

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

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

CALL TO ORDER

Pledge of Allegiance
Invocation - Pastor Jim Hale, Spirit of Life Christian
Fellowship

APPOINTMENTS

VISITOR AND CONVENTION BUREAU BOARD OF DIRECTORS

GRAND JUNCTION HOUSING AUTHORITY BOARD OF DIRECTORS

PRESENTATION OF CERTIFICATE OF APPOINTMENT

PARK AND RECREATION ADVISORY BOARD

URBAN TRAILS COMMITTEE

SCHEDULED CITIZEN COMMENTS

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

1. **Minutes of Previous Meetings**

[Attach 1](#)

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

2. **Setting a Hearing for the 2nd Supplemental Appropriation for 2002** [Attach 2](#)

The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.
Proposed Ordinance Making Supplemental Appropriations to the 2002 budget of the City of Grand Junction

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

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 2, 2002

Staff presentation: Ron Lappi, Administrative Services Director

3. **Setting a Hearing on the 2003 Annual Appropriation** [Attach 3](#)

The total appropriation for all thirty-six accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$103,530,492. Although not a planned expenditure, an additional \$2,500,000 is appropriated as a emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Annual Appropriation Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2003 and Ending December 31, 2003.

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 18, 2002

Staff presentation: Ron Lappi, Administrative Services Director

4. **Special Assessment and Issuance of Bonds for Rimrock Marketplace [To be Continued to December 2, 2002]** [Attach 4](#)

Proposed Ordinance – An Ordinance Creating the Rimrock Marketplace Special Improvement District within the City of Grand Junction Rimrock Marketplace General Improvement District

Proposed Ordinance – An Ordinance Concerning the Rimrock Marketplace Special Improvement District and Authorizing the Issuance of Special Assessment Bonds

Proposed Ordinance – A Ordinance Approving the Whole Cost of the Improvements to be Made in the Rimrock Marketplace Special Improvement District; Assessing a Share of said Cost Against each Lot or Tract of Land in the District; and Prescribing the Manner for the Collection and Payment of said Assessments

Action: Continue the Public Hearing on the Proposed Ordinances to December 2, 2002

Staff presentation: Ron Lappi, Administrative Services Director

5. **Setting a Hearing for the Dettmer II Annexation Located at 2918, 2924 and 2926 D ½ Road** [File # ANX-2002-221] [Attach 5](#)

The Dettmer II Annexation is a serial annexation consisting of two parts, Dettmer II Annexation No. 2 and Dettmer II Annexation No. 3. The annexation includes a total of 2.95 acres and consists of three parcels of land. The property owner has requested annexation under the Persigo Agreement as part of their request for rezone to be considered with the zoning.

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

Resolution No. 104-02 - 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, Dettmer II Annexation, a Serial Annexation Comprising Dettmer II Annexation Nos. 2 and 3 Located at 2916, 2924 and 2926 D ½ Road

*Action: Adopt Resolution No. 104-02

b. Set a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Dettmer II Annexation No. 2 , Approximately 0.85 Acres Located at 2918 and Including a Portion of 2924 and 2926 D-1/2 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Dettmer II Annexation No. 3, Approximately 2.1 Acres Located at 2924 and 2926 D-1/2 Road

Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for January 15, 2003

Staff presentation: Kristen Ashbeck, Senior Planner

6. **Setting a Hearing on the Rowe Annexation Located at 176 28 ½ Road** [File #ANX-2002-223] [Attach 6](#)

The 7.3892-acre Rowe Annexation located at 176 28 ½ Road consists of one parcel of land. There are residential and agricultural structures on the property. The owner of the property has signed a petition for annexation.

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

Resolution No. 105-02 - 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, Rowe Annexation Located at 176 28 ½ Road

**Action: Adopt Resolution No. 105-02*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rowe Annexation Approximately 7.3892 Acres Located at 176 28 ½ Road

Action: Adopt Proposed Ordinance on First Reading a Set a Hearing for January 15, 2003

Staff presentation: Lisa Gerstenberger, Senior Planner

7. **Setting a Hearing on the Smith Annexation Located South of 378 Evergreen Road** [File #ANX-2002-222] [Attach 7](#)

The 3.289-acre Smith Annexation area consists of one parcel of land located south of 378 Evergreen Road. There are no structures on the property. The owner of the property has signed a petition for annexation.

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

Resolution No. 106-02 – 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, Smith Annexation Located South of 378 Evergreen Road

*Action: Adopt Resolution No. 106-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Smith Annexation Approximately 3.289 Acres Located South of 378 Evergreen Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for January 15, 2003

Staff presentation: Lisa Gerstenberger, Senior Planner

8. **Setting a Hearing on the Oda Annexation Located at 2561 River Road** [File # ANX-2002-220] [Attach 8](#)

The Oda Annexation consists of 2 parcels of land on 21.18 acres located at 2561 River Road. The Oda's are requesting annexation as part of a contract with the City as sellers of the property. In addition, the City currently owns land adjacent to the Oda property which is also included in the annexation request. The City owned land is also adjacent to the Colorado River and has a portion of the riverfront trail system crossing it.

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

Resolution No. 107-02 - 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, Oda Annexation, Located at 2561 River Road and Including a Portion of the Riverfront Trail

*Action: Adopt Resolution No. 107-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Oda Annexation Approximately 21.18 Acres Located at 2561 River Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for January 15, 2003

Staff presentation: Dave Thornton, Principal Planner

9. **Public Hearing – Zoning for the Krizman Annexation Located at 626 30 Road** [File #ANX-2002-192] [Attach 9](#)

The Krizman Annexation No. 1 and No. 2 is an serial annexation comprised of 1 parcel of land on 18.138 acres located at 626 30 Road. The petitioner is requesting a zone of Residential Single Family with a density not to exceed four units per acre (RSF-4), which conforms to the Growth Plan Future Land Use Map. Planning Commission recommended approval at its November 12, 2002 meeting.

Ordinance No. 3476 – An Ordinance Zoning the Krizman Annexation to Residential Single Family with a Density not to Exceed Four Units Per Acre (RSF- 4) Located at 626 30 Road

**Action: Adopt Ordinance No. 3476 on Second Reading*

Staff presentation: Ronnie Edwards, Associate Planner

10. **Historic Building Designation Located at 603 Lawrence Avenue** [File #HBD-2002-002.01] [Attach 10](#)

Peter Bredemeier, owner of the residence located at 603 Lawrence Avenue, is requesting that the building be designated as historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 108-02 – A Resolution Designating the Residence at 603 Lawrence Avenue Historically Known as the John J. O’Boyle Residence in the City Register of Historic Sites, Structures, and Districts

**Action: Adopt Resolution No. 108-02*

Staff presentation: Kristen Ashbeck, Senior Planner

11. **Tax Credits for Southgate Commons** [Attach 11](#)

This Council Resolution would allow a developer to obtain Colorado low income housing tax credits for the rehabilitation of the Southgate Commons Townhomes.

