

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

WEDNESDAY, MARCH 20, 2002, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance

Invocation - Geoff Walker, Pastor Valley Church

PROCLAMATIONS / RECOGNITIONS

PROCLAMATION DECLARING APRIL AS "HOUSING AWARENESS MONTH" IN THE CITY OF GRAND JUNCTION

RECOGNITION OF VISITORS AND CONVENTION BUREAU – 3 INTERNATIONAL ADVERTISING AWARDS RECOGNIZING THE VCB'S 2001 MARKETING CAMPAIGN

PRESENTATION OF CERTIFICATES OF APPOINTMENT

PARKS AND RECREATION ADVISORY BOARD

HISTORIC PRESERVATION BOARD

PRESCHEDED CITIZENS

ANITA R. PISA, DIRECTOR, MESA STATE COLLEGE CORPORATE EDUCATION CENTER – RURAL NEW ECONOMY ELECTED OFFICIALS TRAINING

CITIZEN COMMENTS

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

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*** *Indicates New Item*
* *Requires Roll Call Vote*

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

Action: Approve the Summary of the March 4, 2002 Workshop and the Minutes of the March 6, 2002 Regular Meeting

2. **Purchase of Asphaltic Road Material (Road Oil or Emulsions) Required for the City Chip Seal Projects for the Year 2002** [Attach 2](#)

Utilize the State of Colorado contract to purchase road oil for the City chip seal projects for the year 2002. The State allows for cooperative use of this state bid by local governments and political sub-divisions in the State of Colorado.

Action: Authorize the Purchase of an Estimated 162,000 Gallons of Asphaltic Road Materials on an As-needed Basis in the Amount of \$147,551

Staff presentation: Mark Relph, Public Works and Utilities Director
Rex Sellers, Senior Buyer

3. **Setting a Hearing on the Heinbaugh Rezoning Located at 513 28 ¼ Road**
[File # RZ-2002-024] [Attach 3](#)

Petitioner is requesting to rezone a 12,500 square foot lot from PD (Planned Development) to RMF-8 (Residential Multi-Family not to exceed 8 units/acre).

Proposed Ordinance Rezoning a Parcel of Land Located at 513 28 ¼ Road to RMF-8

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 3, 2002

Staff presentation: Senta Costello, Associate Planner

4. **Amending the Planning Commission By-Laws** [Attach 4](#)

Planning Commission meetings are established in their by-laws, which are approved by City Council. Effective with the March meetings, meeting dates are now the second and fourth Tuesdays of each month.

Resolution No. 20-02 – A Resolution Amending the Bylaws of the Planning Commission

**Action:* *Adopt Resolution No. 20-02*

Staff presentation: Bob Blanchard, Community Development Director

5. **Sole Source Procurement Request for Professional, Technical and Expert Services for Completion of the Westside Downtown Redevelopment Feasibility Study** [Attach 5](#)

The City of Grand Junction, in conjunction with Mesa County, the Downtown Development Authority and several landowners, is seeking a design professional to examine the potential redevelopment of the west side of downtown Grand Junction. Ciavonne was solicited without competition (sole source) due to their familiarity with the site.

Action: *Approval For 1) Sole Source Procurement of Professional, Technical and Expertise Services From Ciavonne and Associates to Complete the Westside Downtown Redevelopment Feasibility Study in the Amount of \$76,655; and 2) General Fund Contingency Transfer in the Amount of \$9,090.00*

Staff presentation: Bob Blanchard, Community Development Director
Mark Relph, Public Works and Utilities Director

6. **Application to Colorado Historical Society for State Historical Fund Grant for First United Methodist Church, 522 White Avenue** [Attach 6](#)

A request for City Council approval of request for support and authorization for the Mayor to sign the Organization Summary page of a grant application by the First United Methodist Church to the Colorado Historical Society State Historical Fund. The grant is to fund rehabilitation and restoration of the windows in the church located at 522 White Avenue.

Action: *Approve Request for Support for Application to the Colorado Historical Society By the First United Methodist Church And Authorize The Mayor To Sign The Organization Summary Page Of The Application*

Staff presentation: Kristen Ashbeck, Senior Planner

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

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

7. **Public Hearing - Gunn Annexations #1 & #2 Located at 2981 Gunnison Avenue** [File # ANX-2002-014] [Attach 7](#)

Resolution for Acceptance of Petition to Annex/Second Reading of the Annexation Ordinance for the Gunn Annexations located at 2981 Gunnison Avenue. The 0.688-acre Gunn Annexation consists of a serial annexation of one parcel of land.

a. Accepting Petition

Resolution No. 21-02 – A Resolution Accepting Petitions For Annexation, Making Certain Findings, Determining that Property Known as Gunn Annexation, a Serial Annexation Comprising Gunn Annexation No. 1 and Gunn Annexation No. 2 is Eligible for Annexation Located At 2981 Gunnison Avenue

b. Annexation Ordinances

Ordinance No. 3404 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Gunn Annexation #1 Approximately 0.344-acres Located at 2981 Gunnison Avenue

Ordinance No. 3405 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado Gunn Annexation #2 Approximately 0.344-acres Located at 2981 Gunnison Avenue

Action: Adopt Ordinances No. 3404 and No. 3405 on Second Reading

Staff presentation: Senta Costello, Associate Planner

8. **Public Hearing – Zoning Gunn Annexations #1 & #2 Located at 2981 Gunnison Avenue** [File # ANX-2002-014] [Attach 8](#)

Second reading of the zoning ordinance for the Gunn Annexations located at 2981 Gunnison Ave. The 0.688-acre Gunn Annexation consists of one parcel of land.

Ordinance No. 3406 – An Ordinance Zoning the Gunn Annexation #1 and #2 to I-1 (Light Industrial) Located at 2981 Gunnison Avenue

Action: Adopt Ordinance No. 3406 on Second Reading

Staff presentation: Senta Costello, Associate Planner

9. **Public Hearing – Zoning the Cimarron Mesa Annexation Located at 225 Linden Avenue** [File # ANX-2001-161] [Attach 9](#)

The applicant proposes a zone of annexation from county RSF-4 to city RSF-4 for the 32.567 acre Cimarron Mesa Annexation. A preliminary plan to subdivide the parcel into 109 single-family lots was approved by the Planning Commission at its February 19, 2002 hearing. The Planning Commission recommends approval of the zone of annexation.

Ordinance No. 3407 – An Ordinance Zoning the Cimarron Mesa Subdivision Annexation Residential Single Family – Four (RSF-4) Located at the Southwest Corner of Linden Avenue and B ½ Road

**Action: Adopt Ordinance No. 3407 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

10. **Public Hearing – Rezoning the Paul B. Boyd Subdivision Located at 838 26 ½ Road, 2660 Catalina Drive and 2662 Catalina Drive** [File # RZ-2002-015] [Attach 10](#)

The Petitioner is requesting a rezoning from RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre) to RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre). The rezone request is the result of a minor subdivision. Two lots were reconfigured into 3 lots, leaving a split zoning on the newly created lot. This proposal will rezone the new lot and the lot to the west to RSF-4. This request is in conformance with the Growth Plan, which suggests a density of residential medium, 4 to 8 units per acre.

Ordinance No. 3408 – An Ordinance Zoning 3 parcels of Land Located in the Paul B. Boyd Subdivision, 838 26 ½ Road, 2662 Catalina Drive and 2660 Catalina Drive

**Action: Adopt Ordinance No. 3408 on Second Reading*

Staff presentation: Lori V. Bowers, Associate Planner

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

12. **OTHER BUSINESS**

13. **ADJOURNMENT**

Attach 1
Minutes for March 4 and 6, 2002

GRAND JUNCTION
CITY COUNCIL WORKSHOP

March 4, 2002

The City Council of the City of Grand Junction, Colorado, met on Monday, March 4, 2002 at 6:15 p.m. in the City Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobald and President of the Council Cindy Enos-Martinez.

President of the Council Enos-Martinez had to leave at 7:05 p.m. President Pro Tem Terry presided over the meeting until 7:55 p.m. when she left. Councilmember Butler then presided over the meeting.

Summaries and action on the following topics:

1. **CODE ENFORCEMENT:** Staff updated City Council on current code enforcement practices, philosophy, lack of week-end enforcement, weed enforcement and options for change. Councilmember Kirtland suggested that employees be encouraged to report possible violations. Councilmembers expressed frustration in dealing with repeat offenders and asked that options be explored to reduce those violators. Public Works Manager Tim Moore presented weed control in the City's rights-of-way. One method to be employed included the use of some new chemicals, called pre-emergents, that target certain undesirable weeds. A proper weed program could cost \$½ million per year. Bare bones program with the City maintaining land adjacent to agricultural lands, state highways and city-owned property would cost \$155,000/year. It is \$5,000 less to remove the responsibility for areas adjacent to agricultural lands. If the City also maintained public rights-of-way by spraying, the cost goes up to \$183,000. There may be a \$25,000 savings in Code Enforcement. The half-million dollar amount includes mowing.

