.50	\$1,575.00
ED MIGUES & NITA KRONINGER	50.00	\$ 8.00	\$ 400.00
IRIS & JAMES JOHNS	50.00	\$ 8.00	\$ 400.00
• DANIEL BROWN & MAX MORRIS	50.00	\$ 8.00	\$ 400.00
RICHARD JONES	100.00	\$15.00	\$1,500.00
RICHARD & MARY JONES	50.00	\$ 8.00	\$ 400.00
• WELLS PROPERTIES, INC	50.00	\$ 15.00	\$ 750.00
• DANIEL BROWN AND MAX MORRIS	50.00	\$ 8.00	\$ 400.00
HILLTOP HEALTH SERVICES	100.00	\$31.50	\$3,150.00
TOTAL			\$13,325.00
ASSESSABLE FOOTAGE	800.00		

Estimated Cost to Construct	\$ 40,500.00
Absolute Cost to Owners	\$ <u>13,325.00</u>
Estimated Cost to City	\$ 27,175.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 8/14 or 57% of Owners & 50% of Abutting Footage

SUMMARY SHEET

**ALLEY IMPROVEMENT DISTRICT
10th STREET TO 11th STREET
HILL AVENUE TO TELLER AVENUE**

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• CHERYL KRUEGER	100.00	\$ 8.00	\$ 800.00
LAWRENCE SLATER & ED HOKANSON	50.00	\$15.00	\$ 750.00
LAWRENCE SLATER & ED HOKANSON	50.00	\$ 8.00	\$ 400.00
MATTHEW ROGOYSKI	50.00	\$ 8.00	\$ 400.00
• DANIEL BARNES	50.00	\$ 8.00	\$ 400.00
• ROBERT JOHNSON et. al.	50.00	\$15.00	\$ 750.00
PEGGY HOBBS	50.00	\$ 8.00	\$ 400.00
• CHARLES PABST	50.00	\$ 8.00	\$ 400.00
• MARTIN & EILEEN DONOHUE	50.00	\$ 8.00	\$ 400.00
• PATRICIA CANDELARIA	50.00	\$15.00	\$ 750.00
GAIL WILCOX (TRUSTEE)	50.00	\$ 8.00	\$ 400.00
• KIMBERLIE DAVIS & MAURA MCDUGAL	50.00	\$ 8.00	\$ 400.00
• MARGARET FOGAL	50.00	\$ 8.00	\$ 400.00
ERTL ENTERPRISES	50.00	\$ 8.00	\$ 400.00
WILLIAM BAILEY	50.00	\$ 8.00	\$ 400.00
TOTAL			\$7,450.00
ASSESSABLE FOOTAGE	800.00		

Estimated Cost to Construct	\$ 40,500.00
Absolute Cost to Owners	<u>\$ 7,450.00</u>
Estimated Cost to City	\$ 33,050.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 8/15 or 53% of Owners & 56% of Abutting Footage

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT
18th STREET TO 19th STREET
 BUNTING AVENUE TO ELM AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
• JOHN GRIBBEN	58.00	\$ 8.00	\$ 464.00
• VERA & H. PEARCE	60.00	\$ 8.00	\$ 480.00
• TONY & EUDORA MARTINEZ	60.00	\$ 8.00	\$ 480.00
• AMY & BRIAN JARVIS	60.00	\$ 8.00	\$ 480.00
CALVIN & ANNE REED	60.00	\$ 8.00	\$ 480.00
• JUAN & JUANITA SERNA	138.90	\$ 8.00	\$1,111.20
• ROSE TOWNE	63.00	\$ 8.00	\$ 504.00
ADOLF & MARGARET KEEL	63.00	\$ 8.00	\$ 504.00
• MARK & TERESA LAMBERT	63.00	\$ 8.00	\$ 504.00
• DEARL & LISA BEAM	63.00	\$ 8.00	\$ 504.00
NANCY BOLLIG, DILBERT & SHIRLEY GILBERT	63.00	\$ 8.00	\$ 504.00
GEORGE & SHARON PETTIT	63.00	\$ 8.00	\$ 504.00
• KEN & LYNN LUBALL	63.00	\$ 8.00	\$ 504.00
• STEVE WYNNE	63.00	\$ 8.00	\$ 504.00
CHRIS OTTO & CARYN PENN	63.00	\$15.00	\$ 945.00
BRUCE WIUFF	139.10	\$ 8.00	\$1,112.80
• ALVIS GOOLSBY	63.00	\$ 8.00	\$ 504.00
• ROBERT & ANN SHOPBELL	63.00	\$ 8.00	\$ 504.00
CAROLYN KOSTELC	63.00	\$ 8.00	\$ 504.00
LYSIE & CHARLA WILSON	63.00	\$ 8.00	\$ 504.00
DELBERT & SHIRLEY GILBERT	63.00	\$ 8.00	\$ 504.00
• FLOYD & LORRAINE O'NAN	63.00	\$15.00	\$ 945.00
R & J WASIELEWSKI	63.00	\$ 8.00	\$ 504.00
WILLIAM & JOAN BOND	63.00	\$15.00	\$ 945.00
TOTAL			\$14,499.00
ASSESSABLE FOOTAGE	1,647.00		

Estimated Cost to Construct \$ 90,137.70

Absolute Cost to Owners \$ 14,499.00

Estimated Cost to City \$ 75,638.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 13/24 or 54% of Owners & 54% of Abutting Footage

Attach 8
Revocable Permit at Unawep and State Highway 50

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	RVP-2001-090 Revocable Permit, Martinez		
Meeting Date:	August 15, 2001		
Date Prepared:	July 30, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Formal Agenda

Subject: Revocable Permit RVP-2001-090, Martinez

Summary: The petitioner is requesting approval and issuance of a revocable permit for a chain link fence being constructed within the City right-of-way for Unawep Avenue and a portion of an unimproved alley.

Background Information: See attached.

Budget: N/A

Action Requested/Recommendation: Consideration of the Resolution authorizing issuance of a revocable permit to Barbara Martinez.

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

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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AGENDA TOPIC: **RVP-2001-090**

SUMMARY: The Petitioner is requesting approval and issuance of a revocable permit for chain link fence being constructed within the City right-of-way for UnawEEP Avenue and a portion of an unimproved alley.

BACKGROUND INFORMATION			
Location:		520 Highway 50	
Applicants:		Barbara Martinez	
Existing Land Use:		Existing residence	
Proposed Land Use:		Fence within dedicated right-of-way	
Surrounding Land Use:	North	UnawEEP Avenue and Duckpond Park	
	South	Commercial uses	
	East	Commercial uses	
	West	Commercial uses	
Existing Zoning:		C-1	
Proposed Zoning:		Same	
Surrounding Zoning:	North	CRS (Park)	
	South	C-1	
	East	C-1	
	West	RMF-8	
Growth Plan Designation:		Commercial	
Zoning within density range? N/A		Yes	No

Action Requested: **Approval of the Resolution authorizing the issuance of a revocable permit.**

Staff Analysis: The petitioners are requesting approval of a Revocable permit to legalize a 6 foot cyclone fence being constructed on dedicated City right-of-way adjacent to the south side of UnawEEP Avenue and crossing an unimproved alley.

The fence does not interfere with the site triangle for the intersection of UnawEEP Avenue and Highway 50. A Revocable Permit has previously been issued for the adjacent property to the east to establish a fence within the UnawEEP Avenue right-of-way, and the new fence would be an extension of the existing fence on the neighboring

property. There will be gates in the fence to allow the City access to the existing light poles that will now be located behind the fence.

Section 2.17 of the Zoning and Development Code identifies the criteria that must be met in order to be consistent with the Code:

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

The applicant has stated that the community will benefit from the establishing a fence in this location because the fence will prevent litter, bottles and cans from being deposited along the existing slope that is within the City right-of-way adjacent to the applicant's property.

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

The proposed fence will provide privacy and security for the petitioner's property by preventing trespass and reducing littering of the slope area within the right-of-way.

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

The property is suitable for the use and will not conflict with any existing or anticipated uses of the property.

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

The proposed use is compatible with adjacent uses. The property owner adjacent to the east has previously received a revocable permit to establish a fence within the Unawep Avenue right-of-way, and the proposed fence will be consistent with the existing permitted adjacent fence.

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 fence will not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

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 policies, intents and requirements of this Code;

The proposed use is in conformance.

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

The application complies with the submittal requirements.

Recommendation: The Planning director recommends approval of the resolution authorizing the issuance of a revocable permit.

- Attachments:
1. Resolution authoring the Revocable Permit
 2. Revocable Permit
 3. General location map
 4. Fence site plan
 5. Overall site plan
 6. Picture showing adjacent existing fence and start of new proposed fence.

RESOLUTION NO. _____

**CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
BARBARA J. MARTINEZ**

Recitals.

1. Barbara J. Martinez, hereinafter referred to as the Petitioner, represents that she is the owner of that certain real property located at 520 Highway 50 in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Tax Schedule Number 2945-262-00-019, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to fence, use, occupy and prevent access by the general public within the limits of the following described public right-of-way Unawep Avenue, to wit:

Beginning at a point on the north line of the Northwest $\frac{1}{4}$ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, which point is common with the intersection of the south right-of-way line for Unawep Avenue and the centerline of a 20-foot wide public alley right-of-way dedicated with the plat of Fairley Addition to the City of Grand Junction as recorded in Plat Book 6 at Page 14 in the office of the Mesa County Clerk and Recorder, from whence the Northwest Corner of Lot 6, Block 1 of said Fairly Addition to the City of Grand Junction bears East a distance of 10.83 feet; thence West along the north line of the Northwest $\frac{1}{4}$ of said Section 26 (said line being common with the south right-of-way line for Unawep Avenue) a distance of 10.83 feet to a point which is common with the south right-of-way line for Unawep Avenue and the westerly right-of-way line for said dedicated alley right-of-way; thence West along the south right-of-way line for Unawep Avenue (said line being common with the north line of the Northwest $\frac{1}{4}$ of said Section 26) a distance of 240.6 feet to a point which is the intersection of the south right-of-way line for Unawep Avenue with the easterly right-of-way line for U.S. Highway No. 50; thence Northeasterly a distance of 30.0 feet to a point which is 2.66 feet South of the back-of-sidewalk for Unawep Avenue; thence Easterly and Southeasterly, parallel with and 2.66 feet South of the back-of-sidewalk for Unawep Avenue, a distance of 173.60 feet, more or less; thence Southeasterly a distance of 30.0 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 _____ day of _____, 2001.

Attest:

President of the City Council

City Clerk

REVOCABLE PERMIT

Recitals

1. Barbara J. Martinez, hereinafter referred to as the Petitioner, represents that she is the owner of that certain real property located at 520 Highway 50 in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Tax Schedule Number 2945-262-00-019, and has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to fence, use, occupy and prevent access by the general public within the limits of the following described public right-of-way Unawep Avenue, to wit:

Beginning at a point on the north line of the Northwest $\frac{1}{4}$ of Section 26, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, which point is common with the intersection of the south right-of-way line for Unawep Avenue and the centerline of a 20-foot wide public alley right-of-way dedicated with the plat of Fairley Addition to the City of Grand Junction as recorded in Plat Book 6 at Page 14 in the office of the Mesa County Clerk and Recorder, from whence the Northwest Corner of Lot 6, Block 1 of said Fairly Addition to the City of Grand Junction bears East a distance of 10.83 feet; thence West along the north line of the Northwest $\frac{1}{4}$ of said Section 26 (said line being common with the south right-of-way line for Unawep Avenue) a distance of 10.83 feet to a point which is common with the south right-of-way line for Unawep Avenue and the westerly right-of-way line for said dedicated alley right-of-way; thence West along the south right-of-way line for Unawep Avenue (said line being common with the north line of the Northwest $\frac{1}{4}$ of said Section 26) a distance of 240.6 feet to a point which is the intersection of the south right-of-way line for Unawep Avenue with the easterly right-of-way line for U.S. Highway No. 50; thence Northeasterly a distance of 30.0 feet to a point which is 2.66 feet South of the back-of-sidewalk for Unawep Avenue; thence Easterly and Southeasterly, parallel with and 2.66 feet South of the back-of-sidewalk for Unawep Avenue, a distance of 173.60 feet, more or less; thence Southeasterly a distance of 30.0 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, 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 Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way.
2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.
3. The Petitioner, for herself and for her heirs, successors and assigns, agrees that she shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.
4. The Petitioner agrees that she shall at all times keep the above described public right-of-way in good condition and repair.
5. This Revocable Permit shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's heirs, 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 her own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit .
6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2001.

The City of Grand Junction,
A Colorado home rule municipality

Attest:

City Clerk

City Manager

Acceptance by the Petitioner:

Barbara J. Martinez

AGREEMENT

Barbara J. Martinez, for herself and for her heirs, 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 her 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.

Barbara J. Martinez

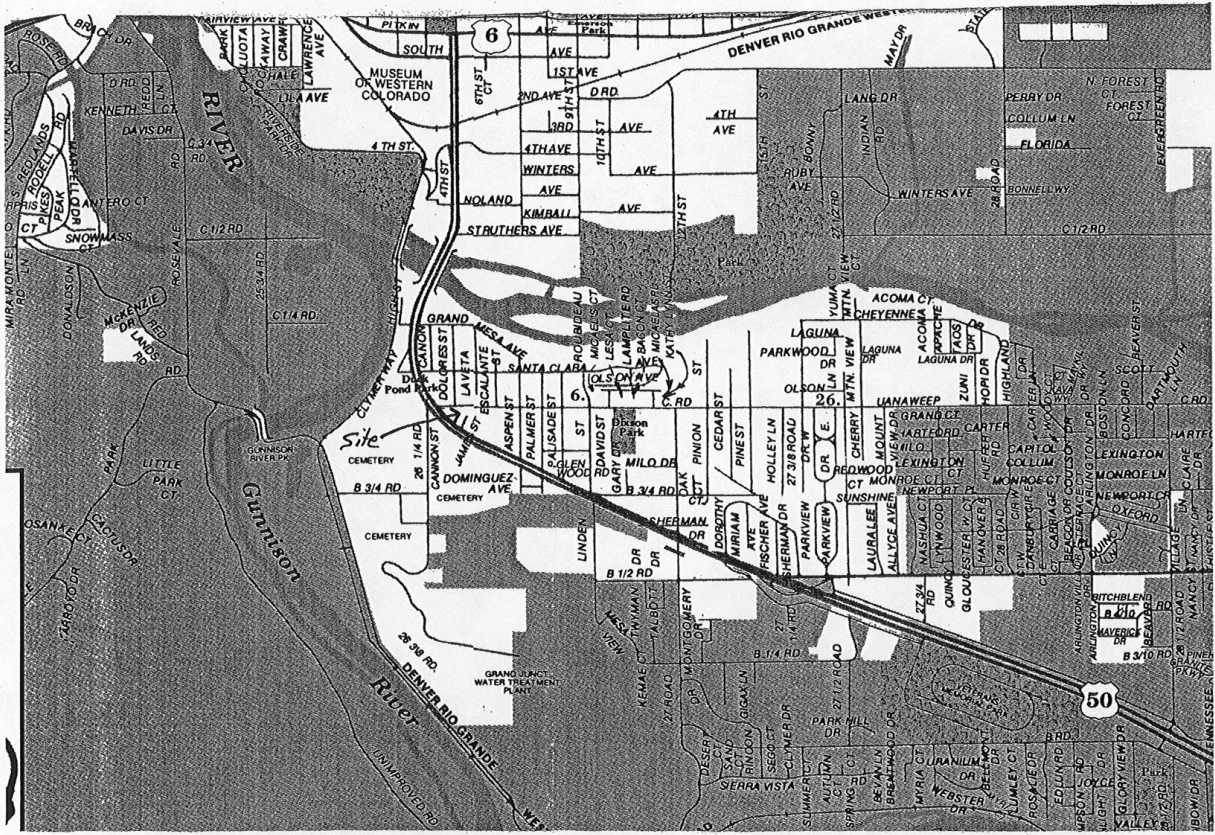
State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2001, by Barbara J. Martinez.

My Commission expires: _____

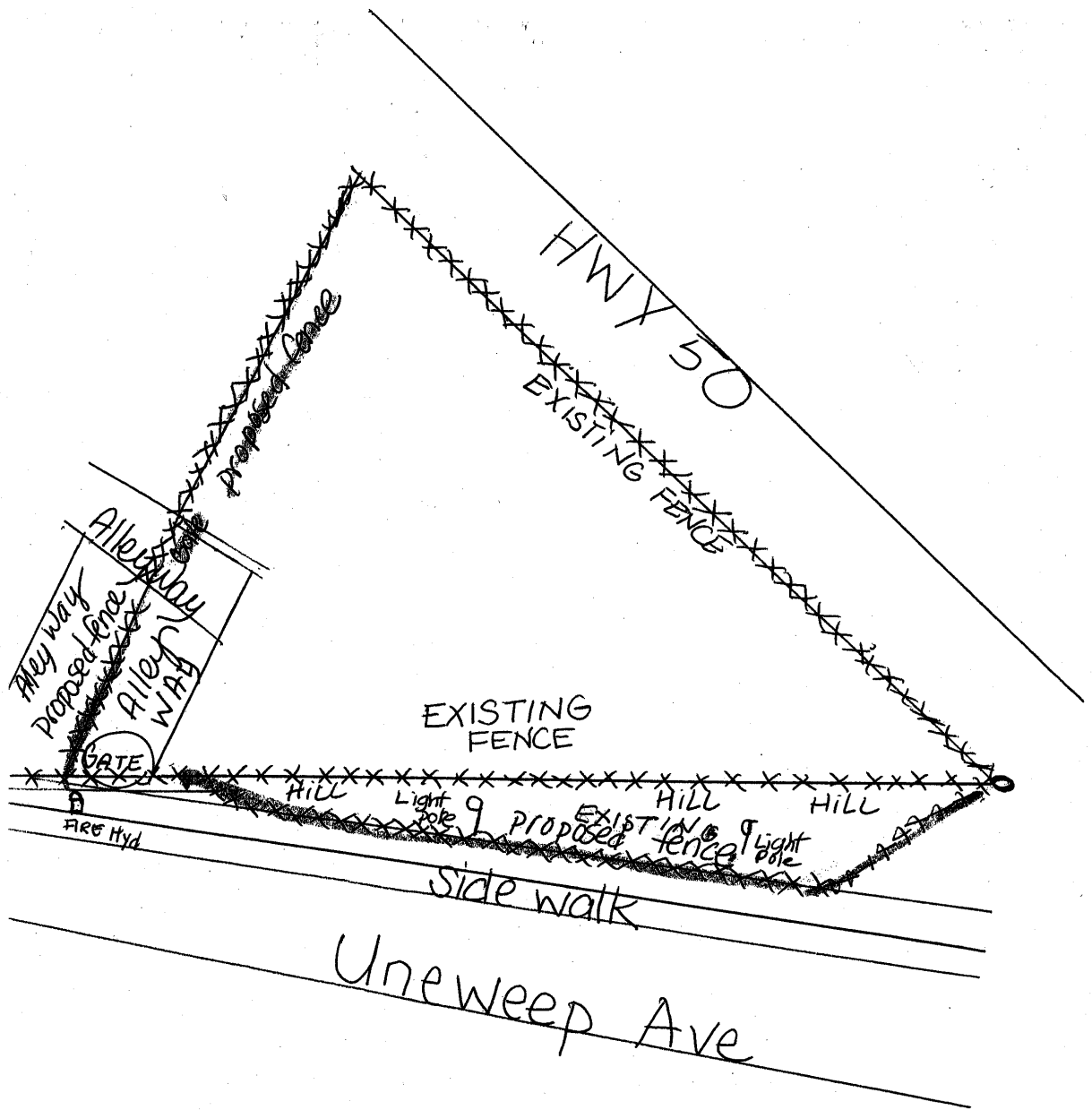
Witness my hand and official seal.

Notary Public



GENERAL LOCATION MAP
RVP-2001-090, Martinez

#1. Resubmit Revise Site Plan



Legal Description

IMPROVEMENT LOCATION CERTIFICATE

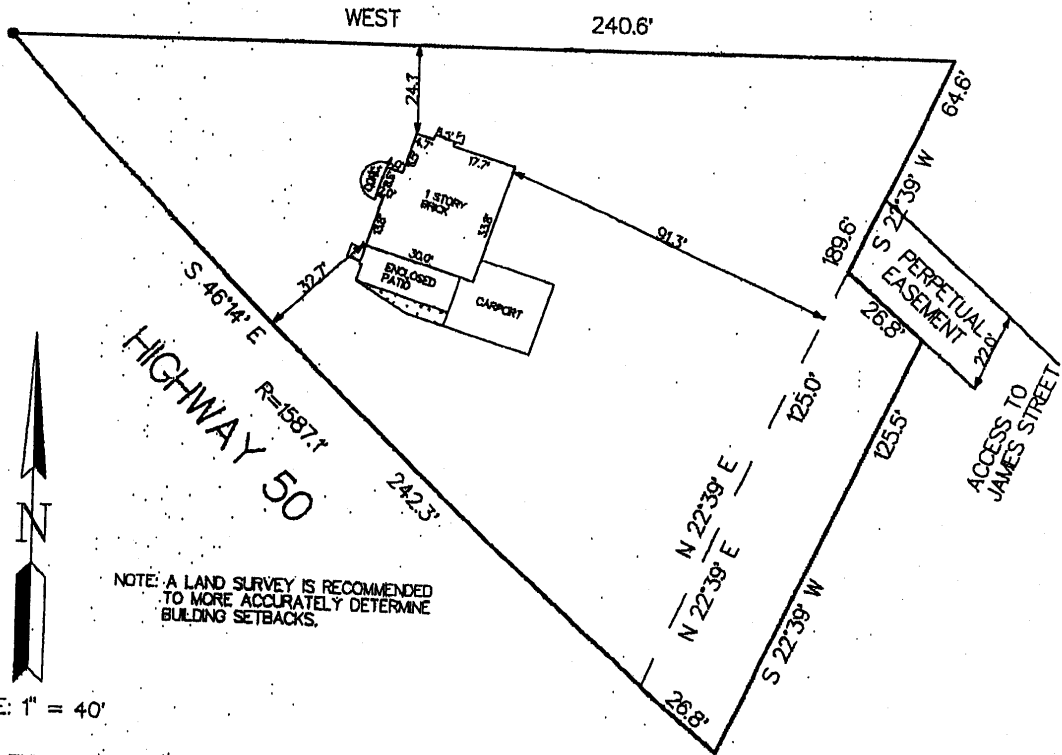
MERIDIAN LAND TITLE
MARTINEZ ACCOUNT

520 HIGHWAY 50

Beginning 867.9 feet West of the N 1/4 corner of Section 26, Township 1 South, Range 1 West of the Ute Meridian, thence West 240.6 feet to brass cap in State Highway right of way boundary (299-2), thence Southeastarily on a curve left whose radius is 1587.1 feet and whose chord bears South 46°14' East for a distance of 242.3 feet, thence North 22°39' East 189.6 feet to beginning together with a perpetual easement and right of way for road and Highway purposes over and across the following described way: A strip of land 22 feet wide, 21 feet on each side of the center line which begins at a point on the North line of the right of way of the said State Highway, 364.3 feet Southeastarily from the brass cap above described; thence North 22°39' East 136 feet; thence Northwestarily 122 feet to a point located South 22°39' West 53.6 feet from the point of beginning of the tract above conveyed; Also a tract of land in the NW 1/4 NE 1/4 NW 1/4 of Section 26, Township 1 South, Range 1 West, of the Ute Meridian, described as follows: From the N 1/4 corner of said Section 26, West 873.64 feet, thence South 22°39' West 64.6 feet to the point of beginning of the following survey; thence South 49°56' East 26.8 feet, thence South 22°39' West 125.5 feet to the North boundary of the right of way of the State Highway, thence in a Northwestarily direction along a curve with radius of 1587.1 feet 26.8 feet, thence North 22°39' East 125 feet to the point of beginning.

Meza county, Colorado.