Resolution 109-02 – A Resolution Acknowledging Support and Approval of a Contribution to Hampstead Southgate Partners, L.P. to Support the Acquisition, Renovation, and Continued Operation of the Southgate Commons Townhomes as Housing Affordable to Low and Moderate Income Households

**Action: Adopt Resolution No. 109-02*

Staff presentation: Dan Wilson, City Attorney

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

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

12. **Energy Impact Grant Application for Fire Station #5** [Attach 12](#)

The Grand Junction Fire Department requests the City of Grand Junction City Council to approve the submittal of an Energy Impact Grant Application for \$600,000 to the Department of Local Affairs. If awarded, the funds will be used to offset construction costs of Grand Junction Fire Department Fire Station #5.

**Action: Approve the Submittal of an Energy Impact Grant Application to the Department of Local Affairs in the Amount of \$600,000*

Staff presentation: Rick Beaty, Fire Chief

13. **Public Hearing – Zoning the Summit View Meadows Annexation Located at 3146 D ½ Road** [File #ANX-2002-153] [Attach 13](#)

Second reading of the zoning ordinance to zone the Summit View Meadows Annexation Residential Multi-Family-8 (RMF-8), located at 3146 D ½ Road.

Ordinance No. 3466 – An Ordinance Zoning the Summit View Meadows Annexation to Residential Multi-Family-8 (RMF-8), Located at 3146 D 1/2 Road

**Action: Adopt Ordinance No. 3466 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

14. **Public Hearing – 430 30 Road Annexations No. 1 and 2, Located at 430 30 Road** [File #ANX-2002-182] [Attach 14](#)

The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan in accordance with the 1998 Persigo Agreement with Mesa County. The physical address for the property is 430 30 Road. This is a serial annexation.

a. Accepting Petition

Resolution No. 110-02 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as 430 30 Road Annexation is Eligible for Annexation Located at 430 30 Road

**Action: Adopt Resolution No. 110-02*

b. Annexation Ordinances

Ordinance No. 3467 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado 430 30 Road Annexation No. 1 Approximately 5.1706 Acres Located at 430 30 Road

Ordinance No. 3468 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado 430 30 Road Annexation No. 2 Approximately 6.2599 Acres Located at 430 30 Road Annexation

**Action: Adopt Ordinance No. 3467 and Ordinance No. 3468 on Second Reading*

Staff presentation: Lori V. Bowers, Senior Planner

15. **Public Hearing – Zoning the 430 30 Road Annexation Located at 430 30 Road** [File #ANX-2002-182] [Attach 15](#)

The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan. The requested zoning for the property is RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The physical address for the property is 430 30 Road. This is a serial annexation.

Ordinance No. 3469 – An Ordinance Zoning the 430 30 Road Annexation to Residential Multi-Family, not to Exceed 8 Dwelling Units Per Acre (RMF-8) Located at 430 30 Road

**Action: Adopt Ordinance No. 3469 on Second Reading*

Staff presentation: Lori V. Bowers, Senior Planner

16. **Public Hearing – Zoning the Dakota West Annexation Located at 3088 and 3090 D ½ Road** [File #ANX-2002-168] [Attach 16](#)

The Dakota West Annexation area consists of three parcels of land, approximately 10.91 acres in size. The petition for annexation has been presented as part of a Preliminary Plan and was accepted on November 6, 2002. This request is for second reading of the Zoning Ordinance, zoning the annexation area to RMF-5 (Residential Multi-family, not to exceed 5 units per acre). The physical addresses for the properties are 3088 and 3090 D ½ Road.

Ordinance No. 3470 – An Ordinance Zoning the Dakota West Annexation to Residential Multi-Family, not to Exceed 5 Units Per Acre (RMF-5), Located at 3088 and 3090 D ½ Road

**Action: Adopt Ordinance No. 3470 on Second Reading*

Staff presentation: Lori V. Bowers, Senior Planner

17. **Public Hearing – Crista Lee Annexation Located at 2933 B ½ Road** [File #ANX-2002-180] [Attach 17](#)

The Crista Lee Annexation is an annexation comprised of 1 parcel of land located at 2933 B ½ Road, comprising a total of 6.1157 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

a. Accepting Petition

Resolution No. 111-02 - A Resolution Accepting a Petition for the Annexation, Making Certain Findings, Determining that Property Known as the Crista Lee Annexation Located at 2933 B ½ Road is Eligible for Annexation

**Action: Adopt Resolution No. 111-02*

b. Annexation Ordinance

Ordinance No. 3471 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado Crista Lee Annexation Approximately 6.1157 Acres Located at 2933 B ½ Road

**Action: Adopt Ordinance No. 3471 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor

18. **Public Hearing – Zoning the Crista Lee Annexation Located at 2933 B ½ Road** [File #ANX-2002-180] [Attach 18](#)

The Crista Lee Annexation is requesting that a zoning of RSF-4 be applied to the 6.1157 acres. The Planning Commission at its October 22, 2002 hearing recommended approval of the zoning.

Ordinance No. 3472 – An Ordinance Zoning the Crista Lee Annexation to the Residential Single Family – 4 Dwelling Units Per Acre (RSF-4) District Located at 2933 B ½ Road

**Action: Adopt Ordinance No. 3472 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor

19. **Public Hearing – Lucas Annexation Located at 2220 Broadway** [File #ANX-2002-184] [Attach 19](#)

The Lucas Annexation is an annexation comprised of 2 parcels of land located at 2220 Broadway and including a portion of the Broadway right-of-way, comprising a total of 3.9221 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

a. Accepting Petition

Resolution No. 112-02 - A Resolution Accepting Petitions for the Annexation, Making Certain Findings, Determining Property Known as the Lucas Annexation (A Serial Annexation Comprising of Lucas Annexation No's 1 & 2) is Eligible for Annexation Located at 2220 Broadway and Containing Portions of the Broadway Right-Of-Way

**Action: Adopt Resolution No. 112-02*

b. Annexation Ordinances

Ordinance No. 3473 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Lucas Annexation No. 1, Approximately 0.0883 Acres Located at 2220 Broadway

Ordinance No. 3474 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Lucas Annexation No. 2, Approximately 3.8338 Acres Located at 2220 Broadway

**Action: Adopt Ordinance No. 3473 and Ordinance No. 3474 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor

20. **Public Hearing – Zoning the Lucas Annexation Located at 2220 Broadway**
[File #ANX-2002-184] [Attach 20](#)

The Lucas Annexation is requesting that a zoning of RSF-4 be applied to the 3.747 acres. The Planning Commission, at its October 22, 2002 hearing recommended approval of the zoning.