Action summary: Council directed staff look at repeat offenders and encouraging employees to report violations. Council directed staff to look at options for Saturday enforcement, especially summer and at Christmastime. Chief Morrison suggested that the Code be amended to better define the sidewalk area prior to citing violators of parking in that right-of-way and there be some education and warning tickets issued prior to enforcement of parking in the right-of-way. Using correctional inmates, juvenile offenders and Partners participants are to be explored. Council supported maintaining those areas the City is responsible for prior to any

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increase in weed enforcement at the \$180,000 level. Council approved going forward immediately with the spraying of the pre-emergent. City Manager Arnold suggested that the program will go forward and Council will get a quarterly report. Council agreed. Councilmember Theobald expressed that the current standard for weeds is not being met by those hired. Any formal action needs to be on the formal Wednesday agenda to be authorized. Council agreed to consider an ordinance allowing weeds in rights-of-way adjacent to agricultural areas to be cut back ten feet from pavement with a height of 12 inches, or perhaps more. City Manager Arnold said he would explore other options and get back to Council.

2. **PROPOSED DEVELOPMENT REVIEW PROCESS CHANGES:** Community Development Director Bob Blanchard updated City Council on this proposal. He reviewed the current process and timelines. He noted some of the conflicts in the time frames. Director Blanchard then outlined his proposed changes, stating his goal is to implement the changes in May. He will be presenting the concept to the public sector on Wednesday.

Action summary: Council inquired if the developer takes a time period and the Code is amended, what rules does the developer have to adhere to. Mr. Blanchard expressed that he would process the application under the rules in existence when the application was filed but agreed that there should be some type of control over an indefinite time frame.

3. **GROWTH PLAN UPDATE:** Kathy Portner on behalf of the City Council Committee working on this project provided an update on this project that is part of the 2002 Work Plan. She gave the Council of a review of the development of the initial Growth Plan. Council was asked for input on the plan to amend the Growth Plan.

Action summary: Council supported the work plan for the Growth Plan update.

8:20 **ADJOURN**

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

MARCH 6, 2002

The City Council of the City of Grand Junction convened into regular session the 6th day of March 2002, at 7:30 p.m. in the City Auditorium. Those present were Harry Butler, Reford Theobold, Bill McCurry, Janet Terry, Jim Spehar, Dennis Kirtland, and President of the Council Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, Assistant City Attorney John Shaver and City Clerk Stephanie Tuin.

Council President Enos-Martinez called the meeting to order and Councilmember Theobold led in the pledge of allegiance. The audience remained standing for the Invocation by Gary Cake, More Than Words Ministry.

PROCLAMATIONS

PROCLAMATION DECLARING THE WEEK OF MARCH 3-9, 2002 AS "2002 WOMEN IN CONSTRUCTION WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MARCH 8, 2002 AS "CLUB 20 DAY" IN THE CITY OF GRAND JUNCTION

APPOINTMENTS

APPOINTMENT TO THE PARKS AND RECREATION ADVISORY BOARD

Councilmember Theobold moved to appoint Dale Hollingsworth to the Parks and Recreation Advisory Board to fill an unexpired term until June 2004.

Councilmember McCurry seconded. Motion carried.

APPOINTMENT TO THE HISTORIC PRESERVATION BOARD

Councilmember Theobold moved to appoint Tom Streff to the Historic Preservation Board until December 2004. Councilmember Spehar seconded. Motion carried.

PRE-SCHEDULED CITIZENS AND VISITORS

STEVE SHEEHY WITH MESA COUNTY SAFETY COUNCIL TO ADDRESS CITY COUNCIL ON PLANS FOR A SAFETY VILLAGE

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*** *Indicates New Item*
* *Requires Roll Call Vote*

Mr. Sheehy explained his vision for a Safety Village. He referred to a packet of information that he distributed earlier that identified many of the supporters of the program. He said the Mesa County Safety Council needs a location. A grant has been written to request funds, but they need a seed, and 3 acres of land, which he would like to see incorporated into the City's Parks Master Plan.

MIKE AND ALANNA BELL TO ADDRESS CITY COUNCIL ON A DENIED SEWER BACKUP CLAIM

Mike, Alanna, and Ashley Bell, residing at 2286 N. Arriba Circle, in the Redlands addressed the City Council. Mr. Bell thanked the Council for being able to tell his story. He explained that the incident happened on February 2nd, 2002, when raw sewage came up from the main drain into his finished basement. He called SOS and started removing books from bookshelves, as well as furnishings. By the time SOS arrived, the back up had stopped. Servicemaster came to the site per Mr. Bell's request and started removing the carpet.

Another backup of the sewer occurred the following day, Sunday February 3rd. The pressure pushed the strainer off the drain and the raw sewage was bubbling up like a fountain out of the drain again. Mr. Bell called SOS once again, along with Servicemaster and the City of Grand Junction. The City discovered in the next manhole up, that a large nest of roots was causing the blocking of the sewer and cleared the blockage. Servicemaster estimated the damage to be over \$18,000. A claim was submitted to the City's insurance company, but was denied. The Bells discovered that another property nearby (2284 N. Arriba Circle) had the same problem in 1993, and it was determined that those roots were growing in that manhole even back then. Mr. Bell asked the City Council for their help. The Mayor thanked Mr. Bell and directed him to work with City Manager Arnold, and to have Mr. Arnold follow up on this matter and to inform City Council of the progress. Mr. Bell left a summary of the events with the City Manager.

CITIZEN COMMENTS

There were none.

CONSENT CALENDAR

It was moved by Councilmember Kirtland, seconded by Councilmember Terry and carried to approve the Consent Calendar Items #1 through 12.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the February 18, 2002 Workshop, and the Minutes of the February 20, 2002 Regular Meeting

2. **Sole Source Purchase Request of Computer Software for the Police Department**

The Police Department is seeking approval for a sole source purchase of a CADMine program and service. This program is provided through Corona Solutions and is compatible with existing software. Corona Solutions is the only provider of this type of service. CADMine is a program that imports data from the computer aided dispatch system which is then used to compute crime trends and detailed reports on call load, workload, response times, counts by type of event, unit ID and area.

Action: Authorize the Sole Source Purchase of CADMine from Corona Solutions for the Police Department

3. **Setting a Hearing on the Zoning the Gunn Annexation #1 & #2** [File #ANX-2002-014]

First reading of the Zone of Annexation Ordinance for the Gunn Annexation located at 2981 Gunnison Ave. The 0.688-acre Gunn Annexation consists of one parcel of land.

Proposed Ordinance Zoning for the Gunn Annexation #1 & 2 to I-1 (Light Industrial), Located at 2981Gunnison Avenue

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for March 20, 2002

4. **Setting a Hearing on Zoning the Cimarron Mesa Annexation Located at 225 Linden Avenue** [File #ANX-2001-161]

The applicant proposes a zone of annexation from County RSF-4 to City RSF-4 for the 32.567 acre Cimarron Mesa Annexation. A Preliminary Plan to subdivide the parcel into 109 single-family lots was approved by the Planning Commission at its February 19, 2002 hearing. The Planning Commission recommends approval of the zone of annexation.

Proposed Ordinance Zoning the Cimarron Mesa Subdivision Annexation Residential Single Family – Four (RSF-4) Located at the Southwest Corner of Linden Avenue and B ½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for March 20, 2002

Setting a Hearing on the Rinderle Annexation located at the SE Corner of 28 Road and B ½ Road [File #ANX-2002-027]

Resolution for Referral of Petition to Annex/First reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Rinderle Annexation located at the southeast corner of 28 Road and B ½ Road.
The 11.575-acre Rinderle Annexation consists of one parcel of land.

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

Resolution No. 15-02 – 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, Rinderle Annexation, Located at the Southeast Corner of 28 Road and B ½ Road

Action: Adopt Resolution No. 15-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rinderle Annexation, Approximately 11.575 acres, Located at the Southeast Corner of 28 Road and B ½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 17, 2002

6. Setting a Hearing on the Staton Annexation Located at 2673 ½ B ½ Road
[File # ANX-2002-028]

Resolution for referral of petition to annex and first reading of the annexation ordinance and exercising land use jurisdiction immediately for the Staton Annexation, Located at 2673 ½ B ½ Road.

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

Resolution No. 16-02 – 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, Staton Annexation, Located at 2673 ½ B ½ Road and Including a Portion of the Linden Avenue Right-of-way and Including a Portion of the Linden Avenue Right-of-way

Action: Adopt Resolution No. 16-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Staton Annexation, Approximately 17.329 acres, Located at 2673 ½ B ½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 17, 2002

7. Setting a Hearing on the Dettmer Annexation located at 2916 D ½ Road [File #ANX-2002-013]

Resolution for Referral of Petition to Annex/First Reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Dettmer Annexation located at 2916 D-1/2 Road. This 0.861-acre (37,506.2 square feet) annexation consists of a single parcel of land.