C ROAD



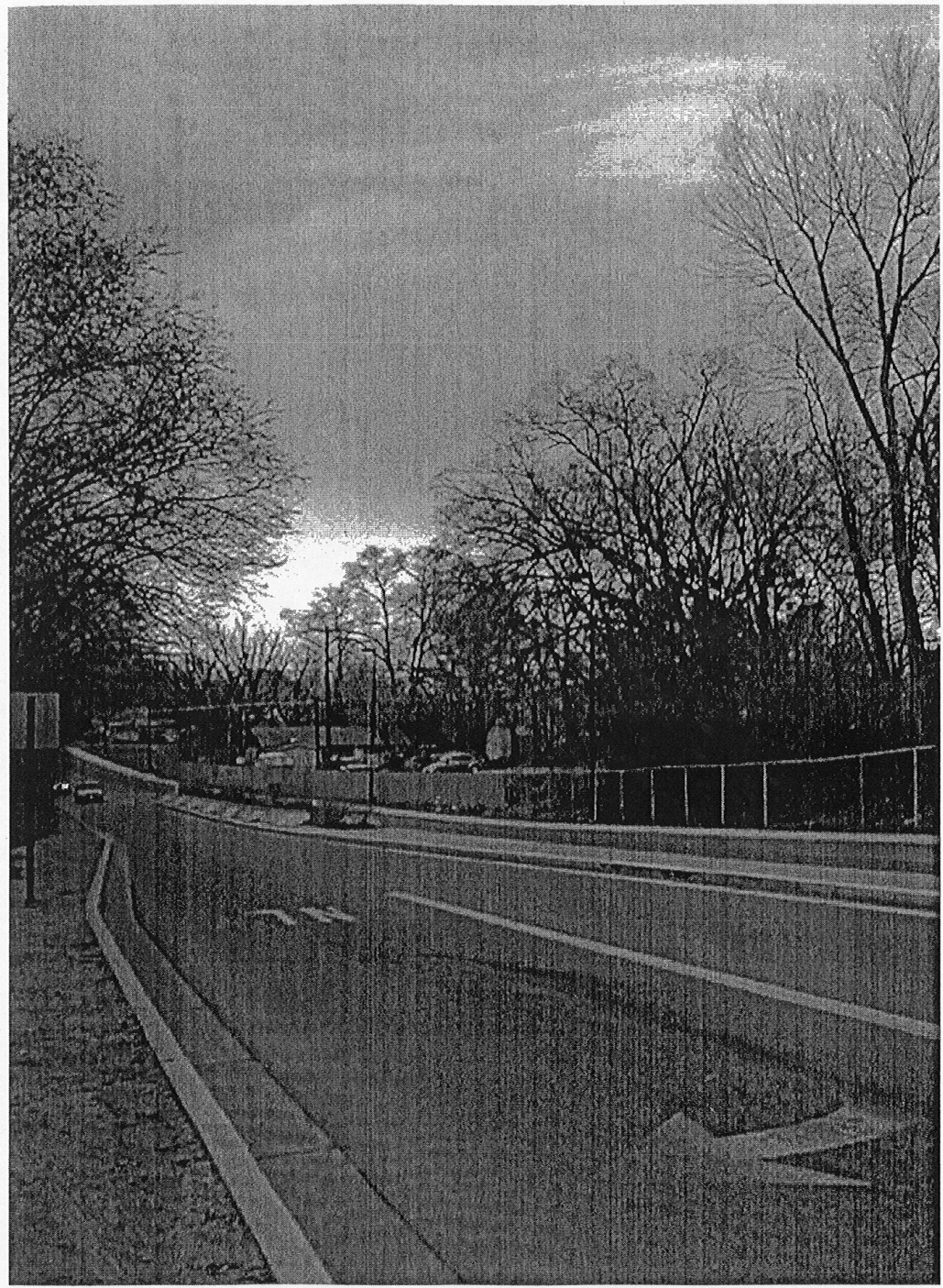
NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

SCALE: 1" = 40'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MORTGAGE EDGE THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE USED AS SUCH.

Barbara Martinez 520 Hwy 50



Attach 9
Zoning Pines Subdivision

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	RZP-2001-120, The Pines Subdivision		
Meeting Date:	August 15, 2001		
Date Prepared:	August 8, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: First reading of the Ordinance for The Pines Subdivision, containing approximately 5.08 acres.

Summary: Request to rezone The Pines subdivision from the RSF-1 district to the RSF-4 zone district in conjunction with a 13 lot subdivision.

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 September 5, 2001.

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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AGENDA TOPIC: Zone Amendment and Preliminary Plan, The Pines Subdivision, RZP-2001-120.

SUMMARY: The Petitioner is requesting approval of a rezoning from the RSF-1 district to the RSF-4 district in conjunction with a 13 lot subdivision of approximately 5.08 acres

ACTION REQUESTED: **First reading of the ordinance to rezone the site to the RSF-4 zone district.**

BACKGROUND INFORMATION			
Location:		2645 F ½ Road	
Applicants:		Grand valley Development, LLC Cliff Anson, Representative Ciavonne & Associates, Consultant	
Existing Land Use:		Existing residence on the site	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	<i>Residential</i>	
	East	<i>Residential</i>	
	West	Residential	
Existing Zoning:		Residential Single Family-1 dwelling per acre (RSF-1)	
Proposed Zoning:		Residential Single Family-4 dwellings per Acre (RSF-4)	
Surrounding Zoning:	North	Residential Single Family-1 dwelling per acre (RSF-1)	
	South	Residential Single Family-2 dwellings per acre (RSF-2)	
	East	Residential Single Family-1 dwelling per acre (RSF-1)	
	West	Residential Single Family-1 dwelling per acre (RSF-1)	
Growth Plan Designation:		Residential Medium 4-8 dwelling units per acre	
Zoning within density range?		X	Yes
			No

Growth Plan consistency: This property was annexed with the G Road South Enclave Annexation and zoned RSF-1, which is consistent with the zoning prior to annexation. All of the properties that were annexed in both the G Road South and G Road North Annexation were zoned consistent with prior zoning, not necessarily consistent with the Growth Plan.

The land use designation in the Growth Plan for this property is Residential Medium, 4 to 8 units per acre. The properties north of F ½ Road, however, have a designation of Residential Low, ½ to 2 acres per unit. When the City adopted the new zoning map last spring, which was prior to the majority of these properties being annexed, the residents of the Sage Court neighborhood argued that the better break point between the higher densities to the south and lower densities to the north was the canal, rather than F ½ Road. City Council agreed and zoned the Sage Court area RSF-2. Staff will be proposing an amendment to the Growth Plan for this area with the upcoming 5 year update of the plan to either Residential Low, ½ acre to 2 acres per unit, or Residential Medium Low, 2 to 4 units per acre.

The applicant is proposing an RSF-4 zone district, which is consistent with the existing land use designation of Residential Medium, 4 to 8 units per acre, and would also be consistent with the Residential Medium Low, 2 to 4 units per acre, designation. The project density is 2.5 dwelling units per acre, which is consistent with the RSF-4 district which allows a minimum density of 2 dwelling units per acre.

The Growth Plan designation would require a minimum density of 4 units per acre, but Section 3.6.B.4 of the zoning and development code allows the minimum density of properties of less than 10 acres to be one half the otherwise required minimum density; therefore, the proposed 2.5 units per acre is consistent with both the zoning and the plan.

Rezoning: The petitioner is requesting that a RSF-4 zone district be applied to the project. The RSF-4 zone district implements the Residential Medium 4-8 units per acre Growth Plan designation. The RSF-4 district requires a minimum density of 2 dwelling units per acre and a maximum density of 4 dwelling units per acre.

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 existing zoning was applied to the area at the time of annexation. At that time, the RSF-1 zone district was applied to the area by the City Council, since that was the zoning most similar to the county zoning, rather than zoning the area consistent with the Growth Plan.

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, ect.;

The main change to the area was annexation to the City with provision of all urban services.

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 is at a higher density than all adjacent zoning. The proposed zoning does implement the existing Growth Plan. The proposed project is not anticipated to significantly affect capacity or safety of the street network or pose problems associated with parking, storm water/drainage problems, water, air or noise pollution, excessive nighttime lighting or nuisances.

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 and other utilities are currently available to the project site.

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

There is adequate land available for development, but such lands are in a Growth Plan designation with lower density making the provision of public services more costly.

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

The community would benefit from the project from the aspect of more efficient and cost effective service delivery.

Issues: Staff has received several calls in opposition to the density of the project. The applicants had previously reduced the density of the proposed project after the public meeting on the proposed zone change. In addition, three letters have been submitted (attached to the staff report) which express opposition to the proposed density of the requested zoning and the preliminary plan.

Recommendation: The Planning Commission recommends that the City Council find the requested rezoning consistent with the Growth Plan and Section 2.11 of Zoning and Development Code and approve a rezoning to the RSF-4 zone district.

Attachments:

1. Ordinance
2. General location map
3. Preliminary Plan
4. Letters of opposition (3)

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. _____
ZONING THE PINES SUBDIVISION,
APPROXIMATELY 5.08 ACRES OF LAND
LOCATED AT 2645 F ½ ROAD TO RSF-4

Recitals.

A rezone from the Residential Single Family – 1 dwelling unit per acre (RSF-1) district to the Residential Single Family – 4 dwelling units per acre (RSF-4) district has been requested for the properties located 2645 F ½ Road for purposes of developing a residential subdivision. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan. 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 August 15, 2001 hearing, recommended approval of the rezoning.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW ARE HEREBY ZONED TO THE Residential Single Family – 4 dwelling units per acre (RSF-4) DISTRICT:

Parcel 1: A parcel of land located in the NW¼NE ¼SW ¼ Sec 2, T1S, R1W of the UM, Mesa Co, CO, & being more particularly desc as follows: Beg at a pt on the S ROW of F ½ Rd as desc in Bk 882, Pg 303 of the Mesa Co recds, from which the Center ¼ cor of Sec 2, a standard Mesa Co brass cap, bears N87°42'26"E, 808.99' & considering the ln btwn the Center ¼ cor & the Center W1/16 cor, standard Mesa Co brass cap, to bear S89°49'56"W, with all bearings being relative thereto. Thence N89°49'56"E along the S ROW of F ½ Rd, 150.71' to a pt on the E ln of NE ¼SW ¼SW ¼ Sec 2; S00°00'40"W along E ln, 237.87'; S89°53' 17"W, 179.53' to a pt on the CL of the vacated rd desc in Bk 1715, Pg 983 of the Mesa Co recds; N06°55'17"E along CL of the vacated rd, 239.52' to the POB. Said parcel contains 0.90 ac, more or less.

Parcel 2: A parcel of land located in the NW ¼NE ¼SW ¼ Sec 2, T1S, R1W of the UM, Mesa Co, CO, & being more particularly desc as follows: Beg at a pt on the S ROW of F ½ Rd as desc in Bk 882, Pg 303 of the Mesa Co recds, from which the Center ¼ cor Sec 2, a standard Mesa Co brass cap, bears N87°42'26"E, 808.99' & considering the ln btwn the Center ¼ cor & the Center W1/16 cor a standard Mesa Co brass cap, to bear S89°49'56"W, with all bearings being relative thereto. S06°55'17"W along the CL

of the vacated rd desc in Bk 1715, Pg 983 of the Mesa Co recds, 437.40'; S72°35'36"E along vacated rd, 37.97' to a pt on the NLY ROW of the Grand Valley Canal; N86°44'43"W along ROW of the Grand Valley Canal, 285.17'; N00°01'04 "E, 428.50' to the S ROW of the F ½ Rd; N89°49'56"E along S ROW of F ½ Rd, 301.06' to the POB. Said parcel contains 2.75 ac, more or less.

Parcel 3: A parcel of land located in the NW ¼NE ¼SW ¼ Sec 2, T1S, R1W of the UM, Mesa Co, CO, & being more particularly desc as follows: Beg at the SE cor of the NW ¼NE ¼SW ¼ Sec 2, from which the Center ¼ cor Sec 2, a standard Mesa Co brass cap, bears N44°54'41"E, 931.65' & considering the ln btwn the Center ¼ cor & the Center W1/16 cor, a standard Mesa Co brass cap, to bear S89°49'56"W, with all bearings being relative thereto. S89°53'17"W along the S ln of the NW ¼NE ¼SW ¼ Sec 2, 148.34' to a pt on the ELY ROW of the Grand Valley Canal; along the ELY ROW of the Grand Valley Canal the following courses: N15°14'49"E, 48.74'; N05°12'14"E, 37.07'; N10°23'00"W, 60.00'; N31°35 '00"W, 46.00' to a pt on the CL of the vacated rd desc in Bk 1715, Pg 983 of the Mesa Co recds; thence along the CL of the vacated rd the following 2 courses: N72°35'36"W, 37.97'; N06°55'17"E, 197.88'; N89°53'17"E, 179.53' to the E ln of the NW ¼NE ¼SW ¼ Sec 2; S00°00'40"W along the E ln of the NW ¼NE ¼SW ¼ Sec 2, 390.00' to the POB. Said parcel contains 1.50 ac, more or less.

INTRODUCED for FIRST READING and PUBLICATION this 15th day of August, 2001.

PASSED on SECOND READING this 5th day of September, 2001.

ATTEST:

City Clerk

President of Council



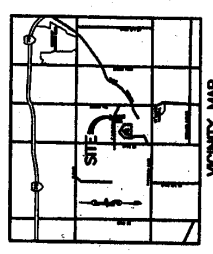
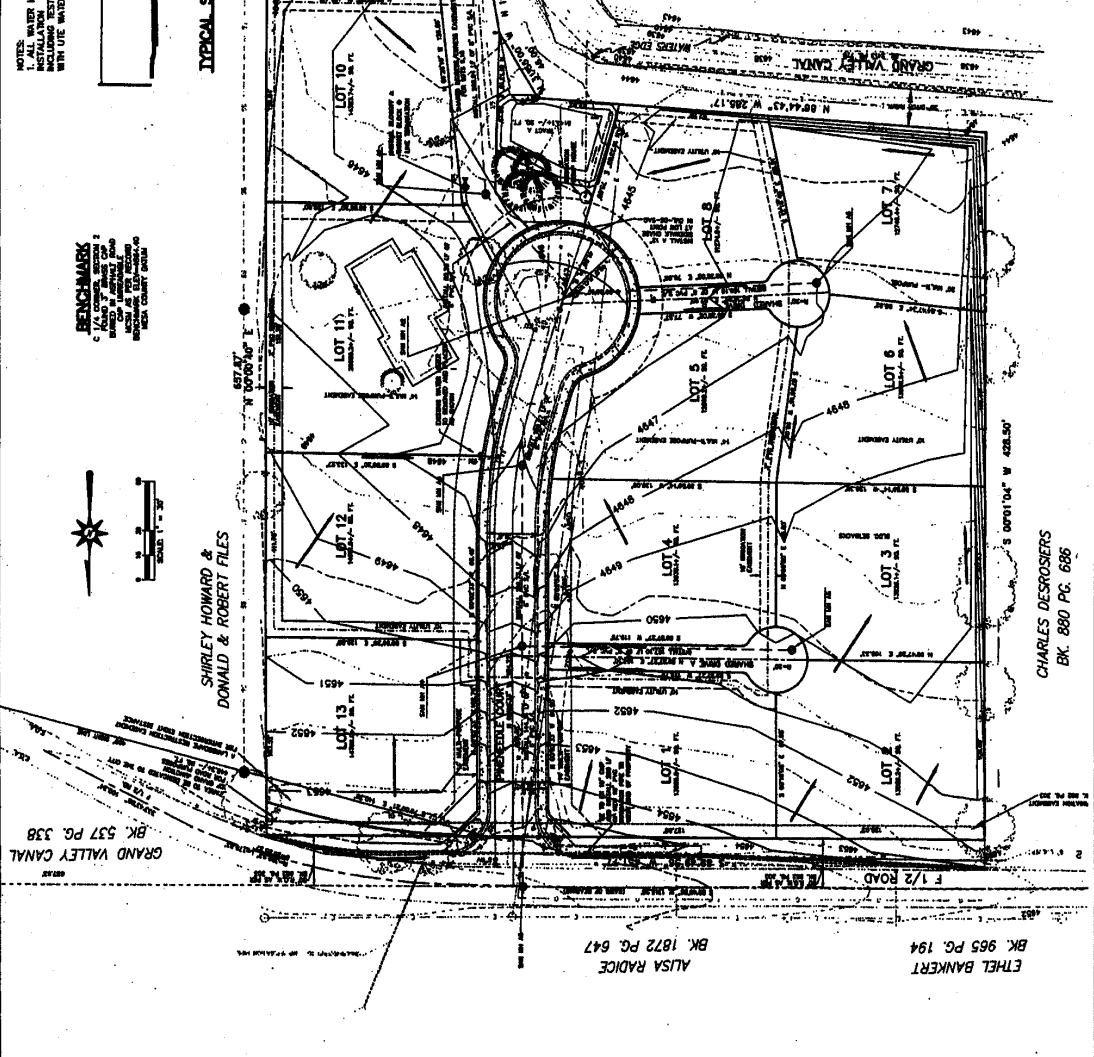
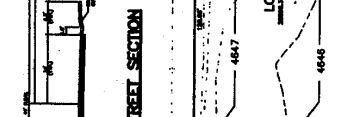
NOTES:
 1. WATER MAINS SHALL BE CLASS 150 P.C.
 2. INSTALLATION OF PIPE SHALL BE IN ACCORDANCE
 WITH THE WATER STANDARD SPECIFICATIONS AND DIMENSIONS

LEGEND

—	Water Main
—	Sanitary Sewer
—	Storm Sewer
—	Proposed Street
—	Proposed Lot
—	Proposed Building Footprint
—	Proposed Driveway
—	Proposed Sidewalk
—	Proposed Utility Pole
—	Proposed Utility Pole Support
—	Proposed Utility Pole Crossarm
—	Proposed Utility Pole Crossarm Support
—	Proposed Utility Pole Crossarm Support
—	Proposed Utility Pole Crossarm Support



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CITY OF GRAND JUNCTION	
APPROVED FOR SUBMITTAL TO THE CITY ENGINEER	
DATE	10/27/2011
BY	10/27/2011
PREPARED BY: ENGINEER	
PROJECT NO. 11-00000	
SHEET NO. 1 OF 1	
PROJECT TITLE: PRELIMINARY PLAN	
SUBTITLE: THE PINES SUBDIVISION	
CLIENT: CRANE ASSOCIATES	
DESIGNED BY: ROBERT N. ANDERSON	
CHECKED BY: ROBERT N. ANDERSON	
DATE: 10/27/2011	

**TOTAL ACREAGE
 5.15 ACRES**

CHARLES DESROSIERS
 BK. 880 PG. 686

ALISA RADICE
 BK. 1872 PG. 647

ETHEL BANKERT
 BK. 965 PG. 194

GRAND VALLEY CANAL
 BK. 537 PG. 338

SHIRLEY HOWARD &
 DONALD & ROBERT FILES

Alisa Radice
Wayne Meineke
2634 F ½ Road
Grand Junction CO 81506

RECEIVED
JUL 10 2001
COMMUNITY DEVELOPMENT
DEPT.

July 7, 2001

City of Grand Junction
Planning Commission
250 North 5th Street
Grand Junction, CO 81501

ATTN: Pat Cecil

This is about the notice of development for 2645 F ½ Road and the eventual development of 631 26 ½ Rd. We feel the proposed zoning of 4-8 houses per acre is too dense and will negatively change our rural type neighborhood.

This density proposal is not compatible with our neighborhood. When they annexed us into the city recently, it was a big concern to us and the neighborhood that our rural type setting and lifestyle would be affected. Putting a subdivision with more than one house per acre or one house per half acre will drastically and negatively affect our neighborhood. The only high density neighborhoods that exist in our block from F Road south to G Road and from 26 ½ Road to 26 Road is the Northridge subdivision. This subdivision is isolated by the natural boundary of the canal which borders the south side of 2645 F ½ Road.

Growth is inevitable in our valley but is it right to negatively change the whole feel and setting of an old established neighborhood? We like this neighborhood the way it is and for us to have more concrete, pavement, sidewalks, light pollution, traffic, dust, and neighbors interfering with our lifestyles is not desirable. Please take into consideration our surroundings and the style and milieu of the entire area. We think that you will agree that 4-8 houses per acre is not appropriate for this whole area. There are many people who walk this neighborhood because of the animals and rural atmosphere, please keep this in mind, that as we continue to gobble up our land that such areas can exist for us and other peoples' pleasure. If you have questions about how we feel or want our input please call us.

Sincerely,

*Alisa Radice
Wayne Meineke*

7-2-01

2615 F1/2 Rd
Grand Jct., CO 81506

Pat Cecil
Grand Junction Community Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Pat;

I am writing about the development proposal for "The Pines 2645 F1/2 Rd".

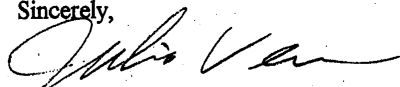
Development is crucial to any city, however, so is the preservation of less densely developed areas that serve as buffers and park-like atmospheres. These enhance the beauty and value of surrounding, more densely developed areas. For example, 30 to 40 people from nearby developments walk by my property every day. When I am out, I speak with them. Their unanimous feedback is that my wooded property and the fields and pastures of our agricultural enclave are a large part of what makes their homes pleasant. They state that these undeveloped areas increase the quality of their lives and the value of their properties.

The land mentioned in the proposal is a key part of this valuable environment on F1/2. Leaving the zoning at 1 house per acre will safeguard it, changing it to 4 per acre will help to push this environment further toward extinction.

I have recently moved back to this family property (due to my mother's death last year.) Prior to that, I spent several years living near a cluster of small Utah towns which allowed dense development to obliterate such agricultural enclaves as this one. Now, they are trying, for the benefit of their communities, to preserve the last remaining bits of these assets. They discovered that these assets greatly enhanced community attractiveness to the kinds of people and businesses they needed for beneficial types of growth. Unfortunately, they lost a lot that they now regret losing.

I would ask you to consider the Pines proposal in that light, and safeguard this agricultural enclave as an asset to the surrounding higher density developments. Please leave the zoning on this land and 1 house per acre.

Sincerely,



Reverend Julia C.S. Vernon, CPE

4 August 2001

Mr. Pat Cecil
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

RECEIVED

AUG 07 2001

COMMUNITY DEVELOPMENT
DEPT.

This letter is in reference to the proposed development - The Pines - at 2645 F 1/2 Road and the request for a rezone to RSF-4.

We, Philip and Kathryn Roskowski, are neighbors to the south of the proposed development. We live at 630 Sage Court. Our property is on a hill overlooking the proposed development. Prior commitments make it impossible for us to attend the planning commission meeting on August 14th. We would like our opinions to be noted.

We feel that we must oppose the request for a rezone to RSF-4. This level of zoning is denser than anything else surrounding it, in effect making it a spot zone in the middle of lower density housing. While the proposed rezone is in keeping with the growth plan, it is not compatible with the existing neighborhood. The surrounding neighborhood is mostly zoned at 1 unit per acre as is the property in question. This level of zoning was reviewed and approved by the City Council when the property was recently annexed, keeping the status quo. This zoning is in keeping with the surrounding developed area.

It would seem that the Grand Valley Canal Mainline would be a natural boundary for growth density. In fact, it appears to be a defacto boundary as it stands right now. Land to the south is zoned and developed at a higher density, but the region to the north is a much lower density. In the Context for Planning in the City Growth Plan it is stated that neighborhood quality of life is important to the character of Grand Junction. This north area is attractive because of the lower density and may be better suited to close in, high end development. It would be a natural fit to put in a lower density development attractive to residents working in the medical complex around 7th and Patterson.

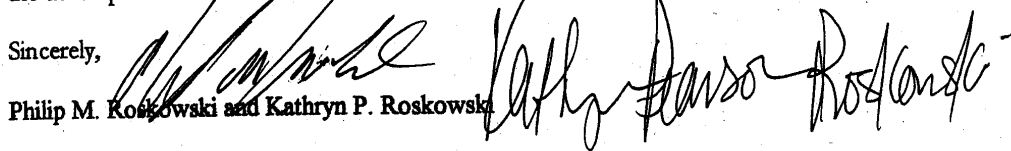
We understand the cities' desire to maximize the density of development, but this should not be done at the expense of existing neighborhoods. Although this development, if built as platted, will not be much denser than 2 units per acre, it will require a rezone to RSF-4, setting a precedent for neighboring parcels. This level of development will negatively affect the surrounding properties.

It is our understanding that the developer is purchasing the property contingent upon a rezone. Perhaps he could look at the feasibility of building on the property as zoned, which would be in keeping with the surrounding area.