Ordinance No. 3475 – An Ordinance Zoning the Lucas Annexation to Residential Single Family – 4 dwelling units per acre (RSF-4) District Located at 2220 Broadway

**Action: Adopt Ordinance No. 3475 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor

21. **Growth Plan Amendment for the ISRE No. 2 Property Located at 2980 D ½ Road**
[File #ANX-2002-176] [Attach 21](#)

The ISRE property is a single parcel of land consisting of 5.7 acres located at 2980 D-1/2 Road. The petitioner is requesting to amend the Future Land Use Map of the Growth Plan to redesignate the property from Residential Medium Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre).

Resolution No. 113-02 - A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map to Redesignate Approximately 6 acres

Known as the ISRE No. 2 Property Located at 2980 D-1/2 Road from Residential Medium Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre)

**Action: Adopt Resolution No. 113-02*

Staff presentation: Kristen Ashbeck, Senior Planner

22. **Public Hearing – Rezone of ISRE Property Located at 2990 D 1/2 Road** [File #ANX-2002-176] [Attach 22](#)

Request to approve a rezone from the Residential Single Family 4 units per acre (RSF-4) zone district to the Residential Multifamily 8 units per acre (RMF-8) zone district for the ISRE property located at 2990 D-1/2 Road.

Ordinance No. 3477 – An Ordinance Rezoning the ISRE Property to Residential Multifamily with a Maximum Density of 8 units per acre (RMF-8) Located at 2990 D-1/2 Road

**Action: Adopt Ordinance No. 3477 on Second Reading*

Staff presentation: Kristen Ashbeck, Senior Planer

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

24. **OTHER BUSINESS**

25. **ADJOURNMENT**

Attach 1

**Summary of November 4, 2002 Workshop and Minutes of November 6, 2002
Regular Meeting**

**GRAND JUNCTION
CITY COUNCIL WORKSHOP**

November 4, 2002

The City Council of the City of Grand Junction, Colorado, met on Monday, November 4, 2002 at 7:03 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Janet Terry, Reford Theobald and President of the Council Cindy Enos-Martinez. Councilmember Jim Spehar was absent.

Summaries and action on the following topics:

1. **TRAFFIC CALMING:** Council reviewed three applications for traffic calming in different neighborhoods. Transportation Engineer Jody Kliska introduced the three projects that were in process last year when the Council decided to adopt a formal policy. The requests are for temporary installations for a two to six month period and then they will be evaluated.
 - 1) Chipeta Avenue – 13th to 14th Street. Ms. Kliska advocated a mini roundabout. Craig Roberts, 1320 Chipeta Avenue, described the neighborhood and the circumstances. About 70% of the neighborhood is in favor of traffic calming. Besides the traffic calming measure, he requested a reduced speed limit for not only his neighborhood but city-wide. Council voiced concerns about the number of requests becoming out-of-hand. Councilmember Theobald questioned the review of other solutions to the situation, including posting speed limit signs. Ms. Kliska advised that rarely will the posting of speed limits mitigate the problem, people generally drive the speed they feel comfortable going. After further discussion, Council supported this particular request due to the location of the school and also the cut-through traffic and authorized a temporary installation for a maximum of six months.
 - 2) 5th Street from Grand Avenue to Belford Avenue. Ms. Kliska reviewed the concerns of the 5th Street residents in the general vicinity of Hawthorne Park. The street actually acts as a barrier from the east side of the street to the park. The far left lane is used mostly for weaving and passing. Therefore, the request is to re-allocate the pavement to reduce the number of lanes for a two month trial period. Most of the roadway will

be under construction next summer due to the combined sewer elimination project.

Allison Flynn and Shannon Fulton addressed Council as representatives of the 5th Street neighborhood. They stated there are a lot of kids in the neighborhood and people travel at a high rate of speed going up 5th Street. They noted that there are new, young families moving in as evidenced by the renewal of the older homes. One problem is the wide road which is like a speedway, making it difficult for children and disabled adults to cross safely to visit neighbors or the park.

Council supported the temporary measure of narrowing the road corridor be instituted and also the speed limit be reduced to 30 mph.

3) Standing Rock Drive (Canyon View Subdivision). Ms. Kliska reviewed this request. The other streets entering the subdivision have speed bumps and the residents on this street have requested the same. The street department can install asphalt bumps that can be removed later if need be. Whether there is asphalt available this time of year is questionable.

Scott Hendricks, 2184 Standing Rock Drive, stated many residents are using Standing Rock to exit since the other two streets have speed bumps. They are averaging 633 cars per day down Standing Rock. Mr. Hendricks said 90% of the residents on Standing Rock support the request. After six months, a survey of the neighborhood will be conducted using postcards to determine the long-term desirability.

Council supported the installation and directed it to be reviewed in six months. If the postcard survey comes back positive, there will not be any need to come back however, Public Works and Utilities Director Relph said he would report back on all three measures.

Action summary: Council supported all three temporary installations and asked Staff to bring back options on reducing speed limits city-wide. City Manager Arnold said Staff will come back on options to reduce the speed limit to 25 mph.

2. **DISCUSSION OF DOWNTOWN MAIN STREET APPLICATION:** The DDA and the DTA are proposing the inclusion of downtown Grand Junction into the Main Street Program. Karen Hildebrandt, President of the DTA, addressed the City Council on what the Main Street Program is all about. Monies for marketing is in short supply. In the last six weeks

the DTA has raised \$20,000. They are asking Council for \$75,000 to help fund the program in 2003, a letter of support signed by the Mayor and a letter confirming the hiring of the Main Street Program Coordinator. She then deferred to Harold Stalf, DDA Executive Director for an overview of the program.

Mr. Stalf explained the approach as comprehensive toward downtown revitalization. It is a three-year program and will not extend past three years unless long-term funding is successful. He then reviewed the proposed budget for the program. Council asked where the funding source would be. City Manager Arnold said both the parking fund and the general fund were discussed. Councilmember Terry stated that she supports the use of the parking fund.

Doug Simons, Chair of DDA, stated that organization is in full support of the DTA in their endeavor to put in place this program. However, they would like to maintain the integrity of the parking fund as much as possible.

Councilmember Theobold asked about long-term funding. Mr. Simons said part of the process will be planning for the creation of a Business Improvement District, as well as extending the TIF.

City Manager Arnold advised that first Council must decide if they support the program and at what level. Once that is determined there are options for the funding.

Councilmember Butler asked how many DTA members favor the proposal. Ms. Hildebrandt said all members downtown support the program, only two members did not support it financially. Councilmember Theobold asked of the downtown tenants what percentage are members of the DTA. Ms. Hildebrandt said due to database problems she cannot answer that accurately but approximately 40%. Ms. Hildebrandt said she has 68 pledges. DTA member Ron Maupin said the DTA has about 190 individual members plus others (around 250 total).

Doug Simons explained that the pledges are three-year pledges, and the County will also be approached for funding. He also noted that if the Council were to determine that the parking fund is the appropriate place for the funding to come from, the DDA would be in agreement.

Council asked when does the DTA need an answer. Ms. Hildebrandt said immediately, the application has already been sent in. Councilmember Kirtland asked what the DTA will receive in return for their pledge of

membership. Mr. Stalf explained the downtown is wonderful but is lacking promotion.