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

Resolution No. 17-02 – 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, the Dettmer Annexation, Located at 2916 D ½ Road

Action: Adopt Resolution No. 17-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Dettmer Annexation, Approximately 0.861 acres, Located at 2916 D ½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 17, 2002

8. Setting a Hearing on the Traver No. 3 Annexation Located Along the Grand Valley Irrigation Canal, NE of 30 and D Roads [File #ANX-2001-011]

Resolution for Referral of Petition to Annex, First Reading of the annexation ordinance and exercising land use jurisdiction immediately for the Traver Annexation No. 3, a parcel of land lying along the Grand Valley Irrigation Company Canal situated north of the Traver Annexation No. 2 and east of D and 30 Roads. This 0.2407 acre (10,484.9 square feet) annexation consists of a single parcel of land.

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

Resolution No. 18-02 – 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, Traver Annexation No. 3, Located along the Grand Valley Irrigation Canal, Northeast of D and 30 Roads

Action: Adopt Resolution No. 18-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City Of Grand Junction, Colorado, Traver Annexation No. 3, Approximately 0.2407 Acres, Located at the Grand Valley Irrigation Canal, Northeast of D and 30 Roads

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 17, 2002

Setting a Hearing on Rezoning the Paul B. Boyd Subdivision, Located at 838 26 ½ Road, 2660 Catalina Drive and 2662 Catalina Drive [File #RZ-2002-015]

The Petitioner is requesting a rezoning from RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre) to RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre). The rezone request is the result of a minor subdivision. Two lots were reconfigured into 3 lots, leaving a split zoning on the newly created lot. This proposal will rezone the new lot and the lot to the west to RSF-4. This request is in conformance with the Growth Plan, which suggests a density of residential medium, 4 to 8 units per acre.

Proposed Ordinance Zoning 3 Parcels of Land Located in the Paul B. Boyd Subdivision, 838 26 ½ Road, 2662 Catalina Drive and 2660 Catalina Drive

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for March 20, 2002

10. Sale of City Right-of-Way at Horizon Drive, G Road and 27 ½ Road Intersection to Pizza Hut

Adjacent to the Pizza Hut property on Horizon Drive and G Road, is an area of City right-of-way that is not used because of the reconstruction of the Horizon Drive, G Road and

27 ½ Road intersection. This agreement will convey the City property to the adjacent landowner. In exchange, the business owner agrees to pay for, develop and maintain the property.

Action: Authorize the City Manager to Execute an Agreement Conveying City Right-of-Way and Providing Details of the Conveyance

11. Contract Amendment #2 to ICON Engineering Contract for Leach Creek and Horizon Drive Drainage Plans

Original contract with ICON was for the investigation of alternatives, and preparation of Letter of Map Revision (LOMR) for Horizon Drive Channel/ Independent Ranchmen's Ditch (HC/IRD) Basin around Mesa Mall. Amendment #2 proposes to complete the study to reduce or eliminate the potential for flooding between Mesa Mall and 25 ½ Road.

Action: Authorize the City Manager to Sign Amendment #2 to the Existing Contract with ICON Engineering for \$30,685 to Fund the Additional Work

Recommendations from the Grand Junction Commission on Arts and Culture for Funding Support to Organizations for Art and Cultural Events, Projects, and Programs

On February 26 and 27, 2002 the Commission reviewed requests and presentations from 23 organizations and agencies, totaling \$57,836, for financial support, per Commission goals, criteria, and guidelines. The Commission recommends funding the following:

Art Center art exhibit series	\$2,500
Bookcliff Barbershop Chorus nursing home tour	\$1,000
David Taylor Dance Theatre (Denver) performance	\$2,000
Downtown Association Art & Jazz Festival	\$2,000
Grand Junction Symphony opening concert	\$1,000
Grand Valley Blacksmith Guild workshop	\$500
Grand Valley Community Theater musical	\$1,000
KAFM Public Radio calendar underwriting	\$2,000
KRMJ-TV "Western Bounty" underwriting	\$2,000
Mesa Co. Library/New Emerson Artist-in-Residence	\$1,500
Mesa State Foundation Art Educators' Conference	\$600
Mesa State Summer Dance workshop	\$1,500
Museum of Outdoor Arts (Englewood) Design & Build	\$836
Museum of Western Colo. Apple Jubilee	\$1,000

Performing Arts Conservatory musical	\$1,500
Schumann Singers concerts	\$500
SD#51 Art Heritage Artists-in-Residence	\$4,000
St. Andrews Grand Valley Renaissance Faire	\$1,000
VSA Arts Festival for the Disabled	\$1,200
West. Colo. Botanical Garden Amphitheater	\$1,000
Western Colorado Chorale concert tickets	\$500
TOTAL	\$29,136

Action: Approve Commission Recommendations for Arts and Cultural Events and Programs

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

Funding Policies for Outside Organizations

The City Council has developed guidelines to help with funding decisions for outside groups. This resolution will adopt the guidelines developed by the Council.

Assistant City Manager David Varley reviewed this proposal. He reviewed the Council discussion and the reasons for the development of the policy. He stated that the Council is being asked to approve the Resolution that will approve the City Council Guidelines, the Application Form and the Application Guidelines.

Councilmember Spehar asked that Mr. Varley detail those three items for the benefit of the public.

Mr. Varley started by explaining that the guidelines would assist the City Council when reviewing funding requests from outside groups and organizations: (1) Applications would be accepted during the fall of each year and would be considered during the City's budget review process; (2) Funds would be awarded for a one-year period and multi-year grants or funds would not be awarded; (3) A group or organization would be able to apply for funds every year; (4) Funds could be requested for various purposes but preference would be given to capital projects; and (5) Preference would also be given to projects that are within the City of Grand Junction.

Next, he mentioned that the purpose of the application form was to ensure adequate review of the request, and said that the information provided must be thorough yet concise.

Lastly, Mr. Varley explained that the back of the form contained suggestions and guidelines that would help the applicant complete the form.

Resolution No. 19-02 - Adopting Guidelines for Funding Outside Organizations

Upon motion made by Councilmember Kirtland, seconded by Councilmember Butler, and carried by a roll call vote, Resolution No. 19-02 was adopted.

Public Hearing - Vacation of Right-of-Way, Eagle Subdivision, Cheyenne Drive and Vernon Lane [File #VR-2002-009]

The request is for the vacation of four feet of unimproved dedicated right-of-way on the south side of Cheyenne Drive across the project's frontage and the vacation of the dedicated right-of-way for Vernon Lane in the Eagle Subdivision.

The public hearing was opened at 8:12 p.m.

Pat Cecil, Development Services Supervisor, reviewed this item. He identified the criteria for approval of a vacation of right-of-way and stated that it is Staff's opinion that the request meets those criteria. Vernon Lane will cease to exist with the approval of the proposal.

There were no public comments. The public hearing was closed at 8:16 p.m.

Ordinance No. 3400 - An Ordinance Vacating the Portion of the Right-of-Way on the South Side of Cheyenne Drive between 27 3/8 Road and Mountain View Street and the Right-of-Way for Vernon Lane in the Eagle Subdivision

Upon motion made by Councilmember Theobold, seconded by Councilmember McCurry, and carried by a roll call vote, Ordinance No. 3400 was adopted on Second Reading and ordered published.

Public Hearing - Colorado Water Resources and Power Development Authority to Finance Improvements to the City's Water System

City Council has determined that in the best interest of the City and its citizens, the water system requires line replacement in the same core area as the combined sewer elimination project. The cost estimate of approximately \$3,500,000, includes design, engineering, legal, financing and administrative costs. Approval of this ordinance would allow the City to obtain funding for these improvements through a loan agreement with the Colorado Water Resources and Power Development Authority (CWRPDA).

The public hearing was opened at 8:17 p.m.

Ron Lappi, Director of Administrative Services, reviewed this item.

Councilmember Theobold asked when the proceeds would be received. Mr. Lappi explained that the City is part of an \$18 million bond issue that is issued through the State and the City requisitions the funds monthly as they are needed. The City's portion is only \$3.5 million. Councilmember Theobold was assured that the funds are earning interest at the exact same interest rate as interest is being charged on the amount borrowed, so no arbitrage is possible.

Councilmember Terry asked Mr. Lappi to explain the benefit of borrowing from the CWRPDA to do such a project. Mr. Lappi explained that the City is making a major commitment over a 2-year period. Therefore, it makes sense, that while the streets are torn up in the same core area for the combined sewer elimination project that the water system line replacement project be done at the same time. Mr. Lappi further explained that the loan from the Authority, with a repayment schedule over 20 years, is more cost efficient than issuing bonds. Mr. Lappi stated that the estimated true interest cost of this loan is approximately 4% annually.

Councilmember Spehar asked why borrowing is better than floating the City's own bonds. Mr. Lappi reiterated that the interest rate is lower borrowing money through the Authority instead of issuing public bonds.

There were no public comments. The hearing was closed at 8:22 p.m.

Councilmember Terry explained to the public the reason City Council wants to go forward with this project quickly.