We recognize that development of the property will eventually occur. We would like to see that the development enhance rather than detract from existing properties.

Sincerely,

Philip M. Roskowski and Kathryn P. Roskowski



**Attach 10
Appleton Corners Annexation Zoning**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Appleton Corners Veterinary Clinic Annexation Nos. 1, 2 & 3 Zone of Annexation		
Meeting Date:	August 15, 2001		
Date Prepared:	August 7, 2001		
Author:	David Thornton	Principal Planner	
Presenter Name:	David Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Consideration of the zone of annexation to Residential Single Family Rural with a maximum density of one unit per five acre (RSF-R) for the Moore Annexation. #ANX-2001-154.

Summary: The 2.731 acre Appleton Corners Veterinary Clinic Annexation area located at 797 24 Road consists of 1 parcels of land. State law requires the City to zone newly annexed areas within 90 days of the annexation. The proposed City zoning is identical to the current Mesa County zoning for this property and conforms to the Growth Plan's Future Land Use map and recommendation for Estate, residential land uses between 2 and 5 acres per dwelling unit for this area.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Planning Commission recommended approval of the RSF-R zone district for the Appleton Corners Veterinary Clinic Annexation. It is recommended that City Council approves the zoning ordinance on first reading for the Appleton Corners Veterinary Clinic Annexation and set a hearing for September 5, 2001.

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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BACKGROUND INFORMATION						
Location:		797 24 Road				
Applicant:		Richard Pennington				
Existing Land Use:		Single Family Residential				
Proposed Land Use:		Veterinary Clinic				
Surrounding Land Use:	North	Residential				
	South	Residential/Commercial - vacant				
	East	Residential/Commercial				
	West	Residential				
Existing Zoning:		RSF-R				
Proposed Zoning:		RSF-R				
Surrounding Zoning:	North	Business (County)				
	South	RSF-R (County)				
	East	RSF-R (County)				
	West	PUD – Residential (County)				
Growth Plan Designation:		Residential Estate				
Zoning within density range?		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Staff Analysis:

ZONE OF ANNEXATION:

Under the 1998 Persigo Agreement with Mesa County, the City is allowed to zone newly annexed areas with a zone that is identical to existing County zoning or conforms to the City’s Growth Plan’s Future Land Use Map. Please note that this proposed zoning of RSF-R conforms to either of these requirements.

RSF-R ZONE DISTRICT

- This property is currently zoned RSF-R in Mesa County and is proposed as RSF-R in the City.
- The RSF-R which requires 5 acres per lot does conform to the recommended densities found on the Growth Plans Future Land Use map currently designated as Estate: 2 to 5 acres per dwelling unit.

Zoning and Development Code criteria:

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

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

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

<i>ANNEXATION SCHEDULE</i>	
Aug 1st	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
Aug 14th	Planning Commission considers Zone of Annexation
Aug 15th	First Reading on Zoning by City Council
Sept 5th	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
Oct 7th	Effective date of Annexation and Zoning

Attachments:

1. Zoning Ordinance
2. Annexation Map
3. Mesa County Zoning Map

(Appleton Corners Zone of Annexation PC Staff Report.doc)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**ZONING THE APPLETON CORNERS VETERINARY CLINIC ANNEXATION TO
RESIDENTIAL SINGLE FAMILY RURAL (RSF-R)**

LOCATED AT 797 24 ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a RSF-R zone district to this annexation.

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

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

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

The following property shall be zoned the residential Single Family Rural (RSF-R) zone district

Includes the following tax parcel 2701-321-00-087

Beg at a pt 30' W of the NE cor of Sec 32, T1N, R1W UM S 320.5' W 281.4', N1Deg47'E to the N ln of Sec 32, E 260' to the POB.

Introduced on first reading this 15th day of August, 2001.

PASSED and ADOPTED on second reading this ____ day of _____, 2001.

Attest:

President of the Council

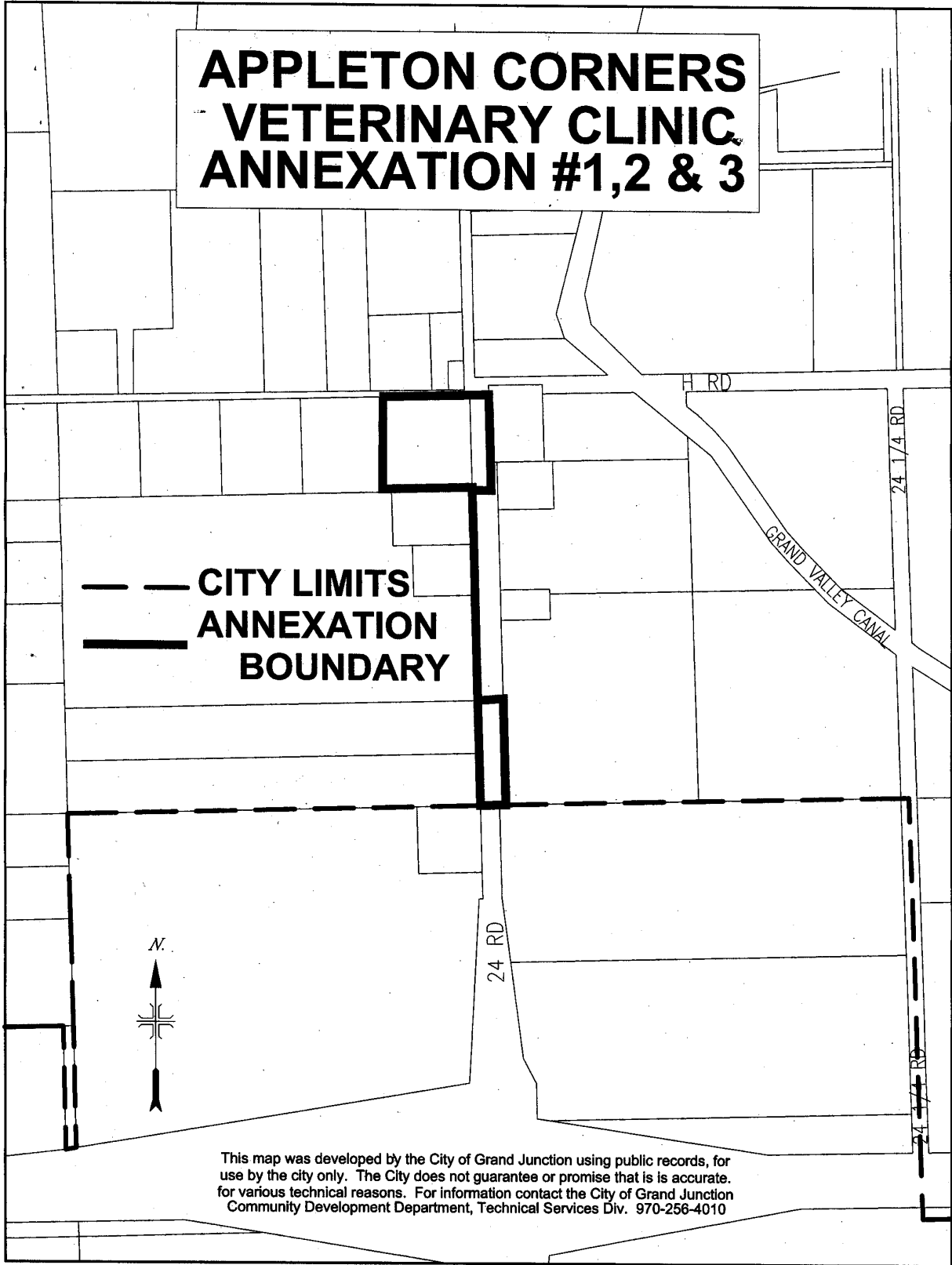
City Clerk

APPLETON CORNERS VETERINARY CLINIC ANNEXATION #1,2 & 3

— — CITY LIMITS
— ANNEXATION
BOUNDARY

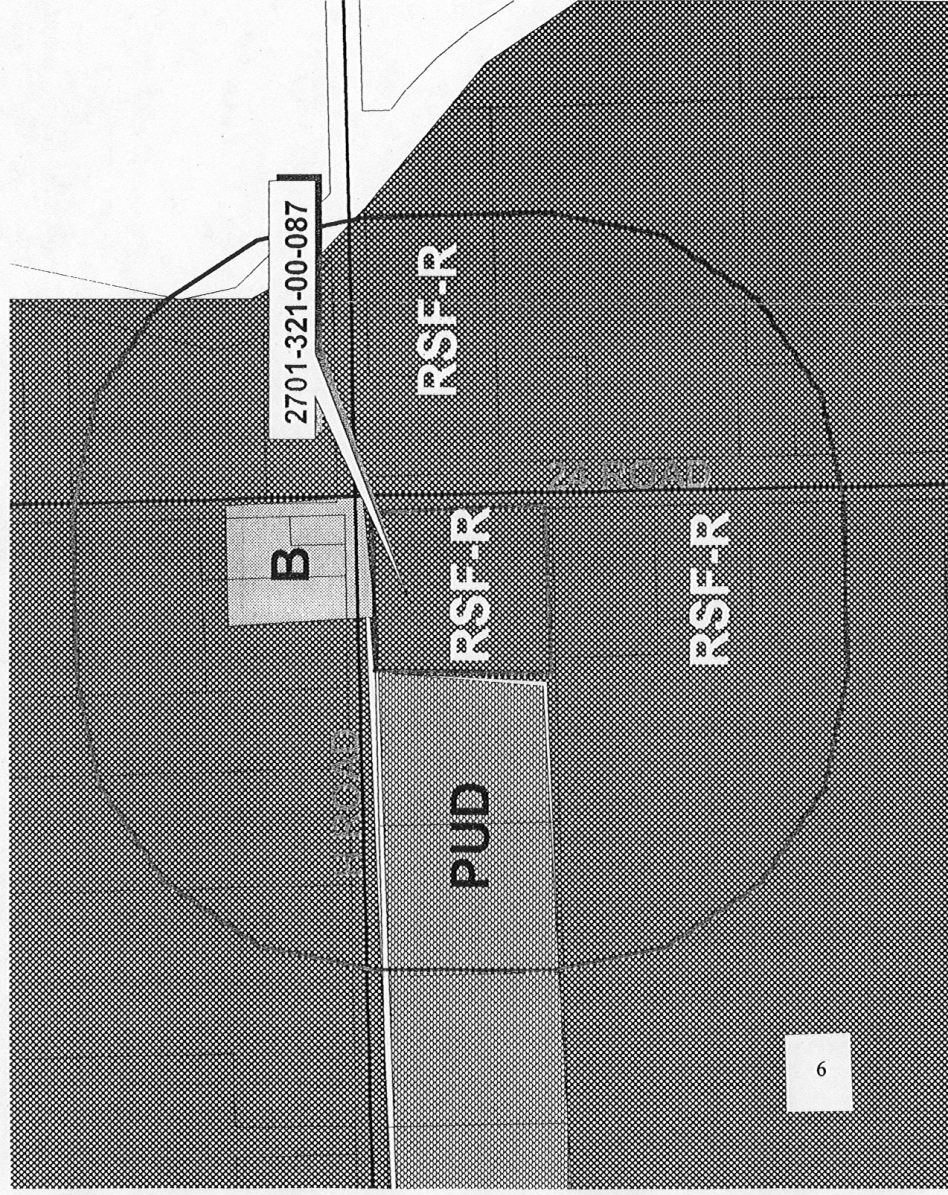


This map was developed by the City of Grand Junction using public records, for use by the city only. The City does not guarantee or promise that it is accurate, for various technical reasons. For information contact the City of Grand Junction Community Development Department, Technical Services Div.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



Mesa County Planning and Development Zoning Map

Projected File Name
Pre-Submittal
Site F
June 26



- Parcel.shp
- Mrgd_rds.shp
- Highway
- Interstate
- Local
- Rivers.shp
- Zoningbase.shp
- AFT
- B-2
- B-1
- C-2
- C-1
- I-2
- I-1
- PUD
- RSF-1
- RSF-2
- RMF-5
- RSF-4
- RSF-E
- RMF-8
- AFT-35
- RSF-R

The Geographic Information System (GIS) data is derived from various sources and is not a substitute for a professional survey. The information is provided for informational purposes only and is not intended to be used for legal or other purposes. The user assumes all responsibility for any and all uses of this information.

The information contained herein is for informational purposes only and is not intended to be used for legal or other purposes. The user assumes all responsibility for any and all uses of this information.

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Attach 11
Ruby Meadows Annexation

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Ruby Meadows Annexation ANX-2001-147		
Meeting Date:	August 15, 2001		
Date Prepared:	August 8, 2001		
Author:	Pat Cecil	Development Services Supervisor	
Presenter Name:	Pat Cecil	Development Services Supervisor	
	Workshop	X	Formal Agenda

Subject: Annexation of the Ruby Meadows Subdivision, containing approximately 5.666 acres.

Summary: Resolution for Referral of Petition to Annex, First Reading of the annexation ordinance and exercising Land Use authority immediately for the Ruby Meadows Annexation (ANX-2001-147) located at 3063 Gunnison Avenue. This approximately 5.666 acre annexation consists of 1- parcel of land.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the Referral of Petition to Annex, First Reading of the annexation ordinance and exercising land use authority immediately for the Ruby Meadows Annexation and set a hearing for October 3, 2001.

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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BACKGROUND INFORMATION						
Location:		3063 Gunnison Avenue				
Applicants:		Woods 1992 Trust Bruington Family Trust Grace Homes Inc. and Darter LLC				
Existing Land Use:		Undeveloped land				
Proposed Land Use:		Residential subdivision				
Surrounding Land Use:	North	Residential/agricultural				
	South	Residential				
	East	Residential				
	West	Residential				
Existing Zoning:		PR 4.4 (County)				
Proposed Zoning:		RMF-8				
Surrounding Zoning:	North	RMF-5 (County)				
	South	PD (City)				
	East	RSF-4 (County)				
	West	RMF-5 (County)				
Growth Plan Designation:		Residential Medium 4-8 dwellings per acre				
Zoning within density range?		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing approximately 5.666 acres of land. The property owner has requested annexation into the City as the result of needing a rezone in the County in order to develop a residential subdivision. Under the 1998 Persigo Agreement all new development within the Presigo 201 boundary requires annexation and processing in the City.

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 Laser Junction Annexation is eligible to be annexed because of compliance with the following:

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

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
Aug. 15th	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
Sept 11th	Planning Commission considers Zone of Annexation
Sept 19th	First Reading on Zoning by City Council
Oct 3rd	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
Nov 4th	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council approve the Ruby Meadows Annexation.

Attachments:

1. Ruby Meadows Annexation Summary
2. Resolution of Referral of Petition
3. Annexation Ordinance
4. Annexation Maps

RUBY MEADOWS ANNEXATION SUMMARY

File Number:		ANX-2001-147
Location:		Approx. 30 ³/₄ Road at Gunnison Avenue (3063 Gunnison Avenue)
Tax ID Number:		2943-161-00-007
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		5.666 acres for annexation area
Developable Acres Remaining:		5.666 acres
Right-of-way in Annexation:		None
Previous County Zoning:		PUD 4.4 units per acre (County)
Proposed City Zoning:		(RMF-8) Residential Multi-Family with a maximum density of 8 units per acre
Current Land Use:		Vacant
Future Land Use:		Residential
Values:	Assessed:	= \$ 640.00
	Actual:	= \$ 2,190.00
Census Tract:		8
Address Ranges:		3063 to 3066 Gunnison Avenue
Special Districts:	Water:	Clifton Water District & Ute Water
	Sewer:	Central Grand Valley
	Fire:	Clifton Fire District
	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	Upper Grand Valley Pest Control

**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 15th day of August, 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**

RUBY MEADOWS ANNEXATION

LOCATED at 3063 Gunnison Avenue

WHEREAS, on the 15th day of August, 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:

Ruby Meadows Annexation No. 1

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16, a distance of 446.30 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet to the Southwest corner of said Sunridge Subdivision-First Addition, said point lying on the South line of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16; thence S 89°55'02" W, along said South line, also being a portion of the North line of Orchard View Subdivision, as same is recorded in Plat Book 13, Pages 90 and 91, Reception No. 1305750, Public Records of Mesa County, Colorado, a distance of 446.28 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

Ruby Meadows Annexation No. 2

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet to the TRUE POINT OF BEGINNING; thence continue N 00°00'20" W along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 553.00 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16, a distance of 446.31 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet; thence S 89°55'02" W along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 16, a distance of 446.30 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

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

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

1. That a hearing will be held on October 3, 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.

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

ADOPTED this 15th day of August, 2001.

President of the Council

Attest:

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>
August 17, 2001
August 24, 2001
August 31, 2001
September 7, 2001

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

RUBY MEADOWS ANNEXATION

APPROXIMATELY 5.666 ACRES

Located at 3063 Gunnison Avenue

WHEREAS, on the 15th day of August, 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 3rd day of October, 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 situated in Mesa County, Colorado, and described to wit:

Ruby Meadows Annexation No. 1

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.30 feet to a point on the West line of

Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet to the Southwest corner of said Sunridge Subdivision-First Addition, said point lying on the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16; thence S 89°55'02" W, along said South line, also being a portion of the North line of Orchard View Subdivision, as same is recorded in Plat Book 13, Pages 90 and 91, Reception No. 1305750, Public Records of Mesa County, Colorado, a distance of 446.28 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

Ruby Meadows Annexation No. 2

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of Austin Acres, as same is recorded in Plat Book 12, Page 248, Reception No. 1219400, Public Records of Mesa County, Colorado, and considering the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16 to bear S 89°55'02" W with all bearings contained herein being relative thereto; thence N 00°00'20" W, along the East line of said Austin Acres, a distance of 276.50 feet to the TRUE POINT OF BEGINNING; thence continue N 00°00'20" W along the East line of said Austin Acres, a distance of 276.50 feet; thence N 89°55'02" E along a line 553.00 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.31 feet to a point on the West line of Sunridge Subdivision-First Addition, as same is recorded in Plat Book 12, Page 220, Reception No. 1209281, Public Records of Mesa County, Colorado; thence S 00°00'07" E, along the West line of said Sunridge Subdivision-First Addition, a distance of 276.50 feet; thence S 89°55'02" W along a line 276.50 feet North of and parallel with, the South line of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of said Section 16, a distance of 446.30 feet to the POINT OF BEGINNING.

CONTAINING 2.833 Acres, more or less, as described.

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

INTRODUCED on first reading on the 15^h day of August, 2001.

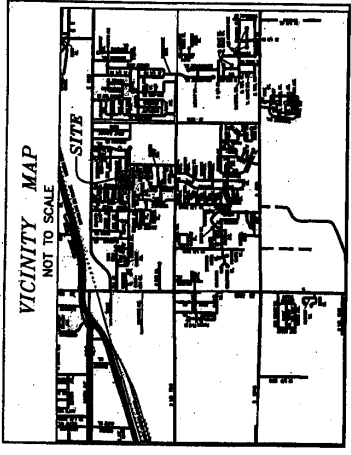
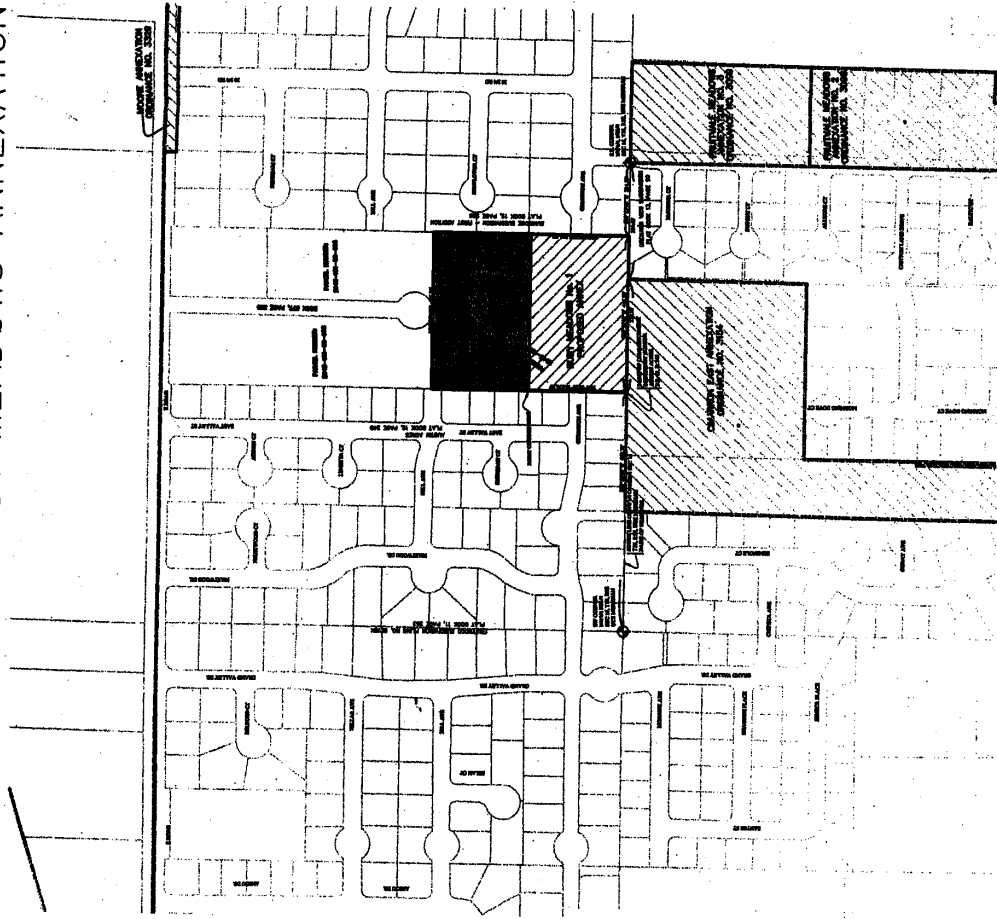
ADOPTED and ordered published this ___ day of _____, 2001.

President of the Council

Attest:

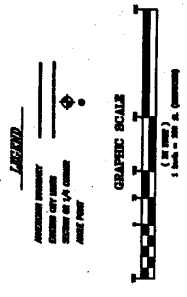
City Clerk

RUBY MEADOWS ANNEXATION No. 2



Legal Description
 THE NORTH HALF OF THE SEVERAL LOTS OF THE WEST 1/2 SECTION OF THE E/2, 1/2, 1/2 SECTION
 A portion of the land bounded by the following described by the Northern Quarter of the 1/2, 1/2, 1/2 section
 Township 1 North, Range 1 West, T1N, R1W, S12E, County of Grand, State of Colorado, City of Grand Junction
 containing 1.117 acres, which is subject to the following conditions:
 1. The land is subject to the following conditions:
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AREA OF ANNEXATION
 APPROVED BY THE BOARD OF PUBLIC WORKS AND UTILITIES
 ON _____ DATE _____
 APPROVED BY THE CITY ENGINEER
 ON _____ DATE _____
ORDINANCE NO. _____ EFFECTIVE DATE _____



DESIGNED BY _____ DATE 02/11/03
 CHECKED BY _____ DATE _____
 DRAWN BY _____ DATE _____

SCALE
 1" = 100'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS
 CITY OF GRAND JUNCTION, COLORADO

RUBY MEADOWS ANNEXATION No. 2

Attach 12
Historic Designation of 1685 Clymer Way

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Designation of Historic Structure	
Meeting Date:	August 15, 2001	
Date Prepared:	August 8, 2001	
Author:	Kristen Ashbeck	Senior Planner
Presenter Name:	Same	
	Workshop	X Formal Agenda

Subject: HBD-2001- 02.02 – Historic Designation of the Residence at 1685 Clymer Way

Summary: David and Connie Kaiser, owners of the home at 1685 Clymer Way, are requesting that the residence be designated as historic in the City Register of Historic Sites, Structures and Districts.

Background Information: City Council adopted section 7.4, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance.

The following pages describe the characteristics of the home at 1685 Clymer Way that justify its designation and detail the particular features of the building that should be preserved. Given this description, the Historic Preservation Board finds that the residence meets the following designation criteria outlined in section 7.4.F.1.a. of the Zoning and Development Code:

- Structure is at least 50 years old
- Exemplifies specific elements of an architectural style or period;
- Enhances the sense of identity of the City.

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution designating the residence at 1685 Clymer Way as historic in the City Register of Historic Sites, Structures and Districts.