Councilmember Terry stated that she supports the use of the parking fund and no other fund because then other areas would rightfully want similar support. Mr. Theobald did not disagree but thought that other areas that might need revitalization should rightfully be considered for such support. Ms. Terry said she would support the same for capital improvements but using general fund money for marketing would require the formulation of a policy. Councilmember Kirtland cautioned Council against going against their multi-year funding policy but he does support going forward right away.

Action summary: Council authorized placing an item on Wednesday's Consent Calendar to approve the commitment and funding.

ADJOURNED at 9:44 p.m.

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

November 6, 2002

The City Council of the City of Grand Junction convened into regular session on the 6th, day of November 2002, at 7:32 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Dennis Kirtland, Bill McCurry, Reford Theobold, Janet Terry, and President of the Council Cindy Enos-Martinez. Councilmember Jim Spehar was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

President of the Council Cindy Enos-Martinez called the meeting to order. Councilmember Terry led in the pledge of allegiance. The audience remained standing for the invocation by Rev. Michael Torphy of the Religious Science Church of Grand Junction.

PROCLAMATIONS

PROCLAIMING NOVEMBER 2002 AS "HOSPICE MONTH" IN THE CITY OF GRAND JUNCTION

PROCLAIMING NOVEMBER 9, 2002 AS "A SALUTE TO ALL VETERANS" IN THE CITY OF GRAND JUNCTION

PRESENTATIONS/RECOGNITIONS

TRAVEL INDUSTRY ASSOCIATION OF AMERICA ODYSSEY AWARD

City Manager Kelly Arnold introduced the presentation. VCB Executive Director Debbie Kovalik presented the award to the City Council.

SCHEDULED CITIZEN COMMENTS

John McGee, 2204 Crestline Court, addressed Council regarding the Sewer Lift Station Construction in Lime Kiln Gulch. Mr. McGee pointed out that the engineer only did a cursory review of the area, and that soil tests were not performed.

Councilmember Terry inquired if the environmental assessment was performed. Mr. McGee confirmed that it was done, but the geological studies that were a condition of approval of the change order on September 18th, were not done.

Councilmember Theobold asked what Mr. McGee's concerns were, and if he is objecting to the process or where and how the lift station is built. Mr. McGee replied that he wants it done properly and wants the properties surrounding the gulch protected.

Councilmember Kirtland asked him if the sewer alignment were altered, so that it went a different route, would that also raise as much concern. Mr. McGee said the line has to go through a fairly narrow area and must cross a running stream bed. He told Council that the swath needed to construct the lift station is the concern, not the building of the lift station.

Mark Relph, Public Works and Utilities Director suggested that the investigative entity respond to the concerns in writing to the City Manager so he can then share the information with Council.

Councilmember Terry suggested that the response include, as a refresher, the conditions of approval for acceptance of the change order.

Mr. McGee stated he wants the City to be held to the same standards as everyone else. Councilmember Terry responded that the City does that and Council will look into Mr. McGee's concerns.

CONSENT CALENDAR

It was moved by Councilmember Theobold, seconded by Councilmember McCurry, and carried by a roll call vote, to approve Consent Items #1 through #15.

1. Minutes of Previous Meetings

Action: Approve the Minutes of the October 14th, 2002 Special Joint Meeting and the Minutes of the October 16, 2002 Regular Meeting

2. City Council Meeting Schedule

Due to conflicts in December and January, Council may consider amending the meeting schedule. There will not be a quorum on December 4th and the first Wednesday in January, 2003 is January 1st, a holiday. Council may consider changing the accompanying workshops as well.

Resolution No. 88-02 - A Resolution of the City of Grand Junction Amending the City Council 2002 Meeting Schedule and Determining the Date for the First Meeting in 2003

Action: Adopt Resolution No. 88-02

3. Setting a Hearing on the Special Assessment and Issuance of Bonds for Rimrock Marketplace

First reading of three related ordinances for Rimrock Market Place G.I.D. They authorize creating a special assessment district, bond sale of \$3,980,000, and assessing the properties in the district.

Proposed Ordinance Creating the Rimrock Marketplace Special Improvement District within the City of Grand Junction Rimrock Marketplace General Improvement District

Proposed Ordinance Concerning the Rimrock Marketplace Special Improvement District and Authorizing the Issuance of Special Assessment Bonds

Proposed Ordinance Approving the Whole Cost of the Improvements to be Made in the Rimrock Marketplace Special Improvement District; Assessing a Share of said Cost Against each Lot or Tract of Land in the District; and Prescribing the Manner for the Collection and Payment of said Assessments

Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for November 20, 2002

4. **Setting a Hearing on Zoning the Lucas Annexation Located at 2220 Broadway** [File # ANX-2002-184]

The Lucas Annexation is requesting that a zoning of RSF-4 be applied to the 3.747 acres. The Planning Commission, at its October 22, 2002 hearing recommended approval of the zoning.

Proposed Ordinance Zoning the Lucas Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) District Located at 2220 Broadway

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

5. **Setting a Hearing on Zoning the Summit View Meadows Annexation Located at 3146 D ½ Road** [File # ANX-2002-153]

First reading of the zoning ordinance to zone the Summit View Meadows Annexation Residential Multi-Family-8 (RMF-8), located at 3146 D ½ Road.

Proposed Ordinance Zoning the Summit View Meadows Annexation to Residential Multi-Family-8 (RMF-8), Located at 3146 D ½ Road

Action: Adopt Proposed Ordinance of First Reading and Set a Hearing for November 20, 2002

6. **Setting a Hearing on Zoning the Crista Lee Annexation Located at 2933 B ½ Road** [File # ANX-2002-180]

The Crista Lee Annexation is requesting that a zoning of RSF-4 be applied to the 6.1157 acres. The Planning Commission at its October 22, 2002 hearing recommended approval of the zoning.

Proposed Ordinance Zoning the Crista Lee Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) district Located at 2933 B ½ Road

Action: Adopt Proposed Ordinance of First Reading and Set a Hearing for November 20, 2002

7. **Setting a Hearing on Rezoning the ISRE Property Located at 2990 D ½ Road**
[File # ANX-2002-177]

Request to approve a rezone from the Residential Single Family 4 units per acre (RSF-4) zone district to the Residential Multifamily 8 units per acre (RMF-8) zone district for the ISRE property located at 2990 D-1/2 Road.

Proposed Ordinance Rezoning the ISRE Property to Residential Multifamily with a Maximum Density of 8 units per acre (RMF-8) Located at 2990 D-1/2 Road

Action: Adopt Proposed Ordinance of First Reading and Set a Hearing for November 20, 2002

8. **Setting a Hearing on Zoning the 430 30 Road Annexation Located at 430 30 Road**
[File #ANX-2002-182]

The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan. The requested zoning for the property is RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The physical address for the property is 430 30 Road.