Councilmember Theobald added that the savings to the taxpayers by doing the water lines at the same time as the sewer separation project, and the low interest rate on the loan, made the combined project irresistible.

Ordinance No. 3403 – An Ordinance Approving a Loan from the Colorado Water Resources and Power Development Authority to Finance Improvements to the City's Water System; Authorizing the Form and Execution of the Loan Agreement and a Governmental Agency Bond to Evidence Such Loan; Ratifying prior Determinations of the Council; and Prescribing Other Details in Connection Therewith

Upon motion made by Councilmember Theobald, seconded by Councilmember Kirtland, and carried by a roll call vote, Ordinance No. 3403 was adopted on Second Reading and ordered published.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

ADJOURNMENT

Councilmember Butler moved to adjourn. Councilmember McCurry seconded. Motion carried.

The meeting adjourned at 8:25 p.m.

Stephanie Tuin, CMC
City Clerk

Attach 2
Purchase of Asphaltic Road Materials

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>				
Subject:	ASPHALTIC ROAD MATERIAL (ROAD OIL)			
Meeting Date:	March 20, 2002			
Date Prepared:	March 6, 2002			
Author:	Rex Sellers	Senior Buyer		
Presenter Name:	Mark Relph Rex Sellers	Public Works Director Senior Buyer		
Meeting Type:		Workshop	X	Formal Agenda

Subject: The purchase of Asphaltic Road Material (Road Oil or Emulsions) required for the City chip seal projects for the year 2002.

Summary: Utilize the State of Colorado contract to purchase road oil for the City chip seal projects for the year 2002. The State allows for cooperative use of this state bid by Local Governments and political sub-divisions in the State of Colorado.

Background Information: The State of Colorado Department of Transportation (CDOT) solicited bids and awarded Koch Asphalt contract HAA 01-057-TW for ASHALTIC ROAD MATERIAL (ROAD OIL) for the Grand Junction Area (Zone 15).

Budget: The road oil budget for the chip seal program is \$147,551.00 account number 100-61624 61380-30-101620.

Action Requested/Recommendation: It is recommended that the City Council authorize the purchase of an estimated 162,000 gallons of asphaltic road material on an as-needed basis for the budgeted amount of \$147,551.00 for the year 2002.

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*** *Indicates New Item*
 * *Requires Roll Call Vote*

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

Attach 3

Heinbaugh Rezoning, 513 28 ¼ Road

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Heinbaugh Rezone		
Meeting Date:	March 20, 2002		
Date Prepared:	December 16, 2011		
Author:	Senta Costello	Associate Planner	
Presenter Name:	Senta Costello	Associate Planner	
<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Formal Agenda

Subject: Rezone of 513 28 ¼ Road, #RZ-2002-024

Summary: Petitioner is requesting to rezone a 12,500 square foot lot from PD (Planned Development) to RMF-8 (Residential Multi-Family not to exceed 8 units/acre).

Action Requested/Recommendation: First reading of the ordinance and scheduling of the public hearing and 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:

Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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BACKGROUND INFORMATION					
Location:		513 28 ¼ Rd			
Applicants:		Ron Heinbaugh			
Existing Land Use:		Vacant			
Proposed Land Use:		Single Family Residential			
Surrounding Land Use:	North	Single Family Residential			
	South	Commercial			
	East	Vacant Commercial			
	West	Multi-Family Residential			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		RMF-8 (Residential Multi-Family 8 units/acre)			
Surrounding Zoning:	North	RMF-8 (Residential Multi-Family 8 units/acre)			
	South	C-1 (Light Commercial)			
	East	RO (Residential Office)			
	West	PD (Planned Development)			
Growth Plan Designation:		Residential Medium 4-8 units/acre			
Zoning within density range?		X	Yes		No

Staff Analysis:

Project Analysis:

The property located at 513 28 ¼ Road is currently zoned PD (Planned Development). The property was zoned at the same time the townhouses located to the west were zoned but the project site was not a part of that development. The property is in a Planned Development zone district without having a plan in place for the property. The applicant wishes to develop the property consistent with other residential properties in the area.

Rezoning Criteria:

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:

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

Applicant's Response: There is no known plan for the parcel at this time.

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.;

Applicant's Response: There has been no change of character in the neighborhood, parcel would be rezoned to comply with the neighborhood.

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;

Applicant's Response: Rezoning this parcel would not create adverse impacts, such as those listed above.

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;

Applicant's Response: I believe the rezoning of this parcel would comply with everything in this statement.

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

Applicant's Response: Streets are paved, water and sewer are in place.

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

Applicant's Response: N/A

The community or neighborhood will benefit from the proposed zone.

Applicant's Response: The community and neighborhood will benefit because a vacant lot will be filled with a nice structure and will help fill in the neighborhood.

Staff agrees with the applicant's responses to the rezone criteria.

Findings and Conclusions:

The zoning is consistent with the Growth Plan

Proposed zoning is consistent with adjacent zoning.

Findings required by Section 2.6 of the Zoning and Development Code can be made.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zoning to the City Council.

Action Requested/Recommendation: It is recommended that City Council set a hearing for April 3, 2002 for the zone amendment from PD (Planned Development) district to the RMF-8 (Residential Multi-Family 8 units/acre) district.

Attachments:

Vicinity Map

Zoning Ordinance



This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

- *** *Indicates New Item*
- * *Requires Roll Call Vote*

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. _____
REZONING A PARCEL OF LAND LOCATED
AT 513 28 ¼ RD to RMF-8 (Residential Multi-Family)

Recitals.

The Grand Junction Planning Commission, at its March 12, 2002 hearing, recommended approval of the rezone request from the PD district to the RMF-8 district.

A rezone from the PD (Planned Development) district to the RMF-8 (Residential Multi-Family not to exceed 8 units/acre) district has been requested for the properties located at 513 28 ¼ Rd. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium 4-8 units/acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL (S) DESCRIBED BELOW IS HEREBY ZONED TO THE RMF-8 (RESIDENTIAL MULTI-FAMILY NOT TO EXCEED 8 UNITS/ACRE) DISTRICT:

Commencing at the Southeast Quarter of said NE1/4SW1/4SW1/4, thence North 89°57'48" West 30.00 feet, thence North 00°06'33" East 27.50 feet to the Point of Beginning, thence North 00°06'33" East 62.50 feet, thence North 89°57'48" West 203.00 feet, thence South 00°06'33" West 62.50 feet, thence South 89°57'18" East 203.00 feet, more or less, to the Point of Beginning, EXCEPTING THEREFROM that portion thereof conveyed to the City of Grand Junction, a Colorado home rule municipality, by instrument recorded February 13, 1995 in Book 2127 at Page 434.

INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 2002.

PASSED on SECOND READING this _____ day of _____, 2002.

ATTEST:

City Clerk

President of Council

Attach 4
Planning Commission By-Laws

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Planning Commission By-Laws		
Meeting Date:	March 20, 2002		
Date Prepared:	March 11, 2002		
Author:	Bob Blanchard	Community Development Director	
Presenter Name:	Bob Blanchard	Community Development Director	
	Workshop	X	Formal Agenda

Subject: Amendment of the Planning Commission By-Laws

Summary: Planning Commission meetings are established in their by-laws, which are approved by City Council.
 Effective with the March meetings, meeting dates are now the second and fourth Tuesdays of each month.

Background Information: The current by-laws for the Planning Commission establish their meeting days as the 2nd and 3rd Tuesdays of each month. Along with these meetings, they meet on the first Thursday of each month in a work session to prepare for their public meetings.

To assist with the proposed revisions to the development review process, Planning Commission meetings are being changed to the second and fourth Tuesdays. In

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*** *Indicates New Item*
 * *Requires Roll Call Vote*

addition, a second worksession has been voluntarily added, which will be held on the third Thursday. These changes are effective this month.

Budget: N/A

Action Requested/Recommendation: Council approval of Planning Commission by-laws

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

CITY OF GRAND JUNCTION

Resolution No. _____

AMENDING THE BYLAWS OF THE PLANNING COMMISSION

RECITALS:

The current bylaws of the Grand Junction Planning Commission set forth the meeting days and location on the second and third Tuesdays of each month in the City-County Auditorium located at 250 North 5th Street.

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

That the bylaws of the Grand Junction Planning Commission are amended as follows:

CONDUCT OF MEETINGS

1. The number of meetings per month and a schedule of meeting dates shall be established and may be altered or changed at any regularly scheduled meeting. Two regular meeting dates are established each month on the second and fourth Tuesdays of each month at 7:00 P.M. in the City Hall Auditorium, located at 250 North 5th Street.

PASSED and APPROVED this _____ day of _____, 2002.