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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- Attachments:
- a) Proposed Resolution
 - b) Location Map
 - c) Letter from Property Owner
 - d) Building History - Information Provided by Applicant
 - e) Current Photograph of Building

CITY OF GRAND JUNCTION, COLORADO
Resolution No. __-01
DESIGNATING THE RESIDENCE AT 1685 CLYMER WAY
IN THE CITY REGISTER OF HISTORIC SITES, STRUCTURES, AND DISTRICTS

WHEREAS, the City Council has established by Ordinance 2765 a City Register of Historic Sites, Structures and Districts in order to officially recognize historic resources of local significance; and

WHEREAS, the property owners of the residence at 1685 Clymer Way are aware of and consent to the designation of this property as a local historic resource; and

WHEREAS, the Historic Preservation Board has reviewed the residence at 1685 Clymer Way for conformance to the adopted criteria for designating historic resources and finds that the building meets the following criteria: structure is at least 50 years old; exemplifies specific elements of an architectural style or period; and enhances the sense of identity of the City.

WHEREAS, the Historic Preservation Board recommended approval of the designation of the residence at 1685 Clymer Way at its August 7, 2001 meeting.

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

That the residence located at 1685 Clymer Way is hereby designated a historic building in the City Register of Historic Sites, Structures and Districts.

PASSED and APPROVED this 15th day of August, 2001.

ATTEST:

City Clerk

President of Council

THIS MAP AND INSTRUMENTS IN THIS INSTRUMENT OR ANY OTHER INSTRUMENT SHALL BE VOID AND OF NO EFFECT UNLESS THE INSTRUMENT IS FILED WITH THE COUNTY CLERK OF THE COUNTY OF COLORADO AT THE TIME OF RECORDING.

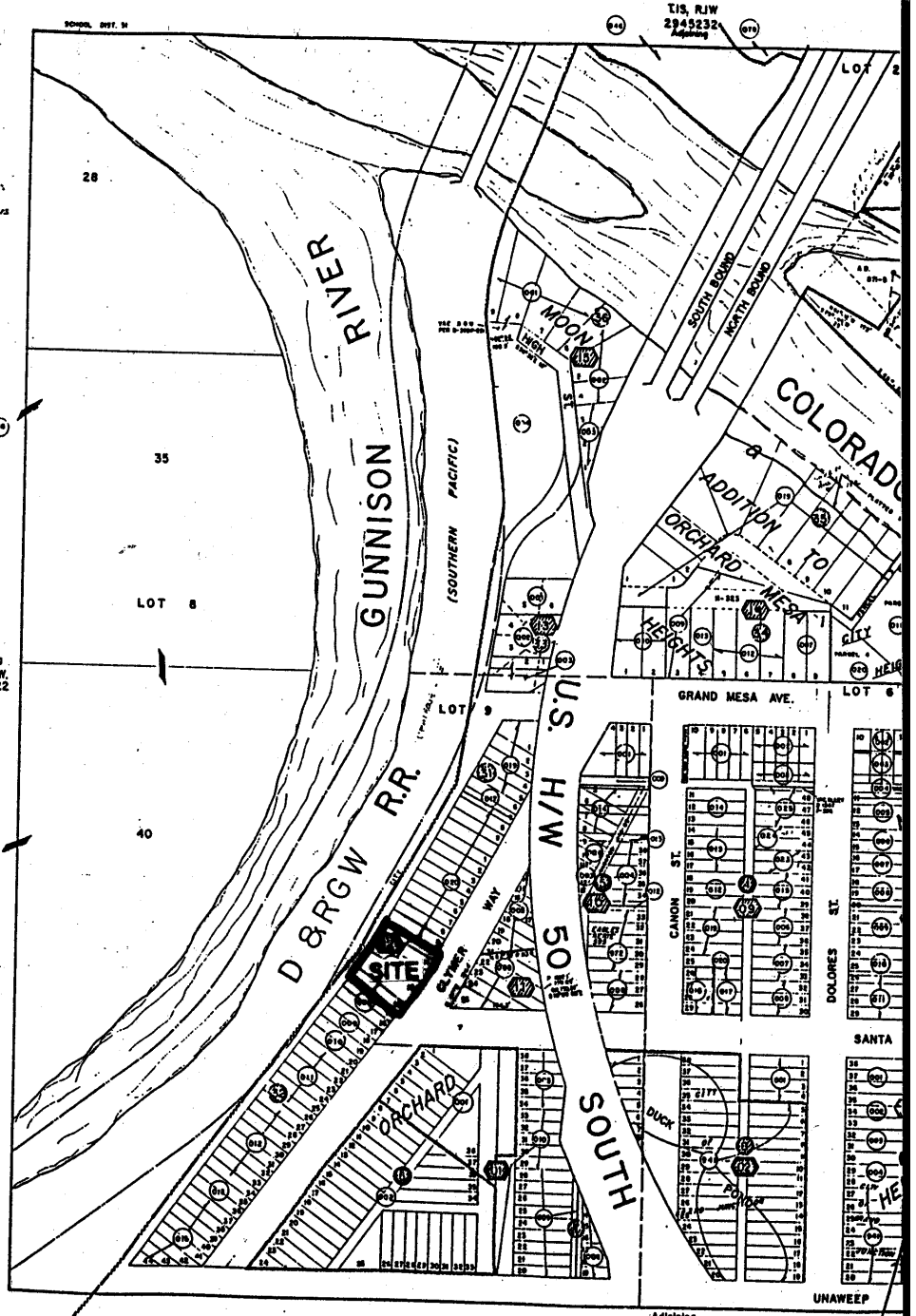
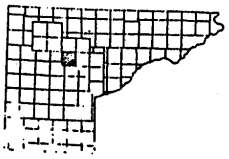
RECORDING DEPARTMENT
 COUNTY OF COLORADO
 OFFICE OF THE COUNTY CLERK
 1000 WEST 14TH AVENUE
 DENVER, COLORADO 80202
 RECEIVED
 APR 11 2007
 10:00 AM
 T.S. RJW
 2945232
 Adjoining
 T.S. RJW
 2945222

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SCALE = 1" = 100'

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Adjoining
 T.S. RJW,
 2945262

July 21, 2001

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Jct., CO 81501-2668

Dear Kristen,

We have received the information regarding the City Register of Historic Sites, Structures and Districts and it is with our approval should our home be voted into the Historic Register.

Thank you,

David A. Kaiser
Connie J. Kaiser

David & Connie Kaiser
1685 Clymer Way
Grand Jct., CO 81503

Phone: 970-241-8612
Fax: 970-256-7115

RECEIVED
JUL 24 2001
COMMUNITY DEVELOPMENT
DEPT.

COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: 5ME7604
HISTORIC BUILDING INVENTORY		Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Contributes to a potential National Register district <input type="checkbox"/> yes <input type="checkbox"/> no district name: _____
COUNTY: Mesa	CITY: Grand Junction	Eligible for State Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e Areas of significance: _____ _____ Period of significance Needs date _____ date _____ initials _____
HISTORIC BUILDING NAME: Lane, J.H., House		LOCAL LANDMARK DESIGNATION: [] yes [X] no Date of designation: N/A Designating authority: N/A
CURRENT BUILDING NAME:		P.M.: UTE township: 1S range:1W SW ¼ of NE ¼ of SW¼ of section 23
ADDRESS: 1685 Clymer Way, Grand Junction, CO 81503-1758		UTM REFERENCE-12 Easting: 710600 Northing: 4324980
OWNER NAME & ADDRESS: David A. Kaiser, 1685 Gunnison Blvd., Grand Junction, CO 81503-1758		USGS QUAD NAME: Grand Junction Year: 1952; photorevised 1973 [X] 7.5' [] 15'
STYLE: Bungalow		Block: 32 Lot(s): S2 10 and all 11 - 14 Addition: Orchard Mesa Heights Year of addition: 1890
BUILDING TYPE:		[X] original location [] moved Date of move(s):
MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof		HISTORIC USE: Domestic PRESENT USE: Domestic
STORIES: 1	SQUARE FOOTAGE: 1809	DATE OF CONSTRUCTION- estimate: 1913 actual: Source of information: Tax Assessor's Records
PLAN SHAPE:		ARCHITECT: Unknown Source of information:
north arrow ↑ 		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: J.H. Lane Source of information: Lot and Block
		ASSOCIATED BUILDINGS- [X] yes [] no Type: Garage

ARCHITECTURAL DESCRIPTION: One story with hip and wide eaves. Double set of steps flanked by cobblestone piers with concrete coping. Pipe railings. South set of steps leads to a French door on integral sunporch with ribbons of wood casement, eight light windows. The other set of steps leads to a paneled front door with full length oval light. Across porch facade, from ground level to window sill, is a cobblestone half-wall with concrete coping. Large, shed roof, screened porch on north elevation. North corner of facade has a one story, cylindrical tower with a shallow conical roof. Ribbon of five windows around tower have curved glass. Windows are double hung, wood sash, transom over one. Transoms have lozenge patterned leaded glass. Additional windows around house are double hung, wood sash, transom over one, or one-over-one. Narrow lapped siding and trim is white, except for concrete foundation, decorative half-timbering in dormers, coping on cobblestone, and narrow beading on eaves and dormers, which is red. Gray and red composition shingle roof. Three large dormers on south, east, and north slopes, have pedimented gables, with decorative half-timbering, wide eaves and two small windows each. Yellow brick fireplace chimney on north wall and a red brick chimney with flared concrete coping on north slope.

Landscaped with cobblestone wall across front lawn, trimmed junipers across facade, red brick planters and large rosebushes on north elevation. Basketweave fence along north lawn.

Garage at rear with hip on gable, lapped narrow siding and metal garage door.

PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film roll no.: 8
 Negative no.: 6

Photographer: Carolyn Howard
 Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Screened porch on north elevation. Screen doors. Additional construction or modifications not noted in Assessor's Records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Orchard Mesa is a triangle of desert land between the Gunnison and Colorado Rivers and the Grand Mesa. By 1890, orchards were planted by homesteaders as they settled into the area. Today, the orchards are receding under the pressure of subdivisions.

Constructed ca. 1913, this residence was first owned by J. H. Lane, owner and founder of Lane Tinning and Heating. From ca. 1919-1921, it was owned by Emanuel Fleisher, a minister; ca. 1923-1930, by Ruth Wickersham, widow of Lincoln; ca. 1931-1936 by Gladys Burford; and from ca. 1938-1946 by Charles E. and Viola Patterick, Modern Tire and Patterick's Hatchery. Through the early 1950s it is difficult to determine where residents lived on Orchard Mesa as numbered street addresses did not appear in the Grand Junction City Directories with any regularity. Grand Junction did not begin to annex Orchard Mesa into the City until 1966.

INFORMATION SOURCES (be specific): Appraisal Card, Lot and Block Books, Grand Junction City Directories.

SIGNIFICANCE (check appropriate categories)

Architectural significance:

represents the work of a master
 possess high artistic value
 represents a type, period, or method of construction

Historical significance:

associated with significant person(s)
 associated with significant event
 associated with a pattern of events
 contributes to an historic district

National Register eligibility:

Individual yes no

Criteria: A B C D

Area(s) of significance: Commerce; Industry

Contributes to a potential district:

yes no

District name:

THEME(S):

Period of significance: 1913

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A picturesque Bungalow with Queen Anne influence in tower and leaded windows and pedimented gables. Although not eligible for the National Register, this house may contribute to a local historical register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 2/14/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2

Attach 13
Transferring Private Activity Bond Allotment

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	An Ordinance to Transfer the City's 2001 PAB Allotment		
Meeting Date:	August 15, 2001		
Date Prepared:	August 6, 2001		
Author:	Ron Lappi	Admin Svcs Director	
Presenter Name:	Ron Lappi & Dan Wilson	Admin Svcs Director & City Attorney	
	Workshop	X	Formal Agenda

Subject: An Ordinance Authorizing the City Manager to Sign an Assignment Agreement with the Colorado Housing and Finance Authority to Transfer the City's \$1,275,656 in 2001 Private Activity Bond Allotment from the City to CHFA.

Summary: The City of Grand Junction received a Private Activity Bond allocation from the State of Colorado Department of Local Affairs for the fifth time in 2001 as a result of the City reaching a 40,000 population level in 1997. The bond authority can be issued on a tax exempt basis for various private purposes. We can reserve this authority for future housing benefits by ceding the authority to CHFA at this time.

Background Information: The City has until September 15, 2001 to commit our tax exempt PAB allotment to a project or it will automatically go to the State for utilization state wide. This year we had several firms interested in using these funds for expansion but none materialized. This authority can be used for small issue manufacturing, single family mortgage revenue bonds, redevelopment bonds, residential rental projects, student loans, exempt facility bonds, and qualified 501 (c) (3) bonds for non-profit hospitals and private universities. CHFA approached us, as well as Mesa County and other local governments, relative to a process to bank our allocation for future housing needs. The Grand Junction Housing Authority Executive Director, Jody Kole, supports this reserving process at this time.

Budget: N/A

Action Requested/Recommendation: Pass the ordinance on the first reading with adoption on September 5, 2001 after a public hearing and second reading.

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

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Conse nt	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Worksho p
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ORDINANCE NO.

AN ORDINANCE AUTHORIZING ASSIGNMENT TO THE
COLORADO HOUSING AND FINANCE AUTHORITY OF A
PRIVATE ACTIVITY BOND ALLOCATION OF CITY OF GRAND
JUNCTION PURSUANT TO THE COLORADO PRIVATE
ACTIVITY BOND CEILING ALLOCATION ACT

WHEREAS, the City of Grand Junction is authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such mortgage loans and for certain other purposes; and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Colorado Housing and Finance Authority (the "Authority") and other governmental units in the State, and further providing for the assignment of such allocations from such other governmental units to the Authority; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the City has an allocation of the 2001 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2001 (the "2001 Allocation"); and

WHEREAS, the City has determined that, in order to increase the availability of adequate affordable housing for low- and moderate-income persons and families within the City and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2001 Allocation; and

WHEREAS, the City has determined that the 2001 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Authority to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the City Council of the City has determined to assign \$1,275,656 of its 2001 Allocation to the Authority, which assignment is to be evidenced by an Assignment of Allocation between the City and the Authority attached hereto as Exhibit A (the "Assignment of Allocation").

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Grand Junction as follows:

1. The assignment to the Authority of \$1,275,656 of the City's 2001 Allocation be and hereby is approved.
2. The form and substance of the Assignment of Allocation be and hereby are approved; provided, however, that the City Manager be and hereby is authorized to make such technical variations, additions or deletions in or to such Assignment of Allocation as he shall deem necessary or appropriate and not inconsistent with the approval thereof by this ordinance.
3. The City Manager of the City be and hereby is authorized to execute and deliver the Assignment of Allocation on behalf of the City and to take such other steps or actions as may be necessary, useful or convenient to effect the aforesaid assignment in accordance with the terms and intent of this ordinance.
4. If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.
5. This ordinance shall be in full force and effect upon its passage and approval or as otherwise required by home rule charter.

INTRODUCED ON FIRST READING this 15th day of August, 2001.

PASSED, ADOPTED AND APPROVED this 5th day of September, 2001.

ATTEST:

City Clerk

President of the Council

EXHIBIT A

ASSIGNMENT OF ALLOCATION

This Assignment of Allocation (the "Assignment"), dated this 5th day of September 2001, is between the City of Grand Junction (the "Assignor") and the Colorado Housing and Finance Authority (the "Assignee").

WITNESSETH:

WHEREAS, the Assignor and the Assignee are authorized and empowered under the laws of the State of Colorado (the "State") to issue revenue bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), restricts the amount of tax-exempt bonds ("Private Activity Bonds") which may be issued in the State to provide such mortgage loans and for certain other purposes (the "State Ceiling"); and

WHEREAS, pursuant to the Code, the Colorado legislature adopted the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the "Allocation Act"), providing for the allocation of the State Ceiling among the Assignee and other governmental units in the State, and further providing for the assignment of allocations from such other governmental units to the Assignee; and

WHEREAS, pursuant to an allocation under Section 24-32-1706 of the Allocation Act, the Assignor has an allocation of the 1999 State Ceiling for the issuance of a specified principal amount of Private Activity Bonds prior to September 15, 2001 (the "2001 Allocation"); and

WHEREAS, the Assignor has determined that, in order to increase the availability of adequate affordable housing for low and moderate income persons and families within the City of Grand Junction and elsewhere in the State, it is necessary or desirable to provide for the utilization of all or a portion of the 2001 Allocation; and

WHEREAS, the Assignor has determined that the 2001 Allocation, or a portion thereof, can be utilized most efficiently by assigning it to the Assignee to issue Private Activity Bonds for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families ("Revenue Bonds") and the Assignee has expressed its willingness to attempt to issue Revenue Bonds with respect to the 2001 Allocation; and

WHEREAS; the City Council of the Assignor has determined to assign to the Assignee \$1,275,656 of its 2001 Allocation, and the Assignee has agreed to accept such assignment, which is to be evidenced by this Assignment.

NOW, THEREFORE, in consideration of the premises and the mutual promises hereinafter set forth, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee \$1,275,656 of its 2001 Allocation, subject to the terms and conditions contained herein. The Assignor represents that it has received no monetary consideration for said assignment.
2. The Assignee hereby accepts the Assignment to it by the Assignor of \$1,275,656 of Assignor's 2001 Allocation, subject to the terms and conditions contained herein. The Assignee agrees to use its best efforts to issue and sell Revenue Bonds, in one or more series, and to provide mortgage loans in at least the amount of \$1,275,656 to finance single-family housing facilities located in the City of Grand Junction. (The mortgage loans will be subject to all applicable current requirements of Assignee's mortgage revenue bond program, including Assignee's income and purchase price limit.)
3. The Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all or any portion of the assignment set forth herein as an allocation for a project with a carry forward purpose.
4. The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Assignment.
5. Nothing contained in this Assignment shall obligate the Assignee to finance mortgage loans in any particular amount or at any particular interest rate or to use any particular percentage of the proceeds of its Revenue Bonds to provide mortgage loans to finance single-family housing facilities located in City of Grand Junction.
6. This Assignment is effective upon execution and is irrevocable.

IN WITNESS WHEREOF, the parties hereto have duly executed this Assignment on the date first written above.

CITY OF GRAND JUNCTION

By: _____
City Manager

ATTESTS:

By: _____
City Clerk

COLORADO HOUSING AND FINANCE
AUTHORITY

By: _____
Assistant Secretary

By: _____
Executive Director

Attach 14
Sculpture for Traffic Engineering Building

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Recommendation for the purchase of a sculpture for the new traffic engineering building through the 1% for the Arts program.	
Meeting Date:	August 15, 2001	
Date Prepared:	August 8, 2001	
Author:	Allison Sarmo	Cultural Arts Coordinator
Presenter Name:	Allison Sarmo	Cultural Arts Coordinator
	Workshop	X Formal Agenda

Subject: Approve a recommendation to purchase a metal sculpture by local artist David Berry entitled "Wire Jamb I" for \$2,000 through the 1% for the Arts program for the new traffic engineering building.

Summary: After reviewing slides and proposals from four local artists for eight different works of art, the Grand Junction Commission on Arts and Culture recommends that the City Council approve the purchase of "Wire Jamb I" by GJ sculptor David Berry for the new traffic building on River Road.

Background Information: The Arts Commission mailed a "Call for Entry" request to thirty area sculptors on the Commission's and Art on the Corner mailing lists. Four Grand Junction artists submitted a total of eight sculptures from which to chose. The Commission, along with Jody Kliska from the traffic department and artist Don Meyers, reviewed the slides, drawings, resumes, and proposals from Donna Aubert, Lee Baxter, David Berry, and Gary Hauschulz, and selected "Wire Jamb I", a metal sculpture by David Berry (the decision was difficult because several pieces were quite interesting.) The Berry sculpture consists of a huge 2½" diameter steel bolt, bent into a fluid curving shape. The piece is nine feet tall, 36" wide, and has an appraised value of \$5,000. It was in the first Art on the Corner exhibit.

The Commission recommends that the sculpture be installed in front of the purchasing office/print shop since this location is more visible to the public than the traffic building, but still in the same area. The sculpture's size was a consideration because many people will probably view the sculpture from a distance. It was also felt that this sculpture will complement it's placement near the maintenance area because it is constructed from a steel bolt manufactured as an anchor for a suspension bridge.

Budget: \$2,000 for the artwork and \$56 for a bronze plaque (1% for the Arts funds equal \$2,056)

Action Requested/Recommendation: Approve a recommendation to purchase “Wire Jamb I” a sculpture by David Berry for \$2,000 through the 1% for the Arts program for the new traffic building.

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

Report results back to Council:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Attach 15
Mariposa Reimbursement Agreement

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Mariposa Road Reimbursement Agreement		
Meeting Date:	August 15, 2001		
Date Prepared:	August 9, 2001		
Author:	Dan Wilson	Title City Attorney	
Presenter Name:	Dan Wilson	Title	
	Workshop	X	Formal Agenda

Subject: Mariposa Road Reimbursement Agreement

Summary: In 1999 the City and the Developer entered into a road reimbursement agreement as a part of the approval of the Redlands Mesa development. That agreement needs to be updated to reflect the work that has occurred on Mariposa and to provide for the second stage of Mariposa improvements.

Background Information:

Budget: none

Action Requested/Recommendation: Motion approving this replacement Mariposa Road Reimbursement Agreement

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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REIMBURSEMENT AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2001, by and between the City of Grand Junction, a Colorado home rule municipality, and Redlands Mesa, LLC, hereinafter referred to as Developer.

RECITALS

Developer has obtained certain City approvals for the development of its land known as "Redlands Mesa," situated in the City, consisting of four Hundred Ninety-four (494) acres, as described on Exhibit "1," attached hereto and has begun development thereof pursuant to an Outline Development Plan and various final plats. As a condition of approval, the City required that Developer construct the street known as Mariposa Drive ("Mariposa"), from terminus near Shadow Lake to a connection with Monument Road, through city property. Developer desires to recoup some of its cost incurred in the construction of Mariposa from others who develop (as defined in the City's Zoning & Development Code). Such later developers will use Mariposa and/or obtain access via Mariposa and/or receive a benefit from the use of Mariposa as constructed by the Developer. Such persons are termed "Future Owners" in this Agreement and are those persons who develop within the area shown on attached Exhibit "2" and who are deemed to benefit from Developer's improvements to Mariposa.

The City has determined that it is in the best interest of the Ridges and the surrounding part of the Redlands region to construct Mariposa in a manner so that it will serve the Developer's property and Future Owners. The City recognizes that each such Future Owner will receive some benefit from this Developer's construction because Future Owners will not have to make the improvements to Mariposa and will be able to make development plans knowing Mariposa is available.

The Developer wants the City to collect payments/reimbursement from each Future Owner when/if such Future Owner utilizes or is benefited by Developer's improvements to Mariposa as provided for herein. However, the City is only willing to collect money for reimbursement to the Developer if the City is not at risk, even for its own negligence and if the City is paid as provided herein.

NOW THEREFORE the parties agree as follows:

1. The above Recitals are intended to state the intent of the parties and shall constitute substantive terms of this Agreement. In addition the Recitals shall form a basis to construe the several provisions herein in the event that there is an ambiguity or the intent of the parties is otherwise unclear. Any rule such that any ambiguities shall be construed against the drafter shall not apply to this Agreement. The parties agree that

each is fully capable of engaging its own attorneys and other experts to understand and negotiate the language hereof.

2. (a) Developer and the City have agreed that Developer will complete the construction of Mariposa in two (2) stages. The first stage was constructed during Phase One of the Redlands Mesa development in accordance with the requirements of the approved Preliminary Plan. Under such requirements Mariposa was partially completed so that it could be used for emergency and construction traffic. The Developer's improvements consist of an engineered all-weather surface as near as possible to the design for horizontal and vertical alignments. The second stage of completion of Mariposa will be done as required by said approved Preliminary Plan. The second stage shall include final grading, pavement, curb, gutter, sidewalk and associated appurtenances.
 - (b) In the event another developer (Future Owner) is required by the City to complete Mariposa before Developer is obligated to complete Mariposa, then the City and Developer shall attempt to reach an agreement with Future Owner as to an appropriate and fair method to allocate construction costs and reimbursements as between Developer and Future Owner. If no such agreement is reached then the City shall require completion of Mariposa by Future Owner and allocate reimbursement as between Developer and Future Owner as the City determines is fair and reasonable.
3. Upon substantial completion of Mariposa in accordance with the City's engineering standards then applicable, as determined by the City Engineer, the City shall accept Mariposa as part of the public street system of the City in accordance with the City's standard practices, including warranties. Pending the expiration of warranties after such acceptance, Developer agrees to: (a) hold harmless and indemnify the City from and with respect to any and all claims arising out of the construction of Mariposa excepting only causes of action or claims resulting from the sole misconduct of the City; and (b) hold harmless from and indemnify the City for all reasonable attorneys' fees incurred by the City, or the value thereof, including experts, fees and costs arising out of this Agreement, excepting only causes or claims resulting from only the City's misconduct.