Proposed Ordinance Zoning the 430 30 Road Annexations to Residential Multi-Family, not to Exceed 8 Dwelling Units per Acre (RMF-8) Located at 430 30 Road

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

9. **Setting a Hearing on Zoning the Dakota West Annexation Located at 3088 and 3090 D ½ Road**
[File #ANX-2002-168]

The Dakota West Annexation area consists of three parcels of land, approximately 10.91 acres in size. A petition for annexation has been presented as part of a Preliminary Plan. Request is for First Reading of the Zoning Ordinance, zoning the annexation area to RMF-5 (Residential Multi-family, not to

exceed 5 units per acre). The physical address for the properties are 3088 and 3090 D ½ Road.

Proposed Ordinance Zoning the Dakota West Annexation to Residential Multi-Family, not to exceed 5 Units per Acres (RMF-5) Located at 3088 and 3090 D ½ Road

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

10. **Setting a Hearing on the Krizman Annexation Located at 626 30 Road**

[File #ANX-2002-192]

The Krizman Annexation No. 1 and No. 2 is an serial annexation comprised of 1 parcel of land on 18.485 acres located at 626 30 Road. The owner is seeking annexation in anticipation of an infill opportunity for single family residential development, pursuant to the 1998 Persigo Agreement with Mesa County.

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

Resolution No. 99-02 - 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 Krizman Annexation Located at 626 30 Road and Including a Portion of the 30 Road Right-Of-Way

Action: Adopt Resolution No. 99-02

b. Set a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Krizman Annexation No. 1 Approximately 9.615 Acres Located at 626 30 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Krizman Annexation No. 2 Approximately 8.8697 Acres Located at 626 30 Road and Including a Portion of 30 Road

Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for December 18, 2002

11. **Construction Contract for South Camp Trail, Phase 2**

The Project involves the construction of three sections of trail along South Camp Road. Funding for the project will be through the Colorado Department of Transportation (CDOT) Enhancement Funds and by local government match. Davis-Bacon wage rates will apply.

The following bids were received on October 22, 2002:

Bidder	From	Bid Amount
Mays Concrete, Inc.	Grand Junction	\$243,445.00
Professional Pipeline & Concrete, Inc.	Fruita	\$250,291.25
Reyes Construction, Inc	Grand Junction	\$269,402.00
Colorado Constructors, Inc.	Denver	\$280,956.75
Skyline Contracting, Inc.	Grand Junction	\$312,562.80
Vista Paving Corporation	Grand Junction	\$439,443.59
Engineer's Estimate		\$365,143.00

Action: Authorize City Manager to Sign a Construction Contract for the South Camp Trail with Mays Concrete Inc. in the Amount of \$243,445.00

12. **Change Order to the Design Contract for Combined Sewer Elimination Project**

Approve a change order to the Combined Sewer Elimination Project design contract with Sear-Brown in the amount of \$82,019 for additional work associated with the aerial photography, environmental assessment, North Ave. analysis, and Basin 10 Storm sewer design.

Action: Authorize the City Manager to Execute a Design Contract Change Order for Combined Sewer Elimination Project with Sear-Brown in an Amount of \$82,019

13. **Contract to Purchase Chip Spreader**

This recommended purchase is based on competitive solicitation and subsequent contract award by the State of Colorado Department of Transportation.

Action: Authorize the City Purchasing Manager to Purchase One, New 2003 Etnyre Hydrostatic Chip Spreader for the Net Amount of \$122,235 from Faris Machinery Company, Grand Junction, Colorado

14. **Contract to Purchase Side Load Trash Truck**

This recommendation is to facilitate the purchase through the City Sole Source Purchase Process. The original Sole Source Purchase for this truck/trash compactor configuration was approved by the Council 4/15/98 to facilitate equipment compatibility, reduction of repair parts and authorized warranty service by the City Shops on the trash compactor unit.

Action: Authorize the City Purchasing Manager to Purchase One New 2003 Mack MR Truck Complete with Heil Side Load Automated Trash Compactor for the Net Amount of \$148,756 from Mesa Mack Sales & Service, Inc., Grand Junction, Colorado

15. **Application for Main Street Program**

The Downtown Association (DTA) and the Downtown Development Authority (DDA) are proposing the inclusion of downtown Grand Junction into the Main Street Program. This program provides structure and assistance to communities wishing to revitalize or enhance historic downtowns.

Resolution No. 103-02 – A Resolution Endorsing Participation in the Colorado Main Street Program

Action: Adopt Resolution No. 103-02 and Authorize the Mayor to Sign a Commitment Letter

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

Free Holiday Parking

The previous three years the City Council agreed to suspend parking meters for the holiday season. The merchants found it to be a great success and both the DTA and DDA support the request again this year.

Harold Staf, Downtown Development Authority Director, reviewed the request. He noted the change this year would be the bagging of the meters so people don't feed the meters unknowingly. City Manager Kelly Arnold stated that enforcement of the signed parking will still occur to prevent all day parking in the two hour slots.

Upon motion made by Councilmember Kirtland, seconded by Councilmember Terry, and carried by a roll call vote, the amended request to suspend paid parking at meters from Thanksgiving to January 2nd, 2003 was approved.

Public Hearing – ISRE Annexation No. 2 Located at 2980 D-1/2 Road [File # ANX-2002-176]

The ISRE Annexation No. 2 area consists of a 6.27-acre parcel of land located at 2980 D ½ Road. The property owner has requested annexation into the City as the result of proposing a Growth Plan Amendment for the property to be considered by City Council at a later date. Under the Persigo Agreement all such types of development require annexation and processing in the City.

Resolution No. 100-02 - A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property known as ISRE Annexation No. 2, Located at 2980 D ½ Road and Including a Portion of the D ½ Road Right-of-Way is Eligible for Annexation

a. Accepting Petition

The public hearing was opened at 8:14 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item.

The applicant was present but had nothing to add.

There were no public comments.

The public hearing was closed at 8:15 p.m.

Resolution No. 100-02 - A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property known as ISRE Annexation No. 2, Located at 2980 D ½ Road and Including a Portion of the D ½ Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3464 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado ISRE Annexation No. 2, Approximately 6.27 Acres Located at 2980 D ½ Road and Including a Portion of the D ½ Road Right-of-Way

Upon motion made by Councilmember Kirtland, seconded by Councilmember McCurry, and carried by a roll call vote, Resolution No. 100-02 was adopted, and Ordinance No. 3464 was adopted on Second Reading and ordered published.

Public Hearing – Dakota West Annexation Located at 3088 and 3090 D-1/2 Road
[File # ANX-2002-168]

The Dakota West Annexation area consists of three parcels of land, approximately 10.91 acres in size. A petition for annexation has been presented as part of a Preliminary Plan, in accordance with the 1998 Persigo Agreement with Mesa County. The physical address for the properties are 3088 and 3090 D ½ Road.

The public hearing was opened at 8:15 p.m.