ATTEST:

Stephanie Tuin
City Clerk

Cindy Enos-Martinez
President of Council

Sole Source Procurement, Westside Downtown Redevelopment

CITY COUNCIL AGENDA

CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject	Sole Source Procurement Request		
Meeting Date	March 20, 2002		
Date Prepared	March 13, 2002		
Author	Bob Blanchard Mark Relph	Community Development Director Public Works Director	
Presenter Name	Same		
	Workshop	X	Formal Agenda

Subject. Sole Source Procurement Request and General Fund Contingency Transfer Request

Summary. The City of Grand Junction, in conjunction with Mesa County, the Downtown Development Authority and several landowners, is seeking a design professional to examine the potential redevelopment of the west side of downtown Grand Junction. The study area is bounded by the railroad, Main Street and 4th Street (refer to attached map). This area is anchored by the proposed *Grand Junction Historic Intermodal Plaza* and Two Rivers Convention Center. Mesa County has received a grant from the Great American Station Foundation to assist with funding to study the feasibility and design of a proposed intermodal transportation plaza to be located at the D&RGW Railroad Depot. The feasibility study for the larger area will proceed concurrent with the intermodal plaza study. In addition, the City has recently completed a multi-million dollar expansion and renovation of Two Rivers Convention Center. With these two big projects, the City sees an opportunity to encourage and enhance the redevelopment of the whole area.

The Community Development Department is seeking approval for sole source procurement of professional, technical and expert services for completion of the Westside Downtown Redevelopment Feasibility Study. City and County staff has been working with Ciavonne and Associates to develop a scope of services and budget for

the study. Ciavonne was solicited without competition (sole source) due to their familiarity with the site. Ciavonne and Associates has a successful history and a good working relationship with administration and staff of the City, County, Downtown Development Authority and Grand Valley Transit. The firm has worked or is working on multiple planning and design projects that lie within the study area for both the private and public sectors. Recently, Ciavonne and Associates worked on the Two Rivers redevelopment project.

In addition, Ciavonne proposes to work with subconsultant, Centre Sky Architecture, Ltd. owned by Jamie Daugaard located in Parker, Colorado. Over the past several years, Mr. Daugaard has been working closely with the owners of the various depot properties and Central Distributing and in conjunction with Grand Valley Transit as plans have evolved to approach this project.

Budget. Based on a Scope of Work provided to Ciavonne and Associates in late December 2001, a cost estimate was submitted to the City and County by Ciavonne for review. The total cost estimate is \$76,655.00 (see attached itemized project budget).

The City's share of this is \$44,645.00 to be paid as follows:

- \$29,200.00 – presently in Community Development budget
- \$ 9,090.00 – contingency funds requested by Public Works for traffic and other engineering components of the study
- \$ 6,355.00 – 2001 funds carried forward/reallocated from remaining funds for other Community Development studies

Action Requested/Recommendation. The Community Development and Public Works Departments recommend Council grant approval for 1) sole source procurement of professional, technical and expertise services from Ciavonne and Associates to complete the Westside Downtown Redevelopment Feasibility Study; and 2) General Fund Contingency transfer in the amount of 9,090.00. The current balance in the General Fund Contingency is \$415,000.

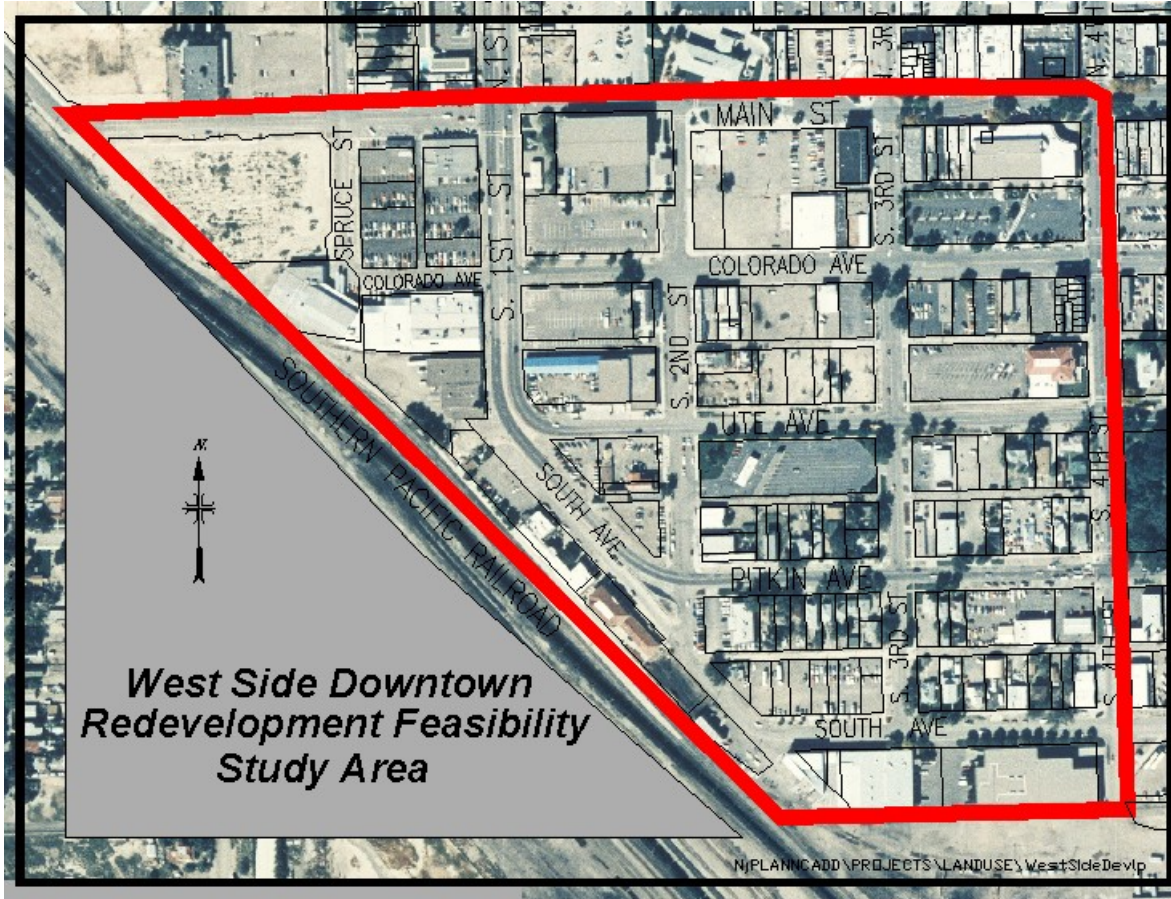
Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	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. Site Map of Westside Downtown Study Area
- b. Proposed Budget



**REVISED WESTSIDE DOWNTOWN
REDEVELOPMENT PROPOSAL**

Ciavonne & Assocs.
(C&A)
Centre Sky
Archs.
(CSA)
Fehr &
Peers, Eng.
(FPE)

TASK / PRODUCT	CLIEN T GJ/MC	CONSULT ANT			TASK FEE
		Mai n	2nd	3rd	TOTAL
PROJECT COORDINATION & ADMINISTRATION					\$ 4,200
B/w 2 Projects: Grand Junction and Mesa County	GJ/MC				
GJ Westside Redevelopment Feas. Study			C&A	CSA	
MC Historical Intermodal Plaza Feas. Study			C&A	CSA	
TRANSPORTATION					\$ 300
Existing Transportation Inventory Map	GJ				
Inventory Existing Trans. Infra.	GJ				
Map orientation and co- ordination	GJ	C&A			
LAND USE					\$ 400
Existing Land Use Inventory Map	GJ				
Inventory Existing Land Use	GJ				
Map orientation and co- ordination	GJ	C&A	CSA		
PUBLIC INVOLVEMENT MEETING #1 - START UP					\$ 3,920
Coordinate Public Meetings	GJ/MC	C&A			

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*** Indicates New Item
* Requires Roll Call Vote

Input from Prop. Owners	GJ/MC	C&A	CSA	
Feedback and Recommendations	GJ/MC	C&A	CSA	
Team Follow-up Charette (following day)	GJ/MC	C&A	CSA	FPE
TRANSPORTATION				\$
				8,790
Transportation Site Analysis Map	GJ			
ID Opps./Cons., Barriers, Unmet	GJ	FPE	C&A	CSA
Prepare Map	GJ	FPE	C&A	CSA
Prepare Narrative	GJ	FPE	C&A	
Proposed Infra. Improvements	GJ			
ID Needed Trans. Improv. (veh., ped, bike)	GJ	FPE	C&A	CSA
Prepare Plans/Maps	GJ	FPE	C&A	CSA
LAND USE				\$
				5,675
Land Use Site Analysis Map	GJ			
ID Opps./Cons., Conflicting Uses	GJ	C&A	CSA	
Prepare Map	GJ	C&A		
Prepare Narrative	GJ	C&A	CSA	
Proposed Land Use Plan/Map	GJ			
ID Uses to Complement Intermod, 2 Rivs., JC	GJ	C&A	CSA	
Prepare Plans/Maps	GJ	C&A	CSA	
STREETSCAPE				\$
APE				5,720
Design a Consistent Streetscape for Study Area	GJ			
Area-Wide Streetscape Plan	GJ	C&A	CSA	
Graphic Plans and Details	GJ	C&A		
ID Potential Public Spaces (art, plaza, fountain, etc)	GJ	C&A	CSA	
Graphic Plans and Details	GJ	C&A	CSA	
HISTORIC STRUCTURES				\$
				1,170
Inventory Structures/Districts Worth Preserving	GJ			
Use Existing City Inventory	GJ			
Combine w/ Previous Map	GJ			
Develop Strategies for Redevelopment	GJ	CSA	CSA	