With respect to the matters provided for in, or reasonably arising out of, this Agreement, indemnify and hold harmless the City from claims by the Developer, any successor of the Developer, and any third party, whether or not any such claim or cause of action is frivolous.

4. In accordance with the City's standard practices, including warranties, Developer shall be entitled to be reimbursed by Future Owner for some of the reasonable and necessary costs incurred by the Developer for actual construction costs, approved by the city Engineer, as follows:
 - (a) "Reimbursable Costs" are those Costs actually paid which may include reasonable engineering fees, but not legal or other consulting fees, paid by the Developer and actually required to design, construct, and inspect Mariposa.

(b) For a period of ten years following the expiration of warranties from Developer to the City after City acceptance of the final paving of Mariposa, as evidenced by a writing from the City Engineer, or until the Developer is paid its Reimbursable Costs, whichever first occurs, the City agrees that it will not authorize any other person to use Mariposa, or obtain access to or from any portion of Mariposa or develop within the area shown on Exhibit___ unless each Future Owner first pays to the City, in addition to all other applicable charges and fees, a Reimbursement Amount (“RA”) which sum is calculated as follows:

$$RA = \frac{RC}{A} + \frac{(RC \times i)}{A} + B$$

Where:

RC = actual reimbursable costs incurred by Developer and approved by the City Engineer. RC = \$_____ for Stage 1. When Stage 2 reimbursable costs are approved by the City, those amounts shall be added to the Stage 1 RC and the RA will be recalculated. *

B = (RC/A) x 10% (this represents the amount to be paid to the City for administration of this agreement and will be paid by each Future Owner to the City.)

X = multiply

A = Number of lots/EQUs that could be served by Mariposa (including those Owners who have purchased Developer’s lots or are Developer’s successors) as determined by the City Engineer. A = ____ lots, based on zoning and final approvals as of the date hereof.

I = Simple interest at 8% per year, not compounded.

* The City may estimate the Stage 2 RC and require a Future Owner to pay a recalculated amount if the Stage 2 work is in progress.

(c) Once the reimbursable costs have been approved by the City Engineer, the reimbursement amount established by the above formula, plus any interest as provided, will be calculated and paid by each future Owner. The Developer’s property and lots/EQUs created from the Developer’s property will be allowed to use and/or receive the benefit of Mariposa without payment of the amounts/charges provided pursuant to this Agreement.

(d) To be entitled to be reimbursed, Developer shall present to the City Engineer adequate documentation so that the City Engineer may determine the actual costs of construction and reimbursable costs.

5. If the City makes any collections pursuant to this Agreement, the City shall be obligated only to mail a check to the Developer, or its property designated assignee, to the last known address of the Developer or assignee. The City has no duty or obligation to locate a proper payee.

6. In the event that any claim is made or cause of action is filed by any person alleging that this Agreement is unconstitutional, unenforceable, or otherwise contrary to law, or that any interest or other money payable to the Developer hereunder from any Future Owner or other person is excessive, improper, or is not enforceable, the City is not obligated to defend or resist any such claim or cause of action; rather, the City may settle any such matter regarding any City interest or obligation. Developer agrees that it shall be bound by any settlement of such claim or cause of action, whether or not Developer or its assigns is a party thereto if Developer has reasonable notice thereof. The foregoing notwithstanding, Developer may, at its sole option, defend against any such claim on its own behalf and that of the City, and at Developer's sole cost.

7. (a) Developer agrees to hold the City harmless (for this section 7 and section 3) from, and indemnify the City with respect to, any claims the Developer, or Developer's heirs, successors or assigns may have with regard to the act or failure to act of the City regarding any collection of any such fee, charge or reimbursement amount. "City" includes its officers, employees and other agents. Developer hereby waives and releases the City from any claims or causes of action Developer may have due to the failure of the City to abide by or enforce this Agreement.

(b) In the event that the City fails to collect the fee from any Future Owner, the Developer has the right to sue such Future Owner. The City agrees to cooperate, without expense to the City, in any such collection efforts of the Developer.

8. Upon request from the Developer during the term of this Agreement, which request shall not occur more than once every twelve months, the City shall provide the following information: a listing of each RA collected during the preceding twelve months, the name and address of the remitter of said RA, the property address for which the RA was paid, a current balance of the RC, and total interest credited to the Developer's account. The City shall pay all fees collected within the preceding twelve months at the time it provides such information, less amounts paid to or retained by the City for costs of administration and less any other amounts which may be retained by the City pursuant to law or this Agreement.

9. In the event that the Developer is in default with regard to any other obligation of the Developer either relating to this Agreement or to the City generally, the City shall have the right to set off any reimbursements that may be due hereunder to satisfy in whole or in part any such default, expense or cost, in addition to any other remedy which the City may have.

10. In the event that the Developer receives any RA directly from any Future Owner or developer of any property, the Developer shall immediately notify the City Utility Engineer in writing of the amount collected, the name and address of the person from whom collection was made, and the property to which the collection is applicable.

11. This Agreement shall bind the signatory parties and their respective heirs, successors and assigns.

12. Upon non-performance by the City pursuant to this Agreement, the Developer shall give written notice of default specifying the action to the City Engineer with a copy to the City Attorney. The City shall have thirty (30) days from receipt of the later of the two notices to correct the alleged default. If the City does not correct the default within the prescribed time, Developer may sue to enforce its rights hereunder by specific performance or other remedy at law and/or equity; in no event shall the Developer have a claim, no matter how it is stated, for damages or the payment of money (except RA amounts in the possession of the City and except reasonable attorney fees and costs incurred if Developer prevails). Upon the correction of said default as provided, the Agreement shall be restored and all terms and conditions will be in full force and effect.

13. Developer may assign its rights pursuant to this Agreement, but it may not assign only a portion of its rights. However, any such assignment shall not be effective until notice of such assignment, with the address of the assignee, is made by certified mail to the City Utility Engineer.

14. The parties agree that the construction cost for Mariposa satisfies the Traffic Capacity Payment that would otherwise be due from Redlands Mesa, and there will be no separate Traffic Capacity Payment due from Developer or from lot owners in Redlands Mesa obtaining building permits during the term hereof, unless such building was not contemplated by the Preliminary Plan.

City of Grand Junction

By: _____

Date: _____

Attest: _____

Date: _____

City Clerk

Redlands Mesa, LLC

By: _____

Date: _____

By: _____

Date: _____

Address:

Ss: agreements\redlandsmesa2 8/9/01

Attach 16
Colonial Heights Rezoning

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Colonial Heights Subdivision		
Meeting Date:	August 15, 2001		
Date Prepared:	August 9, 2001		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	Lisa Gerstenberger	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of the Rezoning Ordinance for the Colonial Heights Subdivision, RZP-2001-034.

Summary: Second reading of the Rezoning Ordinance to rezone the Colonial Heights Subdivision from Planned Development, 4.4 units per acre (PD 4.4) zone district, to Residential Multi-Family-5 (RMF-5), located at SE corner of 25 Road and G Road.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve Second reading of the Rezoning Ordinance.

Citizen Presentation:	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	If Yes,
Name:	Pat O'Conner				
Purpose:	Project Representative				

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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CITY OF GRAND JUNCTION

DATE: August 9, 2001

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: Second reading of the Rezoning Ordinance for the Colonial Heights Subdivision, RZP-2001-034.

SUMMARY: Second reading of the Rezoning Ordinance to rezone the Colonial Heights Subdivision from Planned Development, 4.4 units per acre (PD 4.4) zone district, to Residential Multi-Family-5 (RMF-5), located at SE corner of 25 Road and G Road.

BACKGROUND INFORMATION			
Location:		SE corner of 25 Road and G Road	
Applicants:		Parkerson Brothers, LLC, Owner Vista Engineering, Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	G Road, residential north of G Road	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		Planned Development, 4.4 du/ac	
Proposed Zoning:		Residential Multi-Family-5 (RMF-5)	
Surrounding Zoning:	North	RSF-4	
	South	RMF-8, Planned Development	
	East	Planned Development	
	West	RMF-8	
Growth Plan Designation:		Residential Medium, 4-8 du/ac	
Zoning within density range?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Action Requested/Recommendation: Recommend that City Council approve Second reading of the Rezoning Ordinance.

Staff Analysis:

REZONING CRITERIA:

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

1. The existing zoning was in error at the time of adoption. The existing zoning was not in error, however, it was based on a Planned Development with a mix of housing types that the applicant no longer wishes to develop. The requested rezone is based on the new Preliminary Plan and density which are in keeping with the goals and policies of the Growth Plan.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc. The property is located in an area with developing residential uses. The request for a rezone to RMF-5 is in keeping with the goals and policies of the Growth Plan. The proposed density is consistent with the RMF-5 zone district. The developer wishes to rezone to a zone district that will allow development of single family development which is more in keeping with existing adjacent developments.

3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances. The street network and subdivision design are compliant with City zoning and development regulations, and as such, will not cause adverse impacts. Stormwater and drainage management have been addressed in accordance with City design standards and will not cause adverse impacts.

4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of the Code and other City regulations and guidelines. The street network and subdivision design are compliant with City zoning and development regulations, and as such, will not cause adverse impacts. Stormwater and drainage management have been addressed in accordance with City design standards and will not cause adverse impacts.

5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development. Adequate public facilities are available, or will be extended to the site during development.

6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs. There is other land available which would accommodate the needs of the community, however, this area is located in an area with similar residential development. The proposed project is consistent with adjacent developments and is compatible with the goals of the Growth Plan.

7. The community or neighborhood will benefit from the proposed zone.
The proposed rezone would provide the developing neighborhood with additional property to be developed at compatible residential densities.

STAFF RECOMMENDATION

Staff recommends approval of the request to rezone from Planned Development, 4.4 units per acre (PD 4.4) zone district, to Residential Multi-Family 5 du/ac (RMF-5) zone district, with the finding that the proposed rezone is consistent with the Growth Plan land use designation, and with Section 2.6(a) of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION

Approval of the Residential Multi-Family-5 (RMF-5) zone district for the following reasons:

- RMF-5 zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
- RMF-5 zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

Attachments:

- Rezoning Ordinance
- Preliminary Plan

H:\Projects2001\RZP-2001-034\ColonialHeightsCityZord2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Rezoning the Colonial Heights Subdivision from
Planned Development, 4.4 units per acre (PD 4.4) to
Residential Multi-Family-5 (RMF-5),
Located at SE corner of 25 Road and G Road**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Colonial Heights Subdivision to the **RMF-5** zone district for the following reasons:

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that the **RMF-5** zone district be established.

The Planning Commission and City Council find that the **RMF-5** zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned RMF-5, Residential Single Family with a density not to exceed 5 units per acre, zone district:

COLONIAL HEIGHTS SUBDIVISION

Beg at the Mesa Co. Survey marker at the SW cor of the NW1/4 NW1/4 of Sec 3, whence the Mesa Co Survey marker at the NW cor of Sec 3 bears N 00°00'00"E, a distance of 1319.97ft for a basis of bearings, with all bearings contained herein relative thereto; thence along the W In of the NW1/4 NW1/4 N 00°00'00"E, a distance of 1139.97ft; thence N 89°56'41"E, a distance of 220.00ft; thence N 00°00'00"E, a distance of 180.00ft to the N In of the NW1/4 NW1/4; thence along said In N 89°56'41"E, a distance of 859.25ft to a point on the Ely ROW of the GJ and Grand River Valley Railway (as described in Bk 125 at Pgs 286-288); thence following along the Ely In of ROW S 13°59'29"E, a distance of 989.71ft to a point on the W In of the W1/2 NE1/4 NW1/4; thence S 00°02'09"E, a distance of 371.96ft to the Mesa Co. Survey marker at the SE cor of the NW1/4 NW1/4; thence S 00°01'00"E, a distance of 147.21ft; thence S 74°27'00"W, a distance of 1084.29ft; thence S

64°16'00"W, a distance of 141.00ft; thence S 90°00'00"W, a distance of 147.23ft to a pt on the W ln of the SW1/4 NW1/4 of Sec 3; thence along ln N 00°00'50"E, a distance of 510.40ft to the POB. Parcel containing 46.839 acres.

Housing type, density and bulk standards shall be for the **RMF-5** zone district.

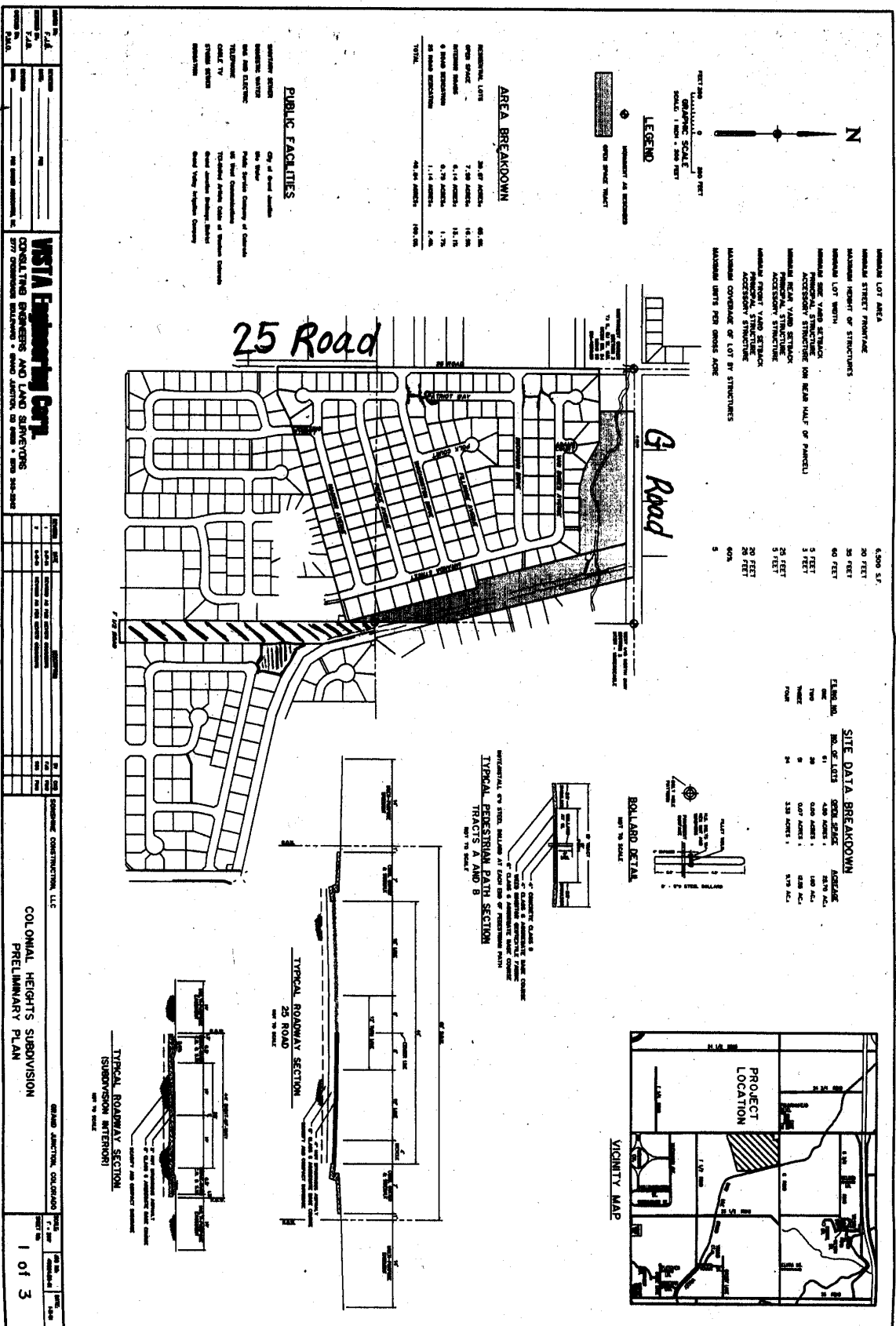
Introduced on Second reading this 1st day of August, 2001.

PASSED and ADOPTED on second reading this ____ day of August, 2001.

Mayor

ATTEST:

City Clerk



MINIMUM LOT AREA

MINIMUM STREET FRONTAGE

MINIMUM HEIGHT OF STRUCTURES

MINIMUM LOT WIDTH

MINIMUM REAR YARD SETBACK

MINIMUM FRONT YARD SETBACK

MINIMUM SIDE YARD SETBACK

MINIMUM COVERAGE OF LOT BY STRUCTURES

MINIMUM DEPTH PER CROSS ACRE

6,000 S.F.
20 FEET
30 FEET
40 FEET
5 FEET
5 FEET
5 FEET
20 FEET
20 FEET
60%
5

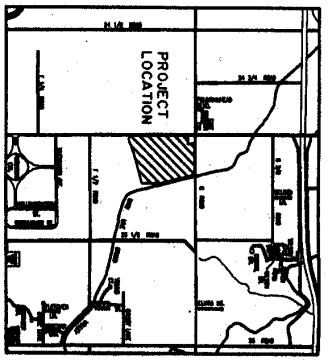
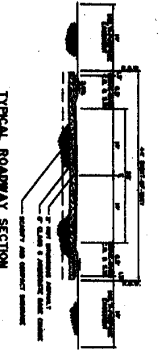
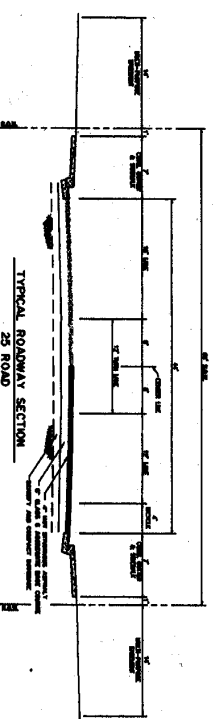
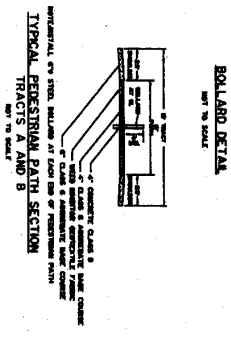
AREA BREAKDOWN

RESIDENTIAL LOTS	34 OF LOTS	48 AC.
OPEN SPACE	7.28 ACRES	14.56 AC.
ROADWAY	6.12 ACRES	12.24 AC.
AREA RESERVED FOR FUTURE DEVELOPMENT	1.14 ACRES	2.28 AC.
TOTAL	48.54 ACRES	97.08 ACRES

- PUBLIC FACILITIES**
- City of New London
 - Public Works Department
 - Police Department
 - Fire Department
 - Public Library
 - Senior Center
 - Community Center
 - Elementary School
 - High School
 - Public Safety Office
 - Public Works Office
 - Police Station
 - Fire Station
 - Public Library
 - Senior Center
 - Community Center
 - Elementary School
 - High School

SITE DATA BREAKDOWN

ITEM NO.	NO. OF LOTS	OPEN SPACE	ACRES
1	51	4.00 ACRES	8.00 AC.
2	28	0.00 ACRES	0.00 AC.
3	28	0.00 ACRES	0.00 AC.
4	24	0.00 ACRES	0.00 AC.
5	24	0.00 ACRES	0.00 AC.
6	24	0.00 ACRES	0.00 AC.
7	24	0.00 ACRES	0.00 AC.
8	24	0.00 ACRES	0.00 AC.
9	24	0.00 ACRES	0.00 AC.
10	24	0.00 ACRES	0.00 AC.
11	24	0.00 ACRES	0.00 AC.
12	24	0.00 ACRES	0.00 AC.
13	24	0.00 ACRES	0.00 AC.
14	24	0.00 ACRES	0.00 AC.
15	24	0.00 ACRES	0.00 AC.
16	24	0.00 ACRES	0.00 AC.
17	24	0.00 ACRES	0.00 AC.
18	24	0.00 ACRES	0.00 AC.
19	24	0.00 ACRES	0.00 AC.
20	24	0.00 ACRES	0.00 AC.
21	24	0.00 ACRES	0.00 AC.
22	24	0.00 ACRES	0.00 AC.
23	24	0.00 ACRES	0.00 AC.
24	24	0.00 ACRES	0.00 AC.
25	24	0.00 ACRES	0.00 AC.
26	24	0.00 ACRES	0.00 AC.
27	24	0.00 ACRES	0.00 AC.
28	24	0.00 ACRES	0.00 AC.
29	24	0.00 ACRES	0.00 AC.
30	24	0.00 ACRES	0.00 AC.
31	24	0.00 ACRES	0.00 AC.
32	24	0.00 ACRES	0.00 AC.
33	24	0.00 ACRES	0.00 AC.
34	24	0.00 ACRES	0.00 AC.
35	24	0.00 ACRES	0.00 AC.
36	24	0.00 ACRES	0.00 AC.
37	24	0.00 ACRES	0.00 AC.
38	24	0.00 ACRES	0.00 AC.
39	24	0.00 ACRES	0.00 AC.
40	24	0.00 ACRES	0.00 AC.
41	24	0.00 ACRES	0.00 AC.
42	24	0.00 ACRES	0.00 AC.
43	24	0.00 ACRES	0.00 AC.
44	24	0.00 ACRES	0.00 AC.
45	24	0.00 ACRES	0.00 AC.
46	24	0.00 ACRES	0.00 AC.
47	24	0.00 ACRES	0.00 AC.
48	24	0.00 ACRES	0.00 AC.
49	24	0.00 ACRES	0.00 AC.
50	24	0.00 ACRES	0.00 AC.