Kathy Portner, Planning Manager, reviewed this item. The applicant was not present.

There were no public comments.

The public hearing was closed at 8:16 p.m.

a. Accepting Petition

Resolution No. 101-02 - A Resolution Accepting the Petition for Annexation, Making Certain Findings, Determining that Property known as Dakota West Subdivision, Located at 3088 and 3090 D ½ Road

b. Annexation Ordinance

Ordinance No. 3465 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado Dakota West Annexation, Approximately 10.9105 Acres Located at 3088 and 3090 D ½ Road

Upon motion made by Councilmember Theobold, seconded by Councilmember Kirtland, and carried by a roll call vote, Resolution No. 101-02 was adopted, and Ordinance No. 3465 was adopted on Second Reading and ordered published.

Public Hearing - Creating Alley Improvement District ST-03, 2003

Successful petitions have been submitted requesting an Alley Improvement District be created to reconstruct the following six alleys:

“T” Shaped Alley from 2nd to 3rd, between E. Sherwood Avenue and North Avenue.
“Cross” Shaped Alley from 6th to 7th, between Rood Avenue and White Avenue.
East/West Alley from 11th to 12th, between Rood Avenue and White Avenue
East/West Alley from 13th to 14th, between Main Street and Colorado Avenue
East/West Alley from 13th to 14th, between Chipeta Avenue and Ouray Avenue
East/West Alley from 13th to 14th, between Hall Avenue and Orchard Avenue

The public hearing was opened at 8:16 p.m.

Rick Marcus, Real Estate Technician reviewed this item. There were no written or verbal comments submitted regarding the assessment.

Carol Scott, 202 and 216 North Avenue, said she is under contract to purchase the property and closing is in March. She wanted to know what kind of assessments to expect and when the project will be done. Specifically the properties she is purchasing is Mail Boxes, Etc. and the adjacent strip mall.

Councilmember Theobold answered that the assessment is \$1,575 per property.

Mr. Marcus responded the alley will be constructed early spring and the assessment will be in the fall. He then explained the payment options available.

Councilmember Theobold explained the alley improvement program to Ms. Scott.

Vera Morse, who lives at 220 N. 11th Street said she has 39 feet of frontage, but can't find her name on the list. She said she doesn't remember seeing the petition.

Rick Marcus, Real Estate Technician, said the City does not get involved in the circulation of the petition. That was done by one of the property owners in the area.

Upon further checking it appeared there was an error in the circulation of the petition, and the wrong property owner was contacted. Ms. Morse voiced no objections but wanted clarification.

The public hearing was closed at 8:35 p.m.

Resolution No. 102-02 – A Resolution Creating and Establishing Alley Improvement District No. ST-03, 2003 within the Corporate Limits of the City of Grand Junction, Colorado, Authorizing the Reconstruction of Certain Alleys, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof

Upon motion made by Councilmember Theobald, seconded by Councilmember Kirtland, and carried by a roll call vote, Resolution No. 102-02 was adopted.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

ADJOURNMENT

City Council President Enos-Martinez called for the meeting to be adjourned. The meeting was adjourned at 8:37 p.m.

Stephanie Tuin, CMC
City Clerk

Attach 2

Setting a Hearing for the 2nd Supplemental Appropriation for 2002

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		2 nd Supplemental Appropriation Ordinance for 2002								
Meeting Date		November 20, 2002								
Date Prepared		11/13/02				File #				
Author		Lanny Paulson			Budget & Accounting Manager					
Presenter Name		Ron Lappi			Administrative Services Director					
Report results back to Council		X	No		Yes	When				
Citizen Presentation			Yes	X	No	Name				
	Workshop	X	Formal Agenda			X	Consent	Individual Consideration		

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

Budget: Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance. The total appropriation adjustment for all funds combined is \$2,293,190. The following provides a summary of the requests by fund.

E-911 Fund #101, \$33,332: Increase to cover Communications Center equipment costs.

Visitor & Convention Bureau Fund #102, \$22,328: Costs associated with the Olympic Torch Relay and the Governor's Conference.

DDA Operating Fund #103, \$38,208: Additional appropriation required to cover unemployment expense, property rental, and other operating expenditures.

CDBG Special Revenue Fund #104, \$423,000: Appropriation of pass-through grants for the Housing Authority, Energy Office, Mesa Devl. Svcs., Partners, and the Botanical Gardens.

Economic Development Fund #108, \$600,000: Appropriation of the remaining fund balance.

DDA/TIF Special Revenue Fund #109, \$7,000: Increase in the transfer of interest income to the DDA Operating Fund.

Future Street Improvements / TCP Fund #207, \$193,000: Transfer to the Sales Tax CIP Fund for the Bookcliff Avenue, Independent Avenue, and the 24 & G Road projects.

Water Fund #301, \$390,036: Increase due primarily to water line replacements and debt service associated with the Colorado Water Resources & Power Development Authority loan.

Solid Waste Fund #302, \$42,273: Expenditures for automated refuse containers.

Two Rivers Convention Center Fund #303, \$108,572: To appropriate the expenses for the operations of the Avalon Theater.

City Cemeteries Fund #307, \$9,495: Unallocated appropriation.

Parking Fund #308, \$25,164: Additional appropriation for parking meters and consultant services for the Bus Depot property.

Irrigation Fund #309, \$4,556: Pump retrofitting.

Data Processing Fund #401, \$97,840: Software maintenance and network computer replacements.

Stores Fund #403, \$14,732: Retirement Payout.

Communications Center Fund #405, \$33,332: Equipment purchases.

DDA Debt Service Fund #611, \$500: Paying Agent Fees

PIAB Fund #703, \$4,500: Donations

Joint Sewer System Fund #900, \$245,322: Combined Sewer Elimination Project.

Action Requested/Recommendation: Adoption of the appropriation ordinance with final passage on December 2nd, 2002.

Attachments: n/a

Background Information: A second supplemental appropriation ordinance is adopted every year at this time to fine tune the budget and to appropriate contingency amounts to ensure the proper level of appropriation authority by fund.

Ordinance No. _____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2002 BUDGET OF THE CITY OF GRAND JUNCTION.

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenue to the funds indicated for the year ending December 31, 2002, to be expended from such funds as follows:

FUND NAME	FUND #	APPROPRIATION
Enhanced 911 Special Revenue	101	\$ 33,332
Visitor & Convention Bureau	102	\$ 22,328
DDA Operations	103	\$ 38,208
CDBG Special Revenue	104	\$ 423,000
Economic Development	108	\$ 600,000
DDA/TIF Special Revenue	109	\$ 7,000
Future Street Improvements	207	\$ 193,000
Water	301	\$ 390,036
Solid Waste	302	\$ 42,273
Two Rivers Convention Center	303	\$ 108,572
City Cemeteries	307	\$ 9,495
Parking	308	\$ 25,164
Irrigation	309	\$ 4,556
Data Processing	401	\$ 97,840
Stores	403	\$ 14,732
Communications Center	405	\$ 33,332
DDA Debt Service	611	\$ 500
Parks Improvement Advisory Board	703	\$ 4,500
Joint Sewer System	900	\$ 245,322
TOTAL ALL FUNDS		\$ 2,293,190

INTRODUCED AND ORDERED PUBLISHED this _____ day of _____, 2002.