Create a List of Potential Uses / Incentives	GJ	CSA C&A					
CIRCULATION AND PARKING							\$
							21,375
Circulation	MC						
Facs/Imprs. for Gryhnd and Amtrk to function (perm)	MC	FPE C&A CSA					
Facs/Imprs. for Gryhnd and Amtrk to function (temp)	MC	FPE C&A CSA					
Show Internal Circ. Plans for all modes	MC	FPE C&A CSA					
Site Plans for above	MC	C&A					
Fatal Flaw Analysis of prim and 2nd circ.	MC	FPE C&A					
Report for above	MC	FPE C&A					
Impacts to Exist Businesses	MC	C&A CSA					
Planning Level Costs, incl. Depot Restore	MC	FPE CSA C&A					
Accom Amtract ops during reconstruction	MC	CSA C&A					
Alt Restaurant locations (if necessary	MC	CSA C&A					
Report for above	MC	CSA C&A					
TASK / PRODUCT	CLIENT	CONSULTANT					TASK FEE
	GJ/MC	Mai 2nd 3rd					TOTAL
		n					
CIRCULATION AND PARKING (continued from previous page)							see above
Parking Requirements	MC						
Appropriate walking dist. For short and long term	MC	FPE C&A					
ID long and short term parking avail on and of site	MC	FPE C&A CSA					
Determine if sufficient parking for long and short	MC	FPE C&A CSA					
Report for above, incl. maps and costs	MC	FPE C&A					
PUBLIC INVOLVEMENT MEETING #2 - CONCEPTS							\$
							5,420
Coordinate Public Meetings	GJ/MC	C&A					
Input from Prop. Owners	GJ/MC	C&A CSA FPE					
Feedback and Recommendations	GJ/MC	C&A CSA FPE					

Team Follow-up Charette (following day)	GJ/MC	C&A	CSA	FPE	
DESIGN GUIDELINES					\$
					7,750
Establish DG's for the Area (arc., lndsc., light, sign)	GJ				
Design/site Study Area	GJ	CSA	C&A		
Entrances/Directional					
Written DG's for urban design elements	GJ	CSA	C&A		
Graphic Details for Urban Elements	GJ	CSA	C&A		
Graphic Details for Urban Elements-Historical	GJ	CSA	C&A		
ON-SITE USES AND EXIST. BUILDINGS					\$
					-
<i>(following assumes use and renovation of exist. Buildings)</i>					
<i>Determine Amtrak and Greyhound Space Requirements</i>	MC				
Determine remaining space for lease, access,	MC				
Determine alt. location for Pufferbelly	MC				
Report, drawings, photos and plans	MC				
<i>Determine ext.and int. restoration needs of Union Depot</i>	MC				
Report, drawings, photos and plans	MC				
FINANCING / ORGANIZATION PLAN					\$
					5,200
Calculate all costs of all elements in the MC Study	MC	FPE	C&A	CSA	
ID and Recommend Financing Options	MC	FPE			
<i>Based on above, provide timelines</i>	MC				
All of the above if I-70B is not realigned	MC				
<i>All of the above if I-70B is realigned</i>	MC				
Report on costs	MC	FPE			

Report on financing options	MC	FPE	
Timelines	MC		
Report for Greyhound	MC		
Options for timelines			
IMPLEMENTATION PLAN			\$
			3,085
Create a timeline/agenda	GJ		
Address tasks, strategies, solutions	GJ	FPE C&A CSA	
Address costs	GJ	FPE C&A CSA	
PUBLIC INVOLVEMENT MEETING #3 - SUMMARY			\$
			-
Coordinate Public Meetings	GJ/MC		
Input from Prop. Owners	GJ/MC		
Feedback and Recommendations	GJ/MC		
			Fee
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			73,005
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			\$
			76,655



Application to Colorado Historical Society, 522 White Ave

CITY COUNCIL AGENDA

CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	First United Methodist Church Grant Application	
Meeting Date:	March 20, 2002	
Date Prepared:	March 14, 2002	
Author:	Kristen Ashbeck	Senior Planner
Presenter Name:	Kristen Ashbeck	Senior Planner
	Workshop	X Formal Agenda

Subject: First United Methodist Church - Application to Colorado Historical Society for State Historical Fund Grant

Summary: A request for City Council approval of request for support and authorization for the Mayor to sign the Organization Summary page of a grant application by the First United Methodist Church to the Colorado Historical Society State Historical Fund. The grant is to fund rehabilitation and restoration of the windows in the church located at 522 White Avenue.

Background Information: The Board of Trustees of the First United Methodist Church, 522 White Avenue is in the process of preparing a grant application to the Colorado Historical Society State Historical Fund for the Church. The application for a total of \$158,920 is to be used for rehabilitation and restoration of the windows on the Church. The project will replace vinyl windows with new, more historically appropriate and more energy efficient windows and restore those of the original windows that still exist in the building. The building is eligible for funds since it was designated on the City Register of Historic Sites, Structures and Districts. The Church has already expended a \$10,000 grant from the State Historical Fund to complete a Historic Structure Assessment of the building.

As a non-profit entity, the Church may apply for these grant funds on its own. However, the State Historical Fund Grant Program Guidelines require that such organizations demonstrate Municipal or County support by providing the signature of an authorized County or Municipal representative on the Organization Summary page (see attached). This in no way financially obligates the City—the requirement is merely evidence that the City is aware of and supports the application.

Budget: Not Applicable

Action Requested/Recommendation: It is recommended that City Council approve the request for support for application to the Colorado Historical Society by the First United Methodist and authorize the Mayor to sign the Organization Summary page of the application.

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) Organization Summary Page

ORGANIZATION SUMMARY

ORGANIZATION NAME: First United Methodist Church

ADDRESS: 522 White Avenue, Grand Junction, Colorado 81501

EMPLOYER ID #: 84-0450681

CONTACT PERSON: Nancy Hackett

(Name) Trustee

(Title)

PHONE: Office (970) 243-8293 Fax (970) 242-4299 E-Mail rohackett@attbi.com
250-2895

PROJECT TYPE: Acquisition and Development Education Survey and Planning

NAME OF PROPERTY/PROJECT: First United Methodist Church/Acquisition and Development

PROJECT LOCATION: 522 White Avenue, Grand Junction, Colorado 81501

BRIEF DESCRIPTION OF REQUEST: Funds to rehabilitate the windows (excluding the stained glass windows). Replace the glazing only in the originals steel framed single pane windows by installing double pane low E glass. Restore the vinyl and aluminum sash windows with historically accurate steel framed windows and double pane low E glass.

AMOUNT OF REQUEST:

Grant Request: 119,690 Cash Match: 39,230 Total: 158,920

Signature of Legally Authorized Representative

Date

Signature of Municipal or County Authorized Representative

Date

Signature of Legal Owner

Date

Attach 7
Gunn Annexations #1 & #2

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Gunn Annexations #1 & 2		
Meeting Date:	March 20, 2002		
Date Prepared:	December 16, 2011		
Author:	Senta Costello	Associate Planner	
Presenter Name:	Senta Costello	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Zone of Annexation for the Gunn Annexations #1 & 2, #ANX-2002-014

Summary: Second reading of the Zone of Annexation Ordinance for the Gunn Annexations located at 2981 Gunnison Ave (#ANX-2002-014). The 0.688-acre Gunn Annexation consists of one parcel of land.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve second reading of the zone of annexation ordinance for the Gunn Annexations #1 & 2.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					
Report results back to Council:	X	No		Yes	When:

Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION			
Location:		2981 Gunnison Ave	
Applicants:		Daniel Gunn	
Existing Land Use:		Vacant	
Proposed Land Use:		Generator Service Business	
Surrounding Land Use:	North	Grand Valley Sheet Metal	
	South	Residential	
	East	Storage	
	West	Vacant	
Existing Zoning:		County I-2	
Proposed Zoning:		City I-1	
Surrounding Zoning:	North	I-1	
	South	I-2/RSF-R	
	East	I-2	
	West	I-2	
Growth Plan Designation:		Commercial Industrial	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 0.688 acres of land. Owners of the property have signed a petition for annexation as part of their request to construct a new building for their generator service business, pursuant to the 1998 Persigo agreement with Mesa County.

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 either identical to current County zoning or conforms to the City's Growth Plan's Future Land Use Map. This proposed zoning of I-1 conforms to the City's Growth Plan's Future Land Use Map.