DATE	2/14/2018
PROJECT	COLONIAL HEIGHTS SUBDIVISION
CLIENT	WESTA ENGINEERING CORP.
DESIGNER	WESTA ENGINEERING CORP.
CHECKED BY	WESTA ENGINEERING CORP.
APPROVED BY	WESTA ENGINEERING CORP.
SCALE	1" = 40' (AS SHOWN)
SHEET NO.	1 OF 3

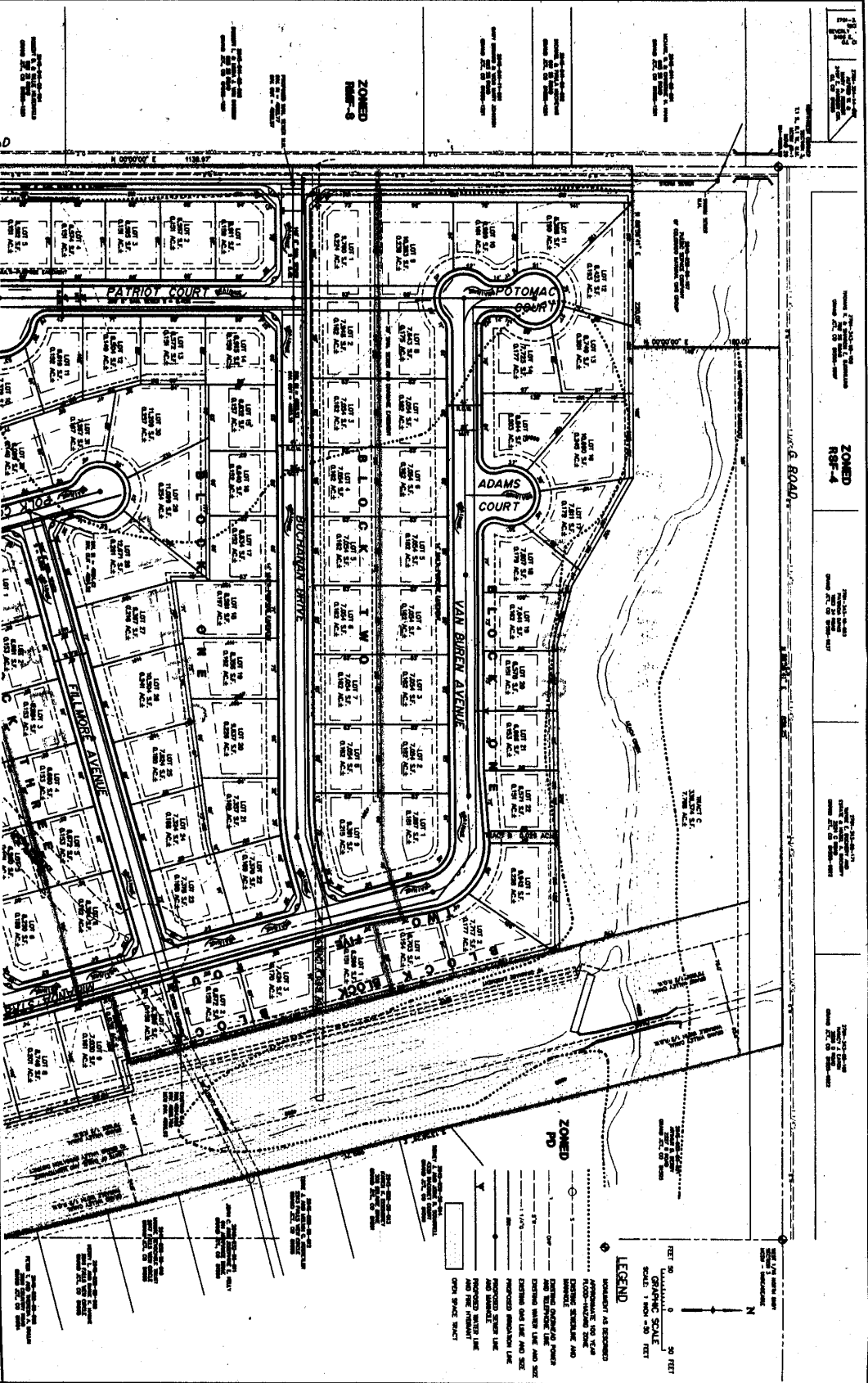
WESTA Engineering Corp.
CONSULTING ENGINEERS AND LAND SURVEYORS
577 DOWNSIDE BOLLING • RAND LANTON, CO. SALES • 800-240-2040

COLONIAL HEIGHTS SUBDIVISION
PRELIMINARY PLAN

WESTA ENGINEERING CORP., 577 DOWNSIDE BOLLING, RAND LANTON, CO. SALES • 800-240-2040

WESTA Engineering Corp.
CONSULTING ENGINEERS AND LAND SURVEYORS
2777 DORCHESTER BELLEWAVE • BOWDOIN CENTER, ME 04958 • 603-243-2542

COLONIAL HEIGHTS SUBDIVISION
PRELIMINARY PLAN



ZONED RBF-4
Municipal Ordinance 2000-01
Section 10.05
Subsection 10.05.01
Minimum Lot Area: 10,000 sq. ft.
Minimum Lot Width: 40 feet
Minimum Front Setback: 10 feet
Minimum Side Setback: 5 feet
Minimum Rear Setback: 5 feet
Maximum Building Area: 10,000 sq. ft.
Maximum Building Height: 35 feet
Minimum Front Yard Coverage: 10%

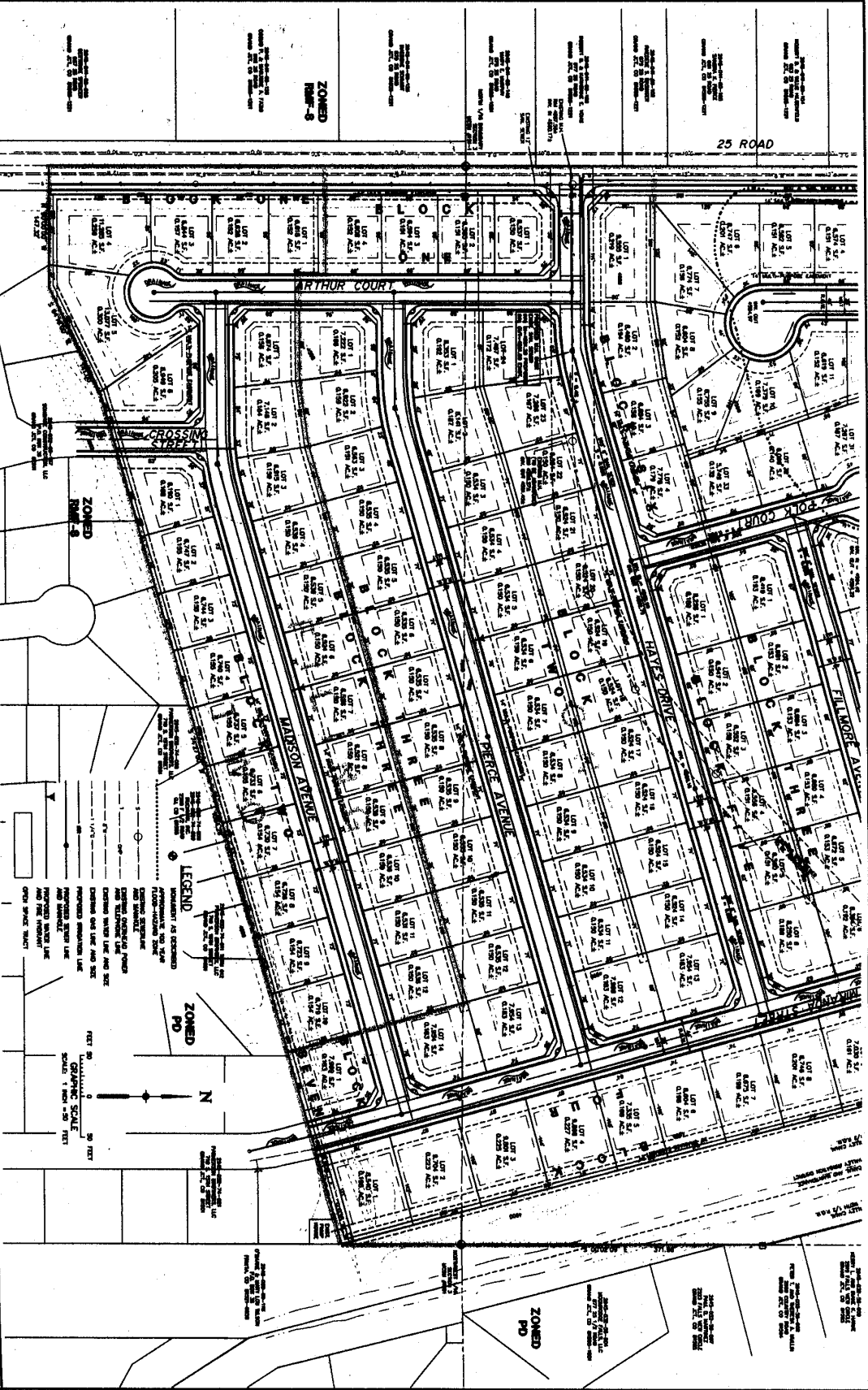
ZONED PD
Municipal Ordinance 2000-01
Section 10.05
Subsection 10.05.02
Minimum Lot Area: 10,000 sq. ft.
Minimum Lot Width: 40 feet
Minimum Front Setback: 10 feet
Minimum Side Setback: 5 feet
Minimum Rear Setback: 5 feet
Maximum Building Area: 10,000 sq. ft.
Maximum Building Height: 35 feet
Minimum Front Yard Coverage: 10%

PROJECT NO.	DATE	BY	SCALE
1000000	10/1/00	J. J. JONES	1" = 40'
OWNER	DATE	BY	SCALE
COLONIAL HEIGHTS SUBDIVISION	10/1/00	J. J. JONES	1" = 40'
DESIGNED BY	DATE	BY	SCALE
VISTA Engineering Corp.	10/1/00	J. J. JONES	1" = 40'
CHECKED BY	DATE	BY	SCALE
J. J. JONES	10/1/00	J. J. JONES	1" = 40'
DATE	BY	SCALE	
10/1/00	J. J. JONES	1" = 40'	

VISTA Engineering Corp.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CRENSHAW BOULEVARD • GRAND JUNCTION, CO 81505 • 970-248-2000

COLONIAL HEIGHTS SUBDIVISION
 PRELIMINARY PLAN

GRAND JUNCTION, COLORADO
 SHEET NO. **3 of 3**



Attach 17
Parham Annexation Zoning

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Parham Annexation		
Meeting Date:	August 15, 2001		
Date Prepared:	August 9, 2001		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	Lisa Gerstenberger	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of the Zoning Ordinance for the Parham Annexation, ANX-2001-061.

Summary: Second reading of the Zoning ordinance to zone the Parham Annexation Residential Multi-Family-8 (RMF-8), located at 2960 D Road.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve Second reading of the Zoning ordinance.

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

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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CITY OF GRAND JUNCTION

DATE: August 9, 2001

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: Second reading of the Zoning ordinance for the Parham Annexation, ANX-2001-061.

SUMMARY: Second reading of the Zoning ordinance to zone the Parham Annexation Residential Multi-Family-8 (RMF-8), located at 2960 D Road.

BACKGROUND INFORMATION					
Location:		2960 D Road			
Applicants:		Bryan Parham, Owner Richard Atkins, Representative			
Existing Land Use:		Residential/Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agricultural			
	South	Residential			
	East	Residential/Agricultural			
	West	Residential/Agricultural			
Existing Zoning:		County AFT			
Proposed Zoning:		Residential Multi-Family-8 (RMF-8)			
Surrounding Zoning:	North	Residential			
	South	County AFT			
	East	County AFT			
	West	County AFT			
Growth Plan Designation:		Residential Medium, 4-8 du/ac			
Zoning within density range?		x	Yes		No

Action Requested/Recommendation: Recommend that City Council approve Second reading of the Zoning ordinance.

Staff Analysis:

ZONE OF ANNEXATION:

The proposed zoning for the Parham Annexation, also known as Flint Ridge Subdivision, is the Residential Multi-family, 8 units/acre (RMF-8) zone district. The proposed use of the site is residential, which is in keeping with the goals of the Growth Plan and RMF-8 zone district. Section 2.14(F), Zoning of Annexed Properties, of the

Zoning and Development Code, states that land annexed into the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning.

REZONING CRITERIA:

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

- 1. The existing zoning was in error at the time of adoption.** This property is being annexed into the City and has not been previously considered for zoning, therefore, there has not been an error in zoning.
- 2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.** The property is located in an area with developing residential uses. The request for Residential Multi-family, 8 units/acre (RMF-8) zoning is in keeping with the Growth Plan and Section 2.14, Annexations, of the Zoning and Development Code.
- 3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.** All development standards of the Zoning and Development Code will be adhered to during the development review and construction processes to ensure that there are no adverse impacts.
- 4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of the Code and other City regulations and guidelines.** The proposal is in conformance with the Growth Plan, and the policies and requirements of the Zoning and Development Code and other City regulations and guidelines.
- 5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development.** Adequate public facilities and services are available at this time or will be installed with development of the site.
- 6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.** An adequate supply of land is available in the community, however, it is located in the County and has not yet developed. This area is designated as Residential Medium, 4-8 units/acre on the Future Land Use Map of the Growth Plan. In accordance with Section 2.14, Annexations, of the Zoning and Development Code, the Residential Multi-family, 8 units/acre (RMF-8) zone district is appropriate for this property when it develops.

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

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

STAFF RECOMMENDATION

Staff recommends approval of the Residential Multi-Family 8 du/ac (RMF-8) zone district, with the finding that the proposed zone district is consistent with the Growth Plan land use designation, and with Section 2.6(a) of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION

Approval of the Residential Multi-Family-8 (RMF-8) zone district for the following reasons:

- RMF-8 zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
- RMF-8 zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

Attachments:

- Zoning Ordinance
- Annexation Map

H:Projects2001/ANX-2001-061/ParhamCityZord1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Zoning the Parham Annexation to Residential Multi-Family-8 (RMF-8),
Located at 2690 D Road**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Parham Annexation to the **RMF-8** zone district for the following reasons:

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that the **RMF-8** zone district be established.

The Planning Commission and City Council find that the **RMF-8** zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned RMF-8, Residential Single Family with a density not to exceed 8 units per acre, zone district:

A parcel of land situate in the SW 1/4 and SE 1/4 of Section 17 and in the NE 1/4 of Section 20, all in Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of Section 17; thence S 89°57'50" W along the south line of the SE 1/4 SW 1/4 of said Section 17 a distance of 716.19 feet to a point; thence N 00°02'10" W a distance of 5.00 feet to a point; thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of said SE 1/4 SW 1/4 a distance of 716.19 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the west line of said SW 1/4 SE 1/4 a distance of 45.00 feet to a point on the north right of way line for D Road; thence N 89°57'50" E along the north right of way line for said D Road a distance of 329.34 feet to a point on the east line of the W 1/4 SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the east line of said W 1/4 SW 1/4 SE 1/4 a distance of 1270.57 feet to the northeast corner of said W 1/4 SW 1/4 SE 1/4; thence N 89°58'55" E along the north line of the SW 1/4 SE 1/4 of

said Section 17 a distance of 988.81 feet to the SE 1/16 corner of said Section 17; thence S 00°01'40" E along the east line of said SW 1/4 SE 1/4 a distance of 324.92 feet to a point on the centerline for the Grand Valley Irrigation Company Canal; thence along said centerline the following 5 courses:
N 67°31'47" W a distance of 67.05 feet to a point;
N 59°26'07" W a distance of 137.94 feet to a point;
N 70°43'27" W a distance of 60.07 feet to a point;
N 76°08'25" W a distance of 132.54 feet to a point;
N 71°48'17" W a distance of 286.92 feet to a point;
thence S 00°02'13" E a distance of 1182.69 feet to a point on the north right of way line for said D Road; thence along the north right of way line for said D Road the following 3 courses:
N 89°57'50" E a distance of 309.00 feet to a point;
S 00°02'10" E a distance of 20.00 feet to a point;
N 89°57'50" E a distance of 119.39 feet to a point;
thence leaving said north right of way line S 00°01'40" E a distance of 25.00 feet to a point; thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of the SW 1/4 SE 1/4 of said Section 17 a distance of 210.00 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 17; thence S 00°01'40" E along the west line of said SE 1/4 SE 1/4 a distance of 5.00 feet to the E 1/16 corner on the south line of said Section 17; thence N 89°57'32" E along the south line of said SE 1/4 SE 1/4 a distance of 980.00 feet to a point; thence S 00°01'40" E a distance of 5.00 feet to a point; thence N 89°57'32" E along a line 5.00 feet south of and parallel with the north line of the NE 1/4 NE 1/4 of Section 20 a distance of 307.46 feet to a point; thence S 00°02'28" E a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 10.00 feet south of and parallel with the north line of said NE 1/4 NE 1/4 a distance of 312.46 feet to a point; thence N 00°01'40" W a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 5.00 feet south of and parallel with the north line of said NE 1/4 NE 1/4 a distance of 975.00 feet to a point on the west line of said NE 1/4 NE 1/4 of said Section 20; thence N 00°02'21" W along said west line a distance of 5.00 feet to the E 1/16 corner on the north line of said Section 20; thence S 89°57'50" W along the north line of the NW 1/4 NE 1/4 of said Section 20 a distance of 1317.48 feet to the N 1/4 corner of said Section 20 and point of beginning, containing 14.53 acres more or less.

Housing type, density and bulk standards shall be for the **RMF-8** zone district.

Introduced on Second reading this 16th day of May, 2001.

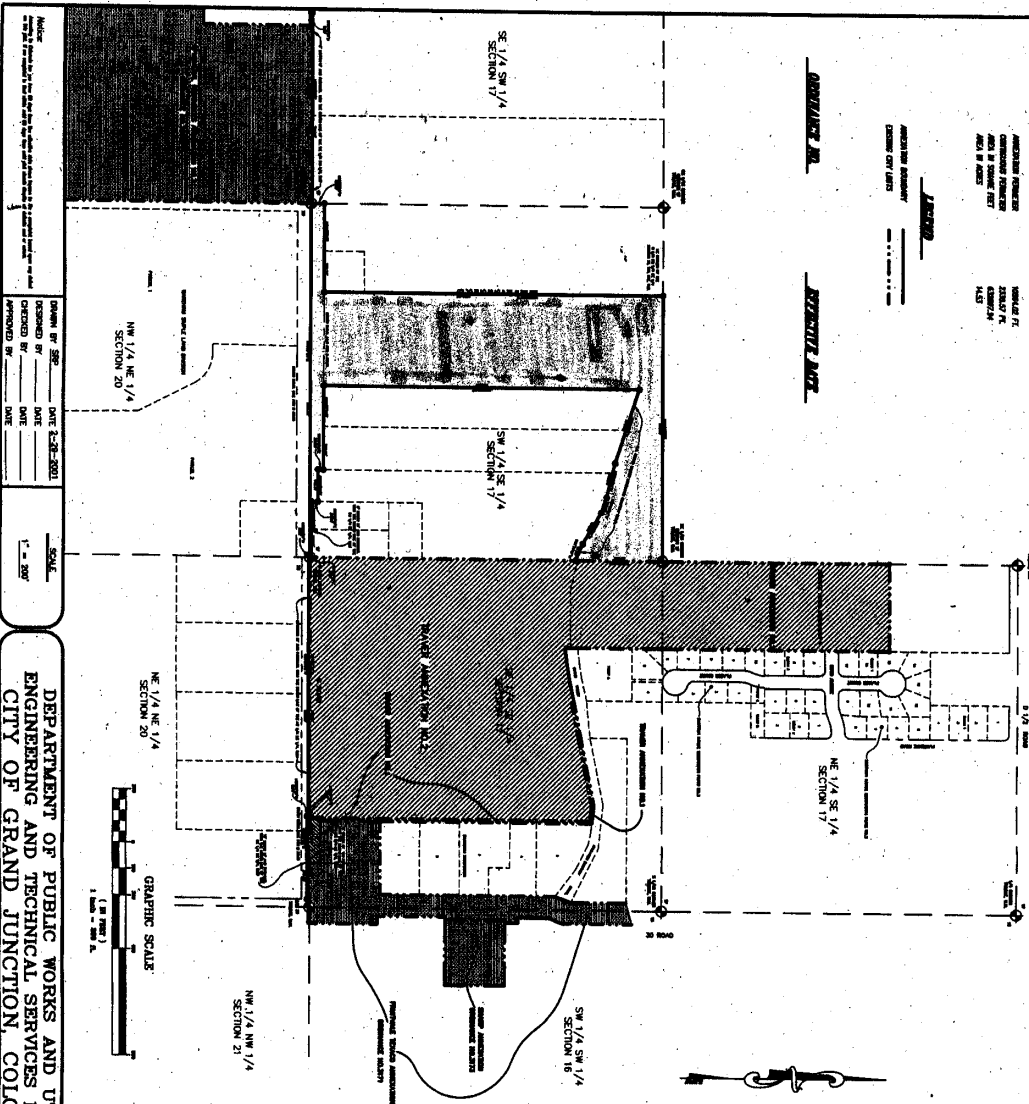
PASSED and ADOPTED on second reading this ___ day of May, 2001.

Mayor

ATTEST:

City Clerk

PARHAM ANNEXATION



- AREA OF ANNEXATION**
- ANNEXATION NUMBER: 17, 18, 20
 - MAP OF SECTION: 20
 - AREA IN ACRES: 14.5
- LEGEND**
- ANNEXATION BOUNDARY
 - EXISTING CITY LIMITS

DATE: 8-28-2001

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: [Blank]

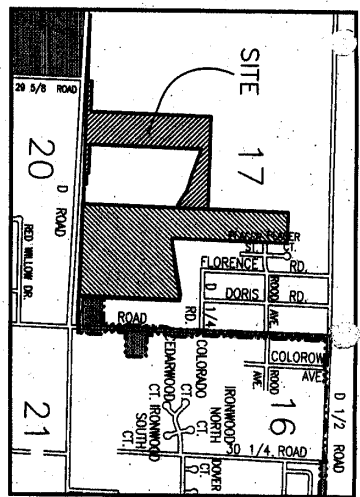
DATE: [Blank]

DATE: [Blank]

SCALE: 1" = 200'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

PARHAM ANNEXATION



LEGAL DESCRIPTION

A large portion of land situated in the NE 1/4 and SW 1/4 of Section 20, T22N, R10E, S10W, 10th Meridian, 10th Range, 10th East of the 10th Principal Meridian, in Grand County, Colorado, being the land described in the following: ...

SECTION 17: ...

SECTION 18: ...

SECTION 20: ...

The foregoingly described lands have been divided into ...

SEVEN REAL ESTATE INSTRUMENTS, P.S. 22091

Attach 18
Grand Meadows Annexation Zoning

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Grand Meadows Annexation		
Meeting Date:	August 15, 2001		
Date Prepared:	August 9, 2001		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	Lisa Gerstenberger	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of the Zoning Ordinance for the Grand Meadows Annexation, ANX-2001-080.

Summary: Second reading of the Zoning Ordinance to zone the Grand Meadows Annexation Residential Multi-Family-5 (RMF-5), located at 30 Road south of Gunnison Way.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve Second reading of the Zoning ordinance.

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

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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CITY OF GRAND JUNCTION

DATE: August 9, 2000

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: Second reading of the Zoning ordinance for the Grand Meadows Annexation, ANX-2001-080.

SUMMARY: Second reading of the Zoning ordinance to zone the Grand Meadows Annexation Residential Multi-Family-5 (RMF-5), located at 30 Road South of Gunnison Way.

BACKGROUND INFORMATION					
Location:		30 Road South of Gunnison Way			
Applicants:		Charles and Ruby Fitzpatrick, Owners Jerry Slaugh, Representative			
Existing Land Use:		Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential/Vacant			
	East	Residential/Vacant			
	West	Commercial			
Existing Zoning:		County RSF-R			
Proposed Zoning:		Residential Multi-Family-5 (RMF-5)			
Surrounding Zoning:	North	County RSF-4			
	South	County RSF-R			
	East	County RSF-R			
	West	County Industrial			
Growth Plan Designation:		Residential Medium, 4-8 du/ac			
Zoning within density range?		x	Yes		No

Action Requested/Recommendation: Recommend that City Council approve Second reading of the Zoning ordinance.

Staff Analysis:

ZONE OF ANNEXATION:

The proposed zoning for the Grand Meadows Annexation, also known as Grand Meadows Subdivision, is the Residential Multi-family, 5 units/acre (RMF-5) zone district. The proposed use of the site is residential, which is in keeping with the goals of the

Growth Plan and RMF-5 zone district. Section 2.14(F), Zoning of Annexed Properties, of the Zoning and Development Code, states that land annexed into the City shall be zoned in accordance with Section 2.6 to a district that is consistent with the adopted Growth Plan or consistent with existing County zoning.

REZONING CRITERIA:

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

- 1. The existing zoning was in error at the time of adoption.** This property is being annexed into the City and has not been previously considered for zoning, therefore, there has not been an error in zoning.

- 2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.** The property is located in an area with developing residential uses. The request for Residential Multi-family, 5 units/acre (RMF-5) zoning is in keeping with the Growth Plan and Section 2.14, Annexations, of the Zoning and Development Code.

- 3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.** All development standards of the Zoning and Development Code will be adhered to during the development review and construction processes to ensure that there are no adverse impacts.

- 4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of the Code and other City regulations and guidelines.** The proposal is in conformance with the Growth Plan, and the policies and requirements of the Zoning and Development Code and other City regulations and guidelines.

- 5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development.** Adequate public facilities and services are available at this time or will be installed with development of the site.

- 6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.** An adequate supply of land is available in the community, however, it is located in the County and has not yet developed. This area is designated as Residential Medium, 4-8 units/acre on the Future Land Use Map of the Growth Plan. In accordance with Section 2.14, Annexations, of the Zoning and Development

Code, the Residential Multi-family, 5 units/acre (RMF-5) zone district is appropriate for this property when it develops.