PASSED AND ADOPTED this _____ day of _____, 2002.

Attest:

President of the Council

City Clerk

Attach 3
Setting a Hearing on the 2003 Annual Appropriation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Annual Appropriation Ordinance for 2003					
Meeting Date		November 20, 2002					
Date Prepared		November 13, 2002				File #	
Author		Lanny Paulson		Budget & Accounting Manager			
Presenter Name		Ron Lappi		Administrative Services Director			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: The total appropriation for all thirty-six accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$103,530,492. Although not a planned expenditure, an additional \$2,500,000 is appropriated as a emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Budget: Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance.

Action Requested/Recommendation: Adoption of the appropriation ordinance with final passage on December 18, 2002.

Attachments: n/a

Background Information: The budget, by fund, is as presented to the City Council at the Budget Workshop on Monday November 18, 2002.

Ordinance No. _____

THE ANNUAL APPROPRIATION ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, THE RIDGES METROPOLITAN DISTRICT, AND THE GRAND JUNCTION WEST WATER AND SANITATION DISTRICT, FOR THE YEAR BEGINNING JANUARY 1, 2003, AND ENDING DECEMBER 31, 2003.

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2003, and ending December 31, 2003, said sums to be derived from the various funds as indicated for the expenditures of:

<u>FUND NAME</u>	<u>FUND #</u>	<u>APPROPRIATION</u>	<u>Emergency Reserve</u>
General	100	\$ 41,127,070	\$ 2,500,000
Enhanced 911 Special Revenue	101	\$ 1,490,451	

Visitor & Convention Bureau	102	\$ 1,373,140
DDA Operations	103	\$ 306,334
CDBG Special Revenue	104	\$ 400,000
Parkland Expansion	105	\$ 552,153
Wood Stove Replacement Incentive	106	\$ 25,000
Golf Course Expansion	107	\$ 147,831
Economic Development	108	\$ 450,000
DDA/TIF Special Revenue	109	\$ 595,178
Sales Tax CIP	201	\$ 13,381,819
Storm Drainage Improvement	202	\$ 3,916,041
DDA/TIF/CIP	203	\$ 25,000
Future Street Improvements	207	\$ 390,000
Water	301	\$ 7,570,358
Solid Waste	302	\$ 2,232,282
Two Rivers Convention Center	303	\$ 1,728,648
Swimming Pools	304	\$ 691,842
Lincoln Park Golf Course	305	\$ 669,245
Tiara Rado Golf Course	306	\$ 1,241,925

City Cemeteries	307	\$ 369,181	
Parking	308	\$ 636,153	
Irrigation	309	\$ 181,015	
Data Processing	401	\$ 1,767,853	
Equipment	402	\$ 2,627,168	
Stores	403	\$ 231,770	
Self Insurance	404	\$ 1,047,635	
Communications Center	405	\$ 3,446,482	
General Debt Service	610	\$ 42,000	
DDA Debt Service	611	\$ 545,178	
GJWWSD Debt Service	612	\$ 149,567	
Ridges Metro District Debt Service	613	\$ 224,103	
Grand Junction Public Finance Corp.	614	\$ 287,153	
Parks Improvement Advisory Board	703	\$ 15,525	
Cemetery Perpetual Care	704	\$ 50,000	
Joint Sewer System	900	\$ 13,595,391	
TOTAL ALL FUNDS		\$ 103,530,492	\$ 2,500,000

SECTION 2. The following amounts are hereby levied for collection in the year 2003 and for the specific purpose indicated:

	Millage <u>Rate</u>	Amount <u>Levied</u>
For General Fund Temporary Credit	8.000	
For Ridges Metropolitan District Fund District #1 District #2		
For Grand Junction West Water & Sanitation District Fund		

For Downtown Development Authority	5.000	
Temporary Credit		

SECTION 3. That commencing January 1, 2003, the annual salary for the City Manager of the City of Grand Junction, Colorado, shall be \$_____.

INTRODUCED AND ORDERED PUBLISHED this 20th day of November, 2002.

PASSED AND ADOPTED this ____ day of _____, 2002.

Attest:

President of the Council

City Clerk

Attach 4
Special Assessment and Issuance of Bonds for Rimrock Marketplace
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		Rimrock Ordinances								
Meeting Date		November 20, 2002 (Continue to Dec. 2, 2002)								
Date Prepared		November 13, 2002				File #				
Author		Ron Lappi			Administrative Services Director					
Presenter Name		Ron Lappi			Administrative Services Director					
Report results back to Council		X	No		Yes	When				
Citizen Presentation			Yes	X	No	Name				
	Workshop	X	Formal Agenda			X	Consent		Individual Consideration	

Summary: This is the second reading of three related ordinances for Rimrock Market Place G.I.D. They authorize creating a special assessment district, bond sale of \$3,980,000, and assessing the properties in the district. (The Public Hearing and Second Reading of the Ordinances are hereby continued to the Regular Meeting on Monday, December 2, 2002.)

Budget: The issuance of the GID bonds are not a financial obligation of the City of Grand Junction. They will be paid over 15 years by property assessment against the five lots.

Action Requested/Recommendation: Approve the second reading of three ordinances; a Rimrock GID Special Assessment District Creation Ordinance; a Rimrock GID Bond Ordinance and an Assessment Ordinance and set a public hearing for Monday, December 2, 2002.

Attachments: Ordinances for Rimrock Market Place General Improvement District to be able to sell special assessment bonds to pay for the public improvement portions of Rimrock.

Background Information: The City Council sitting as the board of directors for the Rimrock G.I.D. approved on October 16, 2002 the Special Improvement District Agreement between the GID and the Developer of Rimrock. This agreement was the first step to actually selling Special Assessment Bonds to finance the public improvements associated with this development. These three ordinances are the next steps to actually issue the debt.

Attach 5

Setting a Hearing for Dettmer II Annexation Located at 2918, 2924 and 2926 D 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Setting a Hearing for the Dettmer II Annexation Located at 2918, 2924 and 2926 D-1/2 Road					
Meeting Date		November 20, 2002					
Date Prepared		November 6, 2002			File: ANX-2002-221		
Author		Kristen Ashbeck		Senior Planner			
Presenter Name		Kristen Ashbeck		Senior Planner			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: The Dettmer II Annexation is a serial annexation consisting of two parts, Dettmer II Annexation No. 2 and Dettmer II Annexation No. 3. The annexation includes a total of 2.95 acres and consists of three parcels of land. The property owner has requested annexation under the Persigo Agreement as part of their request for rezone to be considered with the zoning.