I-1 ZONE DISTRICT

- This property is currently zoned I-2 (Heavy Industrial) in Mesa County which does not conform to the Future Land Use Map.
- The I-1 does conform to the recommended intensity found on the Growth Plans Future Land Use Map. The site is currently designated as Commercial/Industrial.
- Zoning this annexation with the I-1 Zone district meets the criteria found in Sections 2.14.F and 2.6 of the Grand Junction Zoning and Development Code.
- The property is surrounded by other Heavy Commercial/Light Industrial uses such as Grand Valley Sheet Metal and a gymnastics facility.

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.

GUNN ANNEXATIONS #1 & 2 SUMMARY	
File Number:	ANX-2002-014
Location:	2981 Gunnison Ave
Tax ID Number:	2943-171-07-004
Parcels:	1

Estimated Population:		0
# of Parcels (owner occupied):		1
# of Dwelling Units:		0
Acres land annexed:		.688 acres for annexation area
Developable Acres Remaining:		.688 acres
Right-of-way in Annexation:		0, See Map
Previous County Zoning:		I-2
Proposed City Zoning:		I-1
Current Land Use:		Vacant
Future Land Use:		Generator Service Business
Values:	Assessed:	= \$ 12,200
	Actual:	= \$ 42,080
Census Tract:		8
Address Ranges:		2981 Gunnison Ave
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural Fire District
	Drainage:	Grand Junction Drainage District
	School:	District 51

ANNEXATION/ZONING SCHEDULE	
Feb 6, 2002	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use

Feb 12, 2002	Planning Commission considers Zone of Annexation
March 6, 2002	First Reading on Zoning by City Council
March 20, 2002	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
April 21, 2002	Effective date of Annexation and Zoning

Planning Commission Recommendation: Recommended that City Council approve the zoning of I-1 for Gunn Annexations #1 & 2.

Attachments:

1. Annexation Maps
2. Zone of Annexation Ordinance

GUNN ANNEXA NO. 1 & 2

TELLER AVE

City Limits
Annexation
Boundary

GUNNISON AVE

#1

#2

D 1/2 RD



This map was developed by the City of Grand Junction using public information. 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. 970-243-3100.

*** Indicates New Item
* Requires Roll Call Vote

ORDINANCE NO. _____

**ZONING THE GUNN ANNEXATION #1 and #2
TO I-1 (Light Industrial)**

LOCATED AT 2981 Gunnison Ave

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an I-1 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district be established for the following reasons: This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map. This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned the I-1 (Light Industrial) zone district

Includes the following tax parcel 2943-171-07-004

Lot 4, Banner Industrial Park, situate in the SE ¼ NE ¼ Section 17, T1S, R1E, Ute Meridian, County of Mesa, State of Colorado.

Introduced on first reading this 6th day of March, 2002.

PASSED and ADOPTED on second reading this ____ day of _____, 2002.

Attest:

President of the Council

City Clerk

Attach 8
Zoning Gunn Annexation

CITY COUNCIL AGENDA
 CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Gunn Annexations #1 & 2		
Meeting Date:	February 6, 2002		
Date Prepared:	December 16, 2011		
Author:	Senta Costello	Associate Planner	
Presenter Name:	Senta Costello	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Annexation of the Gunn Annexations #1 & 2, #ANX-2002-014

Summary: Resolution for Acceptance of Petition to Annex/Second reading of the annexation ordinance for the Gunn Annexations located at 2981 Gunnison Ave (#ANX-2002-014). The 0.688-acre Gunn Annexation consists of a serial annexation 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 acceptance of petition to annex, second reading of the annexation ordinance.

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

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION					
Location:		2981 Gunnison Ave			
Applicants:		Daniel Gunn			
Existing Land Use:		Vacant			
Proposed Land Use:		Generator Service Business			
Surrounding Land Use:	North	Grand Valley Sheet Metal			
	South	Residential			
	East	Storage			
	West	Vacant			
Existing Zoning:		County I-2			
Proposed Zoning:		City I-1			
Surrounding Zoning:	North	I-1			
	South	I-2/RSF-R			
	East	I-2			
	West	I-2			
Growth Plan Designation:		Commercial Industrial			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 0.688 acres of land. Owners of the property have signed a petition for annexation as part of their request to construct a new building for their generator service business, 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 Gunn Annexation #1 & 2 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.

GUNN ANNEXATIONS #1 & 2 SUMMARY		
File Number:		ANX-2002-014
Location:		2981 Gunnison Ave
Tax ID Number:		2943-171-07-004
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		1
# of Dwelling Units:		0
Acres land annexed:		.688 acres for annexation area
Developable Acres Remaining:		.688 acres
Right-of-way in Annexation:		0, See Map
Previous County Zoning:		I-2
Proposed City Zoning:		I-1
Current Land Use:		Vacant
Future Land Use:		Generator Service Business
Values:	Assessed:	= \$ 12,200
	Actual:	= \$ 42,080
Census Tract:		8
Address Ranges:		2981 Gunnison Ave
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural Fire District
	Drainage:	Grand Junction Drainage District
	School:	District 51

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
Feb 6, 2002	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
Feb 12, 2002	Planning Commission considers Zone of Annexation
March 6, 2002	First Reading on Zoning by City Council
March 20, 2002	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
April 21, 2002	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council approve the Gunn Annexations #1 & 2.

Attachments:
Annexation Maps
Resolution of Acceptance of Petition
Annexation Ordinance

GUNN ANNEXA NO. 1 & 2

TELLER AVE

City Limits
Annexation
Boundary

GUNNISON AVE

#1

#2

D 1/2 RD



This map was developed by the City of Grand Junction using public information. 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. 970-243-3100.

*** Indicates New Item
* Requires Roll Call Vote

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

GUNN ANNEXATION
A SERIAL ANNEXATION COMPRISING GUNN ANNEXATION NO. 1 AND GUNN ANNEXATION NO.2

IS ELIGIBLE FOR ANNEXATION

LOCATED AT 2981 GUNNISON AVENUE

WHEREAS, on the 6th day of February, 2002, 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:

Lot 4, Banner Industrial Park, situate in the SE ¼ NE ¼ Section 17, T1S, R1E, Ute Meridian, County of Mesa, State of Colorado.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of March, 2002; 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 20th day of March, 2002.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

GUNN ANNEXATION #1

APPROXIMATELY .344 ACRES

LOCATED AT 2981 GUNNISON AVENUE

WHEREAS, on the 6th day of February, 2002, 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 20th day of March, 2002; 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:

The North ½ of Lot 4 Banner Industrial Park (Plat Bk 11, Pg 362) situate in the SE¼NE¼ Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado.

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

INTRODUCED on first reading on the 6th day February, 2002.

ADOPTED and ordered published this __ day of _____, 2002.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

GUNN ANNEXATION #2

APPROXIMATELY .344 ACRES

LOCATED AT 2981 GUNNISON AVENUE

WHEREAS, on the 6th day of February, 2002, 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 20th day of March, 2002; 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:

The South ½ of Lot 4 Banner Industrial Park (Plat Bk 11, Pg 362) situate in the SE¼NE¼ Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado.

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

INTRODUCED on first reading on the 6th day February, 2002.

ADOPTED and ordered published this __ day of _____, 2002.

Attest:

President of the Council

City Clerk

Attach 9
Rezoning Cimarron Mesa, 225 Linden Avenue

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Zone of Annexation – Cimarron Mesa	
Meeting Date:	March 20, 2002	
Date Prepared:	March 13, 2002	
Author:	Bill Nebeker	Senior Planner
Presenter Name:	Bill Nebeker	Senior Planner
	Workshop	X Formal Agenda

Subject: Zone of Annexation - Cimarron Mesa, #ANX-2001-161.

Summary: The applicant proposes a zone of annexation from county RSF-4 to city RSF-4 for the 32.567 acre Cimarron Mesa Annexation. A preliminary plan to subdivide the parcel into 109 single-family lots was approved by the Planning Commission at its February 19, 2002 hearing. The Planning Commission recommends approval of the zone of annexation.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on second reading.

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*** *Indicates New Item*
 * *Requires Roll Call Vote*

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:		SW corner of Linden Ave and B ½ Rd	
Applicants:		Darren Davidson	
Existing Land Use:		Vacant	
Proposed Land Use:		Single family residential	
Surrounding Land Use:	North	Vacant and elementary school (Dos Rios)	
	South	Low density residential	
	East	Medium and low density residential	
	West	Vacant	
Existing Zoning:		County RSF-4	
Proposed Zoning:		RSF-4	
Surrounding Zoning:	North	City & County RSF-4 (RSF-4 = Residential Single Family with density not to exceed 4 dwellings per acre)	
	South	City RSF-4	
	East	City RMF-16 & County RSF-4 (RMF-16 = Residential Multi-Family with density not to exceed 16 dwellings per acre)	
	West	City CSR & County RSF-4 (CSR = Community Services & Recreational)	
Growth Plan Designation:		Residential Medium Low (2 to 4 du/acre)	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Yes	No

Zone of Annexation

The applicant is requesting a zone of annexation from County to City RSF-4. This zoning is consistent with the Future Land Use Map of 2 to 4 dwellings per acre. The 2 to

4 designation surrounds this property except for the designation of “Public” for Dos Rios Elementary School located to the north and east.