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

STAFF RECOMMENDATION

Staff recommends approval of the Residential Multi-Family 5 du/ac (RMF-5) zone district, with the finding that the proposed zone district is consistent with the Growth Plan land use designation, and with Section 2.6(a) of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION

Approval of the Residential Multi-Family-5 (RMF-5) zone district for the following reasons:

- RMF-5 zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
- RMF-5 zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

Attachments:

- Zoning Ordinance
- Annexation Map

H:\Projects2001\ANX-2001-080\GrandMeadowsCityZord2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Zoning the Grand Meadows Annexation to Residential Multi-Family-5
(RMF-5),
Located at 30 Road South of Gunnison Way**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Grand Meadows Annexation to the **RMF-5** zone district for the following reasons:

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that the **RMF-5** zone district be established.

The Planning Commission and City Council find that the **RMF-5** zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned RMF-5, Residential Single Family with a density not to exceed 5 units per acre, zone district:

GRAND MEADOWS ANNEXATION

A parcel of land situate in the SE 1/4 NE 1/4 of Section 17 and in the SW 1/4 NW 1/4 of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the N 1/16 corner on the east line of Section 17; thence S 00°00'00" E along the east line of the SE 1/4 NE 1/4 of said Section 17 a distance of 3.00 feet to the True Point of Beginning of the parcel contained herein; thence N 89°58'19" W along a line 3.00 feet south of and parallel with the north line of the SE 1/4 NE 1/4 of said Section 17 a distance of 27.00 feet to a point; thence S 00°00'00" E along a line 3.00 feet east of and parallel with the west right of way line for 30 Road a distance of 806.63 feet to a point; thence S 89°58'41" E a distance of 1.00 feet to a point; thence N 00°00'00" W along a line

4.00 feet east of and parallel with the west right of way line for said 30 Road a distance of 150.00 feet to a point; thence S 89°58'41" E a distance of 26.00 feet to a point on the west line of the SW 1/4 NW 1/4 of Section 16; thence N 00°00'00" W along the west line of said SW 1/4 NW 1/4 a distance of 29.81 feet to a point; thence N 89°55'54" E a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along the east right of way line for said 30 Road the following 3 courses:
N 00°00'00" W a distance of 134.85 feet to a point;
S 89°55'30" W a distance of 10.00 feet to a point;
N 00°00'00" W a distance of 165.15 feet to a point;
thence leaving said east right of way line N 89°55'30" E a distance of 1292.16 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the east line of said SW 1/4 NW 1/4 a distance of 329.80 feet to the NW 1/16 corner of said Section 16; thence S 89°55'30" W along the north line of said SW 1/4 NW 1/4 (said north line also being the south line of Fruitwood Subdivisions, Filings 5,3 & 8) a distance of 1091.63 feet to a point; thence leaving said north line S 00°00'00" E a distance of 190.90 feet to a point; thence S 89°55'30" W a distance of 230.00 feet to a point on the west line of the SW 1/4 NW 1/4 of said Section 16; thence N 00°00'00" W along said west line a distance of 187.92 feet to the point of beginning, containing 9.65 acres, more or less.

Housing type, density and bulk standards shall be for the **RMF-5** zone district.

Introduced on Second reading this 1st day of August, 2001.

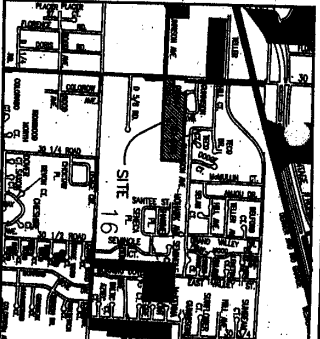
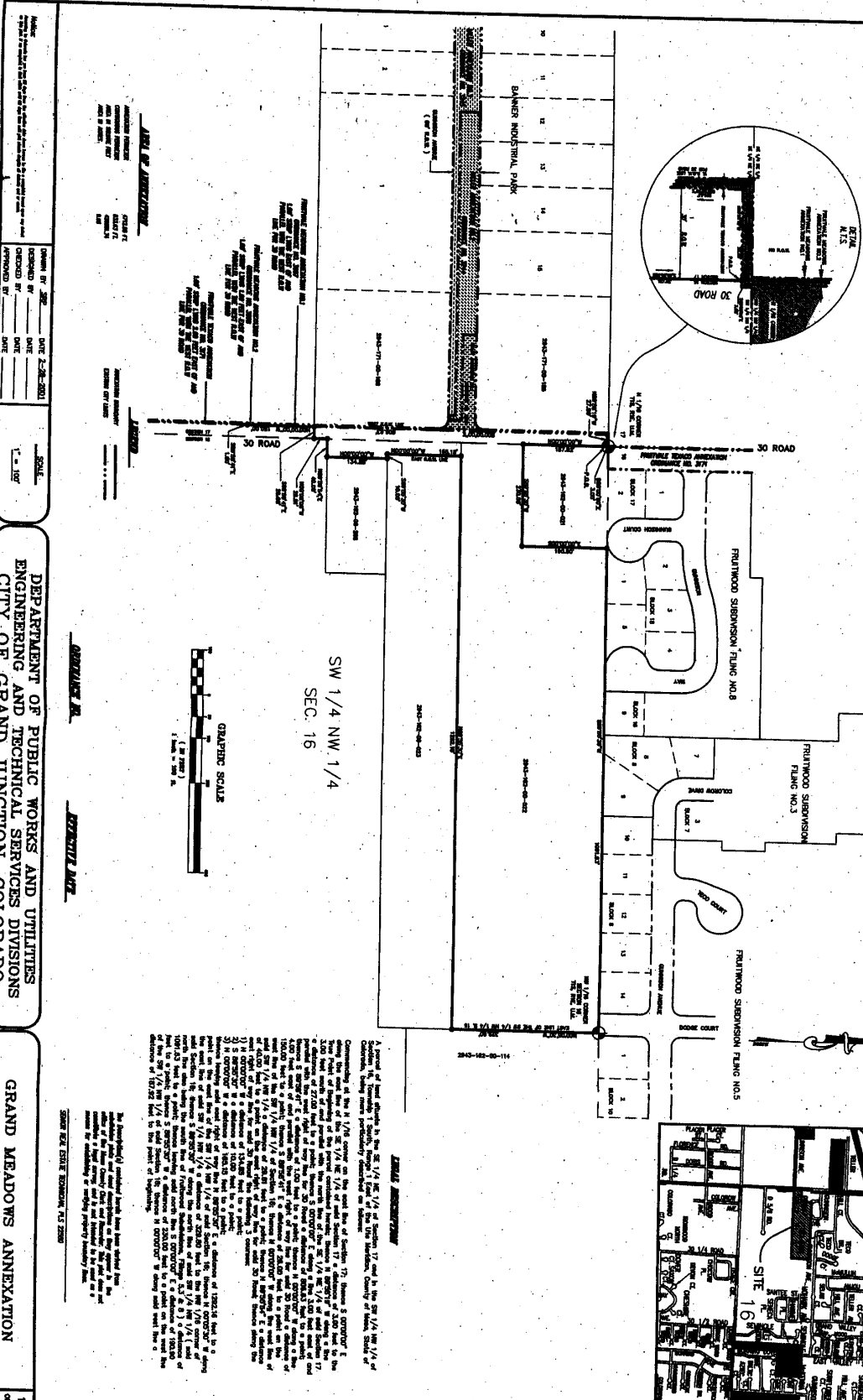
PASSED and ADOPTED on second reading this ____ day of August, 2001.

Mayor

ATTEST:

City Clerk

GRAND MEADOWS ANNEXATION



APPROVALS:
 DESIGNED BY: [] DATE: []
 CHECKED BY: [] DATE: []
 APPROVED BY: [] DATE: []

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

GRAND MEADOWS ANNEXATION

Attach 19
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
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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:

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

- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
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

**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:

1. 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.

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

ADOPTED this 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

RESOLUTION NO. __-00

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

MONUMENT VALLEY FILING 7 ANNEXATION

IS ELIGIBLE FOR 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 submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A 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, a hearing on the petition was duly held after proper notice on the 15th day of August, 2001; and

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

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

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

ADOPTED this ____ day of _____, 2001.

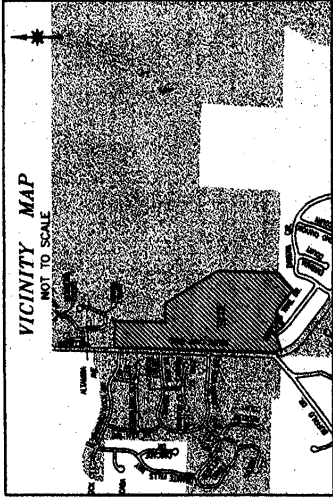
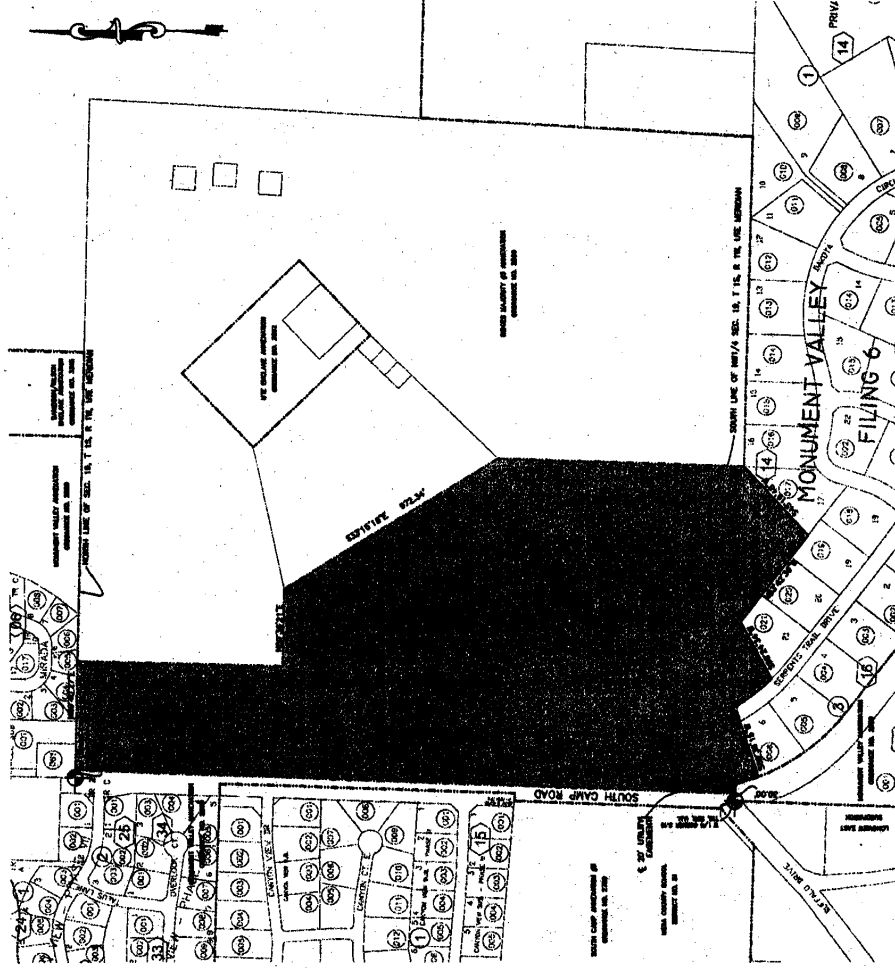
Attest:

President of the Council

City Clerk



MONUMENT VALLEY FILING 7 ANNEXATION



LEGAL DESCRIPTION

A certain portion of land located in the West Half of Section 16, Township 37 North, Range 10 West, County of Weld, State of Colorado, more particularly described as follows:

Block 1, Monument Valley Subdivision, as same is recorded in Plat Book 11, Colorado, containing 7.70 acres, more or less.

TABLE OF ABREVIATIONS

ADJACENT PROPERTY
 MONUMENT VALLEY FILING 7
 MONUMENT VALLEY FILING 6
 MONUMENT VALLEY FILING 5
 MONUMENT VALLEY FILING 4
 MONUMENT VALLEY FILING 3
 MONUMENT VALLEY FILING 2
 MONUMENT VALLEY FILING 1

ORDINANCE NO. REFERENCE DATE

LEGEND

ADJACENT PROPERTY
 MONUMENT VALLEY FILING 7
 MONUMENT VALLEY FILING 6
 MONUMENT VALLEY FILING 5
 MONUMENT VALLEY FILING 4
 MONUMENT VALLEY FILING 3
 MONUMENT VALLEY FILING 2
 MONUMENT VALLEY FILING 1

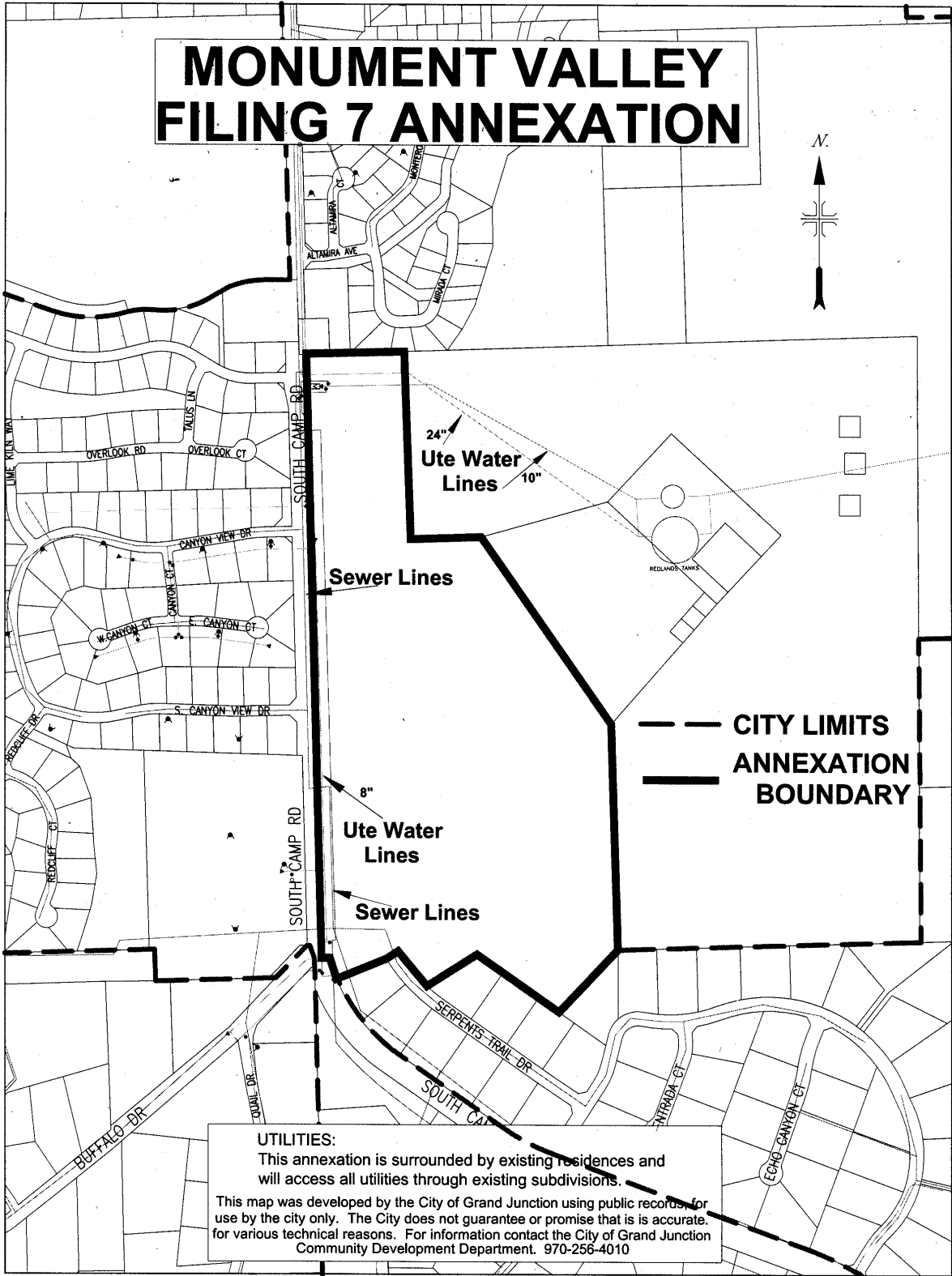
GRAPHIC SCALE

1" = 100' 0"

<p>DESIGNED BY: J. L. J. DATE: 6/13/2011</p> <p>CHECKED BY: J. L. J. DATE: 6/13/2011</p> <p>APPROVED BY: J. L. J. DATE: 6/13/2011</p>	<p>SCALE: 1" = 200'</p>	<p>MONUMENT VALLEY FILING 7 ANNEXATION</p>
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DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS
 CITY OF GRAND JUNCTION, COLORADO

MONUMENT VALLEY FILING 7 ANNEXATION



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

Attach 20

Monument Valley, Filing 7 Zoning

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Monument Valley Filing 7 – Zone of Annexation		
Meeting Date:	August 15, 2001		
Date Prepared:	August 8, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

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

Summary: The applicant proposes a zone of annexation from county PD to city RSF-2 for the 56.7 acre Monument Valley Filing 7 Annexation. A preliminary plan to subdivide the parcel into 87 single-family lots was approved by the Planning Commission at its July 24, 2001 hearing. The Planning Commission recommends approval.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on second 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:	
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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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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?		<input checked="" type="checkbox"/> X	<input type="checkbox"/> Yes
		<input type="checkbox"/>	<input type="checkbox"/> No

Staff Analysis: Monument Valley Subdivision is a planned development located in unincorporated Mesa County located south of the subject parcel on the north and south sides of South Camp Road. Filings 1-6 of the subdivision were previously approved and constructed in the county. This seventh filing is proposed for annexation and development in the city.

Mesa County approved the original preliminary plan for Filing 7 with 105 single-family lots on 57 acres at an approximate density of 1.8 dwellings per acre. Lot sizes ranged between 0.25 to 1.15 acres in size with 4.8 acres of open space. Filing 7 proposed under the City's jurisdiction (this application) proposes 87 lots on approximately 57 acres at a density of 1.5 dwellings per acre with 9.84 acres of open space preserved.

The Future Land Use Map for this area requires a density between one-half and two dwellings per acre. The proposed RSF-2 zone district is consistent with the higher density of the map, although the actual density of the proposed subdivision is 1.53 dwellings per acre. The proposed zoning and resulting average lot size is consistent with other subdivisions that have developed in this area, although the lots in Monument Valley Filing 6 to the south are generally larger. They range in size from .93 to 1.2 acres. The lots in Filing 7 range in size between .39 to .83 acres in size.

At its hearing of July 24, 2001 the Planning Commission found that the zone of annexation is in conformance with the criteria in Section 2.6A of the Zoning and Development Code as follows:

1. The existing zoning was *not* in error at the time of adoption. *At the time of adoption the PD zone district reflected the approved County ODP for this parcel. The RSF-2 zone district reflects a similar density in a straight zone designation.*
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, *etc.* *There has been a change in character in the area due to the construction of new subdivisions in the area. However the zone change is not increasing the proposed density on this parcel.*
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network , parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances. *The zone change is generally compatible with the surrounding neighborhoods. Lot sizes proposed in this subdivision are similarly sized with those in adjacent neighborhoods, with exceptions noted in this report.*
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines. **Yes**
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development. **Yes.**
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs. *Not applicable.*
7. The community or neighborhood will benefit from the proposed zone. **Yes.**

PLANNING COMMISSION RECOMMENDATION: Approval of the Zone of Annexation to RSF-2 with a finding that it complies with the Growth Plan and Section 2.6.A of the Zoning and Development Code.

ATTACHMENTS:

1. Vicinity map
2. Aerial photo
3. Annexation map
4. Monument Valley Filing 7 preliminary subdivision

Insert attachments – 1-3 previously scanned, attachment 4 attached

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

ZONING THE MONUMENT VALLEY FILING 7 ANNEXATION RESIDENTIAL SINGLE FAMILY – 2 (RSF-2), LOCATED ON THE EAST SIDE OF SOUTH CAMP ROAD, EAST OF WINGATE SCHOOL

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a Residential Single Family - 2 (RSF-2) zone district to this annexation.

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

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

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

The following property shall be zoned Residential Single Family - 2 (RSF-2) zone district

Includes the following tax parcel 2945-192-10-001.

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.

Introduced on first reading this _____ day of _____, 2001.

PASSED and ADOPTED on second reading this ___ day of _____, 2001.

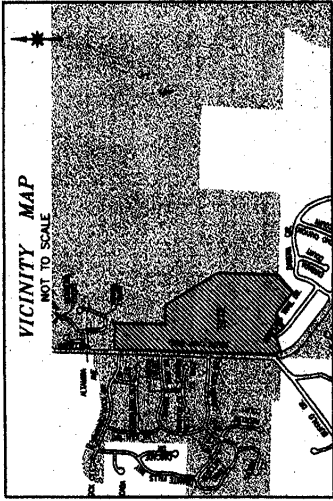
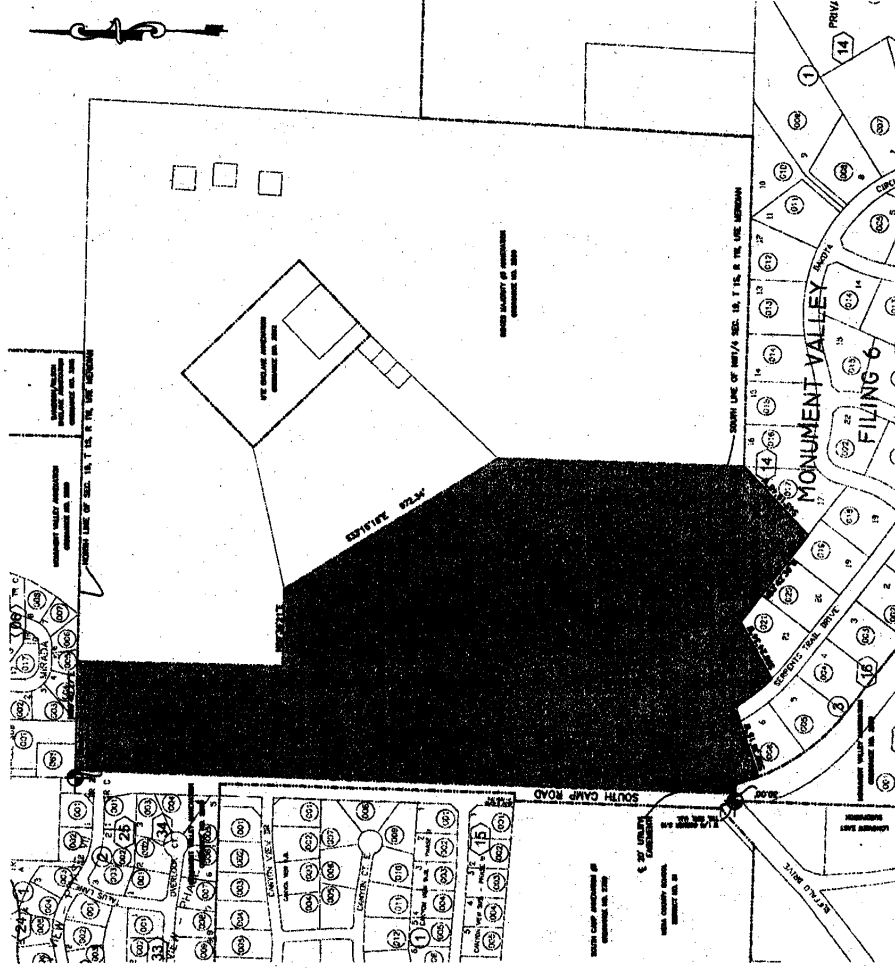
Attest:

President of the Council

City Clerk

(Annexation Zoning Ordinance.doc)

MONUMENT VALLEY FILING 7 ANNEXATION



LEGAL DESCRIPTION

A CERTAIN PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 105 WEST, COUNTY OF WYOMING, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF MONUMENT VALLEY SUBDIVISION AS SHOWN & RECORDED IN PLAT BOOK 11, PAGE 100, COUNTY OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 0.770 ACRES, MORE OR LESS.