At its hearing of February 19, 2002 the Planning Commission found the proposed rezone in compliance with Section 2.6.A of the Zoning and Development Code as follows. Staff’s comments are in italicized text.

1. The existing zoning was **not** in error at the time of adoption. *This criterion is not applicable since the only change is from county to city 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. *There has been a change in character in the area due to the construction of an elementary school to the north and east and increased urbanization particularly on the east side of Linden. However the zone change is not an increase over the existing county zoning of RSF-4.*

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 proposed rezone does not constitute an increase in density over the zoning allowed in the county, hence the zone change in and of itself will have no impact on adjacent properties. The proposed plat will have an impact on the neighborhood simply due to the change in land use from vacant to urbanized, particularly since this property abuts lower density rural parcels, some which will likely not redevelop in the future. See preliminary plan discussion for further information on 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 this Code, and other City regulations and guidelines. *Yes, the plan is in conformance with the Future Land Use plan and several goals and policies of the Growth Plan.*

5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development. *Sewer service is not available to Phase II development until an easement is obtained over adjoining property. Phase II shall not developed until this easement and additional road access to Aspen Street is provided. Other public facilities and services are available or will be constructed and extended with Phase I development.*

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. *Not applicable – the only change in zoning is from County to City jurisdiction.*

PLANNING COMMISSION RECOMMENDATION: Approval of the Zone of Annexation to RSF-4 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/Aerial photo
2. Annexation map
3. Cimarron Mesa Subdivision preliminary subdivision
 - a. phase 1
 - b. phase 2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**ZONING THE CIMARRON MESA SUBDIVISION ANNEXATION
RESIDENTIAL SINGLE FAMILY – FOUR (RSF-4),
LOCATED AT THE SOUTHWEST CORNER
OF LINDEN AVENUE AND B ½ ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a Residential Single Family - Four (RSF-4) zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RSF-4 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 - Four (RSF-4) zone district, and includes the following tax parcel 2945-261-26-002.

ALL of Lot 2, Plat of Miles Craig Minor Subdivision as same is recorded in Plat Book 16, Page 38, Reception No. 1819902, Public Records of Mesa County, State of Colorado.

Introduced on first reading this ____ day of _____, 2002.

PASSED and ADOPTED on second reading this ___ day of _____, 2002.

Attest:

President of the Council

City Clerk



UNAWEEP AVE

UNAWEEP AVE

U.S. HIGHWAY 50

GLENWOOD AVE

DOMINIQUEZ AVE

U.S. HIGHWAY 50

2945-261-26-002

N

SOUTHERN

Attach 10

Rezoning of Paul B. Boyd Subdivision, 838 261/2 Road, 2660 and 2662 Catalina Drive

CITY COUNCIL AGENDA

CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Paul B. Boyd Subdivision Rezone		
Meeting Date:	March 20, 2002		
Date Prepared:	March 12, 2002		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: Public Hearing for the second reading of the ordinance to rezone the Paul B Boyd Subdivision, located at 838 26 ½ Road, 2662 and 2660 Catalina Drive, file # RZ-2002-015.

Summary: The Petitioner is requesting a rezoning from RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre) to RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre). The rezone request is the result of a minor subdivision. Two lots were reconfigured into 3 lots, leaving a split zoning on the newly created lot. This proposal will rezone the new lot and the lot to the west to RSF-4. This request is in conformance with the Growth Plan, which suggests a density of residential medium, 4 to 8 units per acre.

Background Information: Please see Staff Report

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*** *Indicates New Item*
* *Requires Roll Call Vote*

Budget: N/A

Action Requested/Recommendation: Public Hearing for approval of second reading of the Rezone Ordinance.

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

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consent	Indiv. Consideration	<input type="checkbox"/>	Workshop
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**CITY OF GRAND JUNCTION
CITY COUNCIL**

MEETING DATE: March 6, 2002
STAFF PRESENTATION: Lori V. Bowers

AGENDA TOPIC: Public Hearing for second reading of the Ordinance to rezone the Paul B. Boyd Minor Subdivision, located at 838 26 ½ Road, 2662 and 2660 Catalina Drive. File number RZ-2002-015.

SUMMARY: The Petitioner is requesting a rezoning from RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre) to RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre). The rezone request is the result of a minor subdivision. Two lots were reconfigured into 3 lots, leaving a split zoning on the newly created lot. This proposal will rezone the new lot and the lot to the west to RSF-4. This request is in conformance with the Growth Plan, which suggests a density of residential medium, 4 to 8 units per acre.

ACTION REQUESTED: Second reading of the Ordinance by City Council for approval of the rezoning request to RSF-4, for the newly created lot and rezone of the existing lot in the Paul B. Boyd Minor Subdivision.

BACKGROUND INFORMATION		
Location:		838 26 ½ Road, 2662 and 2660 Catalina Drive
Applicants:		Greg Bailey, representative Rodney & Susan Martinez, owners Glen & Karen McClelland, owners
Existing Land Use:		Single family residential
Proposed Land Use:		Single family residential
Surrounding Land Use:	North	Single family residential and vacant land
	South	Single family residential
	East	Single family residential
	West	Planned Development
Existing Zoning:		RSF-4 and RMF-5*
Proposed Zoning:		RSF-4*
Surrounding Zoning:	North	RMF-5 *
	South	RSF-4*
	East	RSF-4*
	West	Planned Development
Growth Plan Designation:		Residential Medium, 4 to 8 units per acre

Zoning within density range?	X	Yes		No
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*RSF – Residential Single Family

RMF – Residential Multi-Family

4, 5 – denotes the number of dwelling units (not to exceed) per acre.

Project Analysis: The Paul B. Boyd Subdivision received administrative approval in January. The resulting additional lot had two zonings on it. The request to rezone the newly created lot and the lot to the west is in conformance with the Growth Plan and Section 2.6 of the Zoning and Development Code. This rezoning will make the lots contiguous to Paradise Hills Subdivision consistent with the zoning designation of the Paradise Hills Subdivision. (Lot 3 remains in the Paradise Hills Homeowners Association, while Lots 1 and 2 are independent of this subdivision).

Rezoning: The petitioner is requesting second reading of the ordinance rezoning approximately 2.6 acres of land to RSF-4, (Residential Single-Family, not to exceed 4 units per acre). Part of this property is currently zoned RMF-5 (Residential Multi-Family, not to exceed 5 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:

The existing zoning was in error at the time of adoption;
 -The zoning at the time of adoption was not in error.

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 not been a change in character in the neighborhood, although properties to the north were downzoned during the Growth Plan review process last year. The proposed rezone is a housekeeping issue to have the newly created lot and the lot to the west the same zoning as the adjacent neighborhood.

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 rezone is compatible and does not create any adverse impacts.

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 rezone does conform to the goals and policies of the City's regulatory guidelines.

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

- Utilities are existing in this neighborhood.

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.

- The rezone is a matter of consistency with the existing neighborhood.

PLANNING COMMISSION RECOMMENDATION:

At their regularly scheduled meeting of February 12, 2002, the Planning Commission recommend to the City Council the rezoning from RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre) to RSF-4 (Residential Single-Family, not to exceed 4 dwelling units per acre) for the Paul B Boyd Subdivision, finding that the rezone is consistent with the Growth Plan, Section 2.6 of the Zoning and Development Code and adjacent property development.

Attachments:

Ordinance

Location Map

Subdivision Final Plat

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

ZONING 3 PARCELS OF LAND LOCATED IN THE PAUL B. BOYD SUBDIVISION

Recitals.

A rezone from the RMF-5 zoning district to the RSF-4 zoning district has been requested for the properties located in the Paul B. Boyd Subdivision, the physical addresses for which are 838 26 ½ Road, 2662 Catalina Drive and 2660 Catalina Drive. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (Residential medium, 4-8 dwelling units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its February 12, 2002 hearing, recommended approval of the rezone request from the RMF-5 zoning district to the RSF-4 zoning district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED TO THE RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre) ZONING DISTRICT:

LOTS 1, 2 AND 3, PAUL B. BOYD SUBDIVISION

INTRODUCED for FIRST READING and PUBLICATION this st day of , 2002.
PASSED on SECOND READING this day of , 2002.

ATTEST:

City Clerk

President of Council

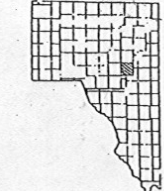


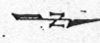
Map of Lot 1
TIN R/W
2701-264

Map of Lot 2
TIN R/W
2701-264

Map of Lot 3
TIN R/W
2701-264

Map of Lot 4
TIN R/W
2701-264





Map of Lot 5
TIN R/W
2701-264

Map of Lot 6
TIN R/W
2701-264

Map of Lot 7
TIN R/W
2701-264

MAY 03 1966

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*** *Indicates New Item*

* *Requires Roll Call Vote*