AREA OF ANNEXATION

ACRES 0.770

ADJACENT PARCELS 100.00

ADJACENT TOWNSHIP 37 NORTH

ADJACENT RANGE 105 WEST

ADJACENT COUNTY WYOMING

ORDINANCE NO. _____

EFFEKTIVE DATE _____

LEGEND

ANNEXATION PROPERTY

ADJACENT PROPERTY

ADJACENT TOWNSHIP

ADJACENT RANGE

ADJACENT COUNTY

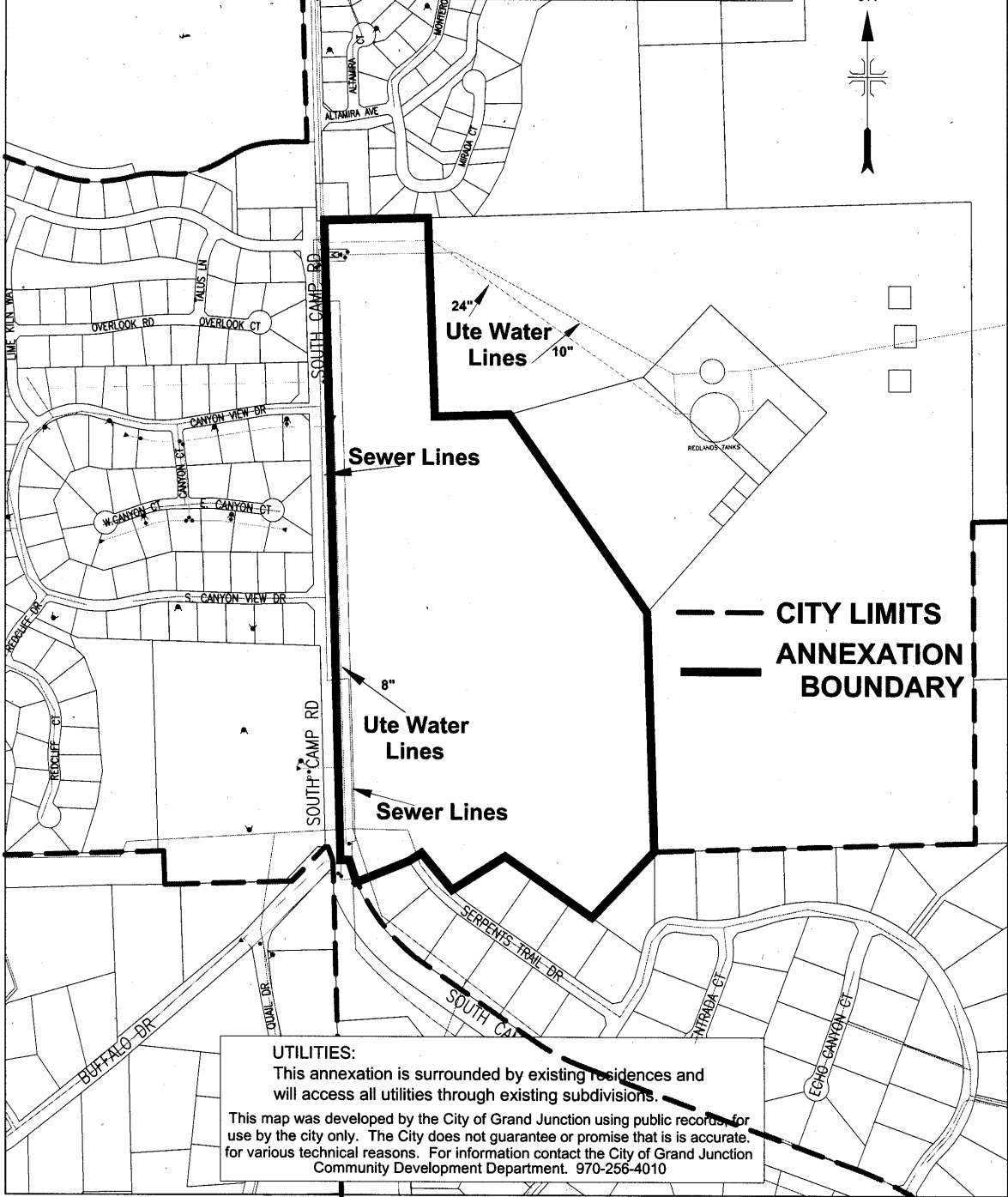
GRAPHIC SCALE

1" = 100' 0"

<p>DESIGNED BY: J.M. JETL DATE: 6/13/2001</p> <p>CHECKED BY: JETL DATE: _____</p> <p>APPROVED BY: JETL DATE: _____</p>	<p>SCALE: 1" = 50'</p>	<p>MONUMENT VALLEY FILING 7 ANNEXATION</p>
<p>DEPARTMENT OF PUBLIC WORKS AND UTILITIES ENGINEERING AND TECHNICAL SERVICES DIVISIONS CITY OF GRAND JUNCTION, COLORADO</p>		



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

DATE	BY	REVISION
1-10-00	JCH	ISSUED FOR CITY COMMENTS
1-10-00	JCH	REVISION FOR CITY COMMENTS
1-10-00	JCH	ISSUED FOR CITY COMMENTS
1-10-00	JCH	ISSUED FOR CITY COMMENTS

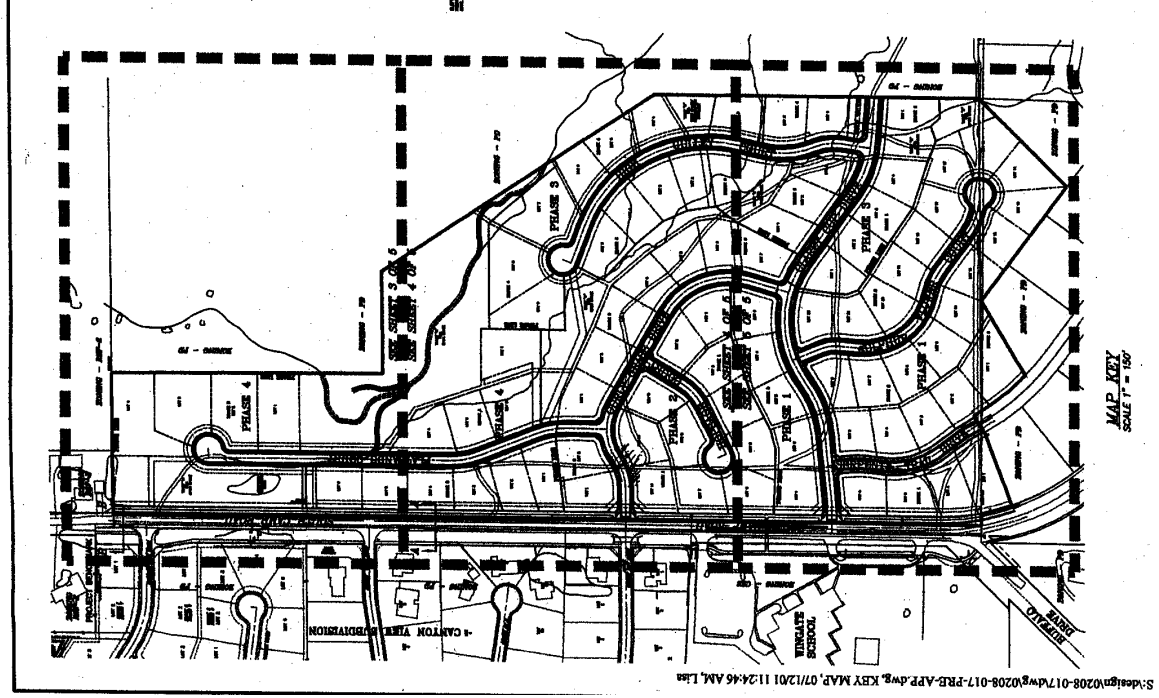
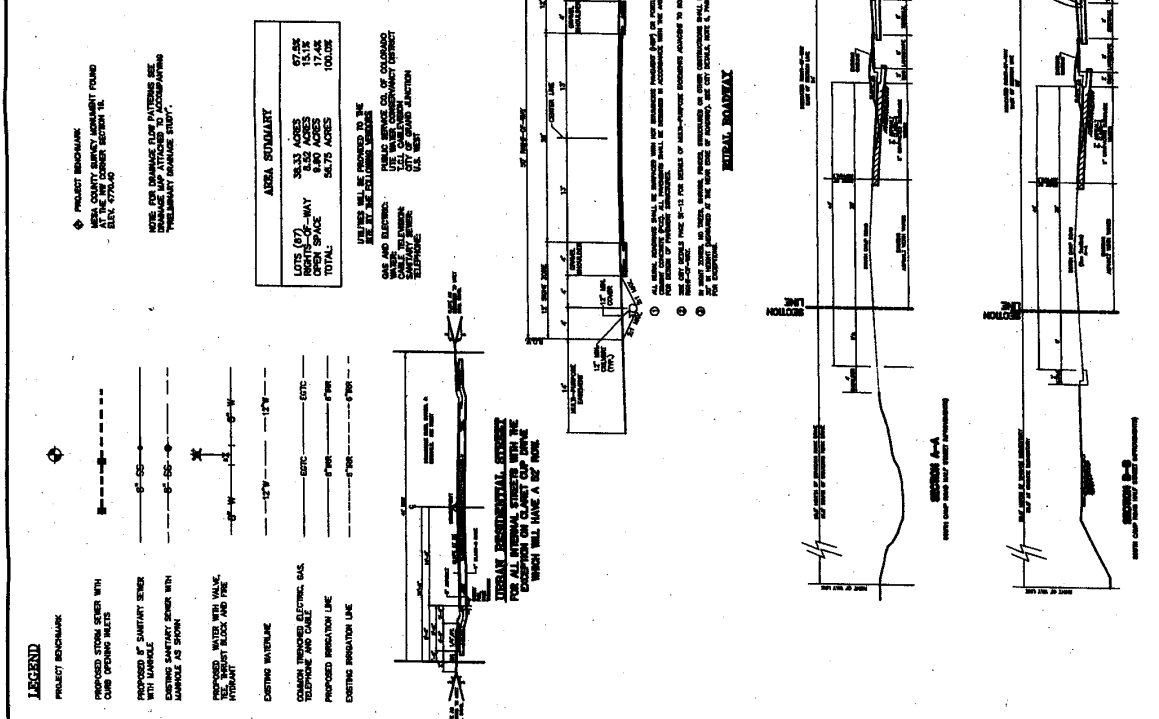
TRIPPOR-LANPORD CORP.
ENGINEERING AND LAND SURVEYING
 1000 N. 17th St., Suite 200
 Denver, CO 80202
 TEL: (303) 733-8888
 FAX: (303) 733-8888

JOHN THOMAS
 CITY OF GRAND JUNCTION

MAP KEY AND LEGEND

MONUMENT VALLEY - PHASE 2

CITY OF GRAND JUNCTION



LEGEND

PROJECT BENCHMARK

PROPOSED STORM SEWER WITH CURB OPENING INLETS

PROPOSED 8" SANITARY SEWER WITH MANHOLE

EXISTING SANITARY SEWER WITH MANHOLE TO BE REMOVED

PROPOSED 12" WATER MAIN WITH TRIPLE VALVE AND FIRE HYDRANT

EXISTING WATERLINE

COMMON IMPROVED ELECTRIC, GAS, TELEPHONE AND CABLE

PROPOSED IRRIGATION LINE

EXISTING IRRIGATION LINE

AREA SUMMARY

LOTS (7)	51.33 ACRES
LOT 1	51.33 ACRES
LOT 2	8.00 ACRES
LOT 3	17.00 ACRES
LOT 4	10.00 ACRES
TOTAL	86.33 ACRES

DATE AND ELECTING: PUBLIC SERVICE CO. OF COLORADO
 DATE OF RECORDING: 1/10/00
 COUNTY: GRAND JUNCTION
 DISTRICT: GRAND JUNCTION
 SECTION: 10
 TOWNSHIP: 35N
 RANGE: 10W

ALL LOTS, EASEMENTS, AND IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RECORDS OF THE COUNTY OF GRAND JUNCTION, COLORADO.

THESE LOTS, EASEMENTS, AND IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OF TITLE OR A GUARANTEE OF ACCURACY.

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THESE LOTS, EASEMENTS, AND IMPROVEMENTS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY OF TITLE OR A GUARANTEE OF ACCURACY.

Attach 21
Elm Avenue Rezone

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Elm Avenue PD Rezone		
Meeting Date:	August 15, 2001		
Date Prepared:	August 8, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Elm Avenue PD Rezone – Beauty Salon; 704 Elm Ave; File #RZ-2001-124.

Summary: The applicant/owner requests to amend the final plan for the site at 704 Elm Avenue to add a beauty salon as an approved use. Currently only office use is allowed in this planned development zone. The Planning Commission recommends approval.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on second 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:	
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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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BACKGROUND INFORMATION				
Location:		704 Elm Avenue		
Applicant:		Doug Skelton & Jackie Guccini		
Existing Land Use:		Office		
Proposed Land Use:		Beauty Salon		
Surrounding Land Use:	North	Single family residential		
	South	Single family residential		
	East	Single family residential		
	West	Single family residential & Office		
Existing Zoning:		PD		
Proposed Zoning:		PD		
Surrounding Zoning:	North	RMF-8		
	South	RMF-8		
	East	RMF-8		
	West	R-O		
Growth Plan Designation:		Residential Medium 4-8 Dwellings Per Acre		
Zoning within density range?		N/A	Yes	No

Staff Analysis: The applicant/owner requests to amend the final plan for the site at 704 Elm Avenue to add a beauty salon as an approved use. In 1988 the structure, previously a single family home, was rezoned to PB (Planned Business) to allow for office use. The owner now proposes to amend the final plan and add an additional allowed use – a beauty salon. Currently the only use allowed in this planned development zone is office. The use is located within a remodeled single family home and no exterior changes are proposed to the structure.

At its hearing of July 10, 2001 the Planning Commission found that the proposed rezone of this parcel meets the criteria established in Section 2.6A of the Grand Junction Zoning and Development Code as noted below:

- 1. The existing zoning was in error at the time of adoption:** No. The existing zoning only allows office use and the owner/applicant wishes to slightly increase the allowable uses on site.
- 2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration,**

development transitions, etc.: Yes – increasing commercialization of the 7th Street corridor.

- 3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances:** Yes. It is anticipated that the change in use from office to a beauty salon will result in less traffic and less parking as compared with the office use.
- 4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code, and other City regulations and guidelines:** Yes. Sufficient parking is provided for a two-station hair salon. The rezone allows a use commonly found in or near residential areas. Generally the proposed use is in conformance with the goals and policies of the Growth Plan and other adopted plans.
- 5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development:** Yes.
- 6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs:** not applicable
- 7. The community or neighborhood will benefit from the proposed zone:** The benefits to the neighborhood are the location of neighborhood services closer to home and the lessening of the parking problems in the area.

PLANNING COMMISSION RECOMMENDATION: Approval

ATTACHMENTS:

1. vicinity map
2. aerial photo
3. existing site plan

bn\rz\01124ElmAvePD-ccr.doc\report prepared080801

insert attachments 1-3 here – use same attachments that were used for 1st reading

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

ZONING A PLANNED DEVELOPMENT LOCATED AT 704 ELM AVENUE
TO ADD AN ADDITIONAL ALLOWED USE

Recitals.

The applicant/owner requests to amend the final plan for the site at 704 Elm Avenue to add a beauty salon as an approved use. In 1988 the structure, previously a single family home, was rezoned to PB (Planned Business) to allow for office use. The owner now proposes to amend the final plan and add an additional allowed use – a beauty salon. Currently the only use allowed in this planned development zone is office. The use is located within a remodeled single family home and no exterior changes are proposed to the structure.

After public notice and public hearing, the City Planning Commission found that the proposed zoning is in conformance with Section 2.6A of Grand Junction Zoning and Development Code and recommended approval of this zone change at its July 10, 2001 hearing.

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

Council finds that the proposed rezone meets the criteria as set forth in Section 2.6A of the Zoning and Development Code and in accordance therewith the following described parcel zoned PD is amended to allow uses for office and a beauty salon:

The south 70.5 feet of Lot 1, Elm Avenue Subdivision, except the south 4 feet as conveyed to incorporated City of Grand Junction in deed recorded August 21, 1937, book 364, page 395.

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

Adjoining
T.18. R.1W
29-46111

ALL LOTS AND PLANNING AREAS, SHOWN ON THIS MAP, ARE SUBJECT TO THE CONTINGENT OF RECORDING THE PLANNING AND LOTS THEREON UNDER THE AUTHORITY OF CHAPTER 207 OF THE STATUTES OF THE STATE OF TEXAS.

THE PLANNING AREAS SHOWN ON THIS MAP ARE SUBJECT TO THE CONTINGENT OF RECORDING THE PLANNING AND LOTS THEREON UNDER THE AUTHORITY OF CHAPTER 207 OF THE STATUTES OF THE STATE OF TEXAS.

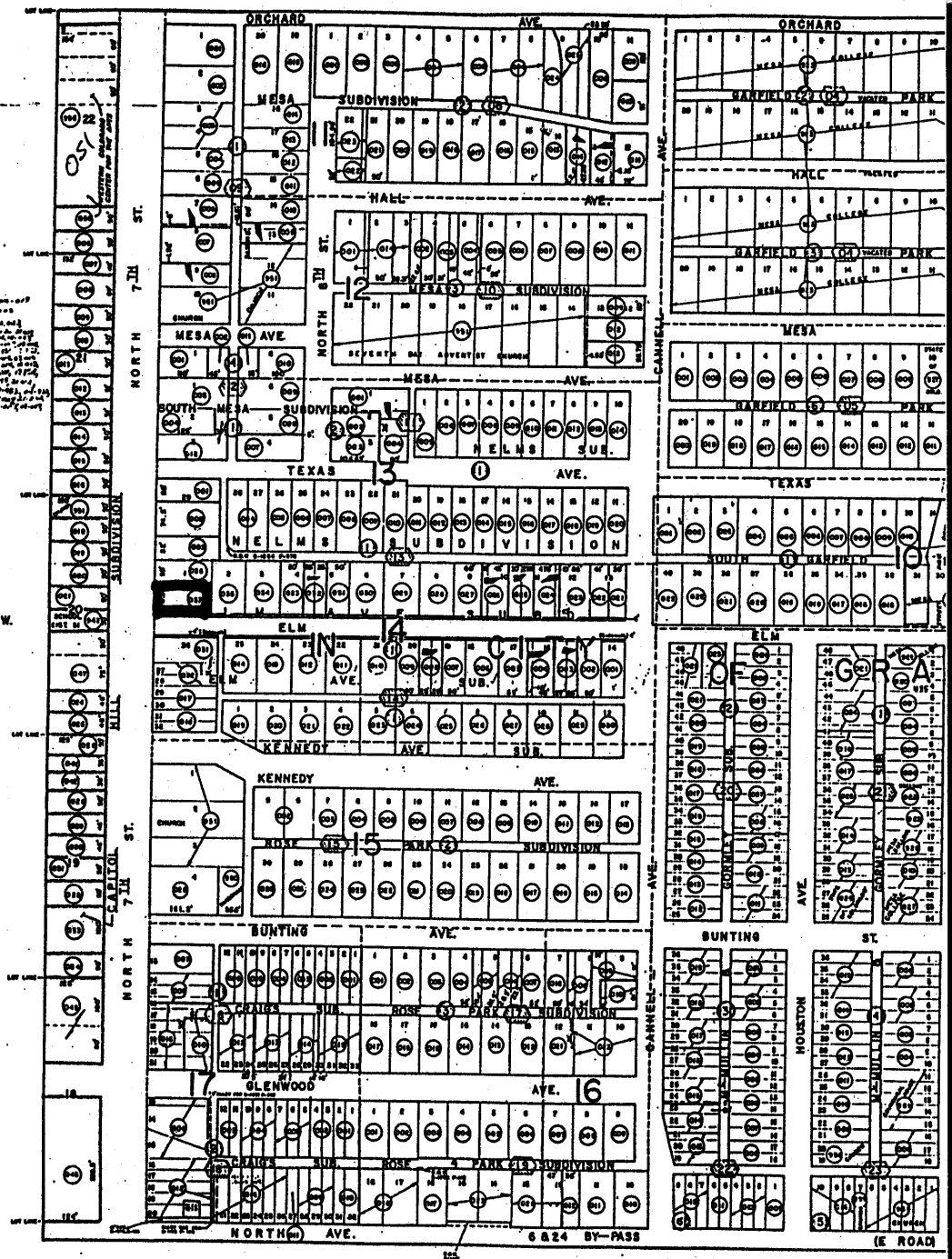
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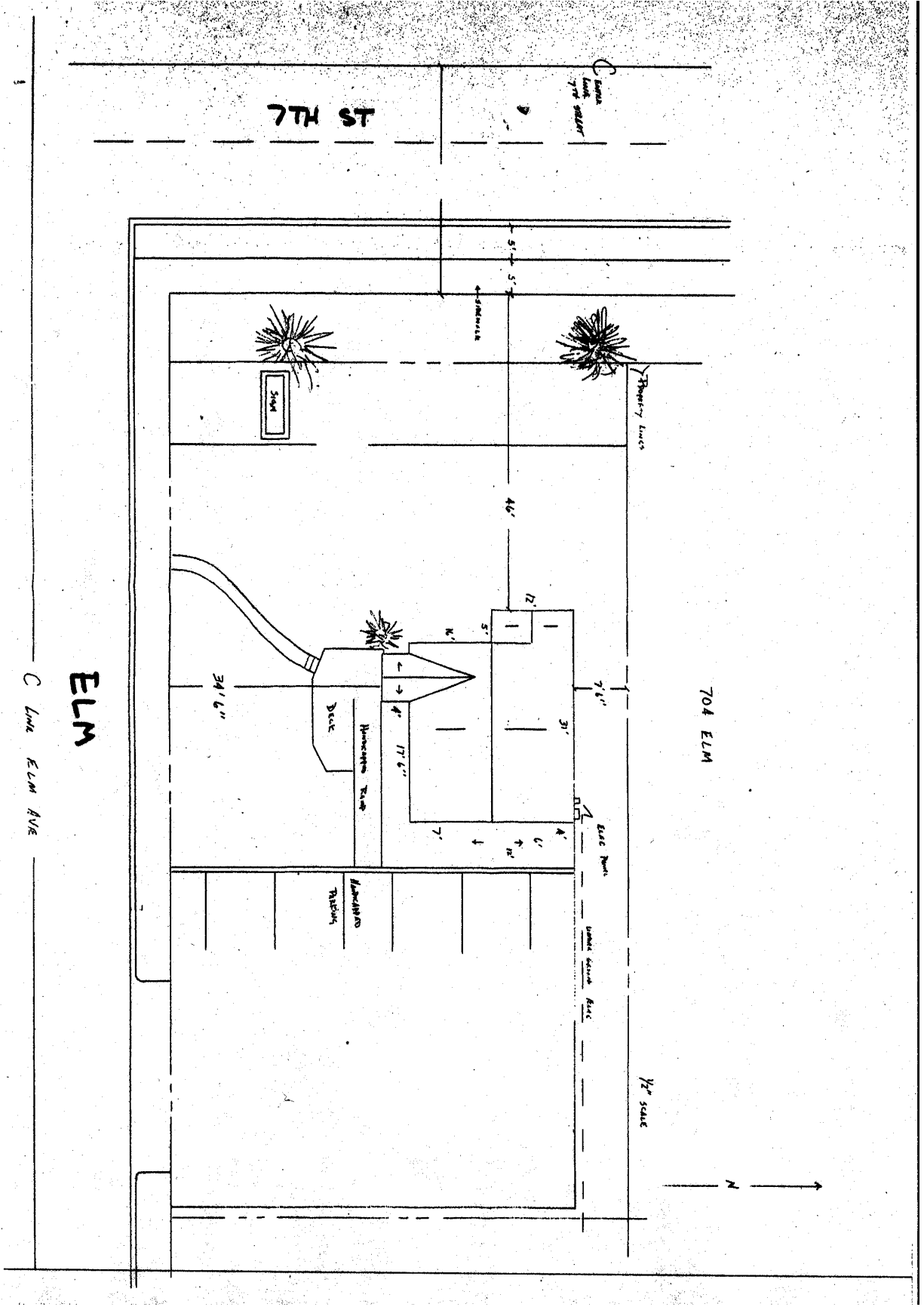


Adjoining
T.18. R.1W.
29-46113

Adjoining
T.18. R.1W.
29-46141



2945-114-13-037



7TH ST

Water
Sewer
Gas

Property Lines

704 ELM

ELM

C Link ELM AVE

1/4" Scale

N

SINK

Garage

Landscaping

Plants

51' 5"

46'

7'6"

12'

5'

31'

17'6"

7'

Water Sewer Gas

34'6"