Budget: N/A

Action Requested: Approve the Referral of Petition to Annex/First reading of the Annexation Ordinances/Exercising Land Use Jurisdiction immediately for the Dettmer II Annexation and set a hearing for January 15, 2003.

Attachments:

1. Background Information/Staff Analysis
2. Annexation Summary
3. Annexation Map
4. Resolution of Referral of Petition
5. Annexation Ordinances

BACKGROUND INFORMATION			
Location		2918, 2924 and 2926 D-1/2 Road	
Applicant		Warren Dettmer	
Existing Land Use		2 Large Lot Single Family Residential, 1 Vacant Lot	
Proposed Land Use		Single Family Residential	
Surrounding Land Use	North	Vacant	
	South	Large Lot Single Family Residential	
	East	Large Lot Single Family Residential	
	West	Large Lot Single Family Residential	
Existing Zoning (Mesa County)		Industrial (I-2)	
Proposed Zoning		RSF-4	
Surrounding Zoning	North	I-2 (Mesa County)	
	South	RSF-R (Mesa County)	
	East	I-2 (Mesa County)	
	West	RSF-4 (City)	
Growth Plan Designation		Residential Medium Low – 2 to 4 units per acre	
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Yes	No

STAFF ANALYSIS

This annexation area consists of annexing 2.95 acres of land. The property owner has requested annexation into the City as the result of proposing to rezone the properties so that the existing single family residences conform to the zoning. Under the 1998 Persigo Agreement all such types of development require annexation and processing in the City.

In order to annex the three parcels, a serial annexation has been created. The legal description for Dettmer II Annexation includes all of 2918 D-1/2 Road and a one-foot strip along the south boundaries of 2924 and 2926 D-1/2 Roads which provides the contiguity for the Dettmer II Annexation No. 3 legal description. The Dettmer II Annexation No. 3 legal description comprises the remainder of the 2924 and 2926 D-

1/2 Road properties. Although the same property owner also owns 2920 D-1/2 Road, he has formally requested that it not be included in this annexation.

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 Dettmer II Annexation is eligible to be annexed because of compliance with the following:

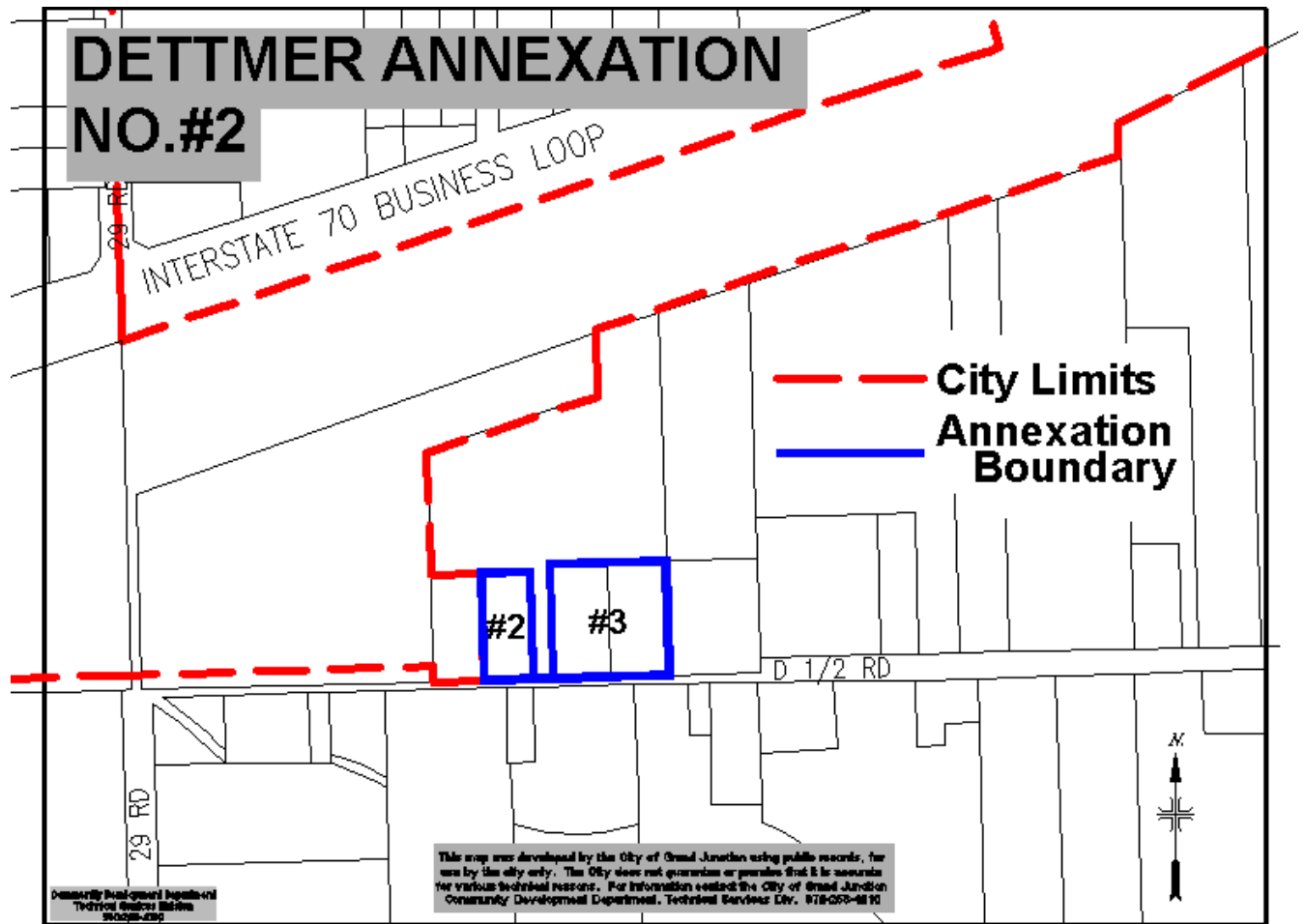
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and 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	
Nov 20th	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
Dec 10th	Planning Commission considers Zone of Annexation
Dec 18th	First Reading on Zoning by City Council
Jan 15th	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
Feb 16th	Effective date of Annexation and Zoning

DETTMER II ANNEXATION SUMMARY

File Number	ANX-2002-221	
Location	2918, 2924, 2926 D-1/2 Road	
Tax ID Number	2943-172-00-255, 257 and 258	
Parcels	3	
Estimated Population	5	
# of Parcels (owner occupied)	0	
# of Dwelling Units	2	
Acres land annexed	2.95	
Developable Acres Remaining	2.95	
Right-of-way in Annexation	None	
Previous County Zoning	Industrial	
Proposed City Zoning	RSF-4	
Current Land Use	2 Large Lot Residential, 1 Vacant Lot	
Future Land Use	Single Family Residential	
Values	Assessed	\$ 11,650
	Actual	\$ 88,890
Census Tract	8	
Address Ranges	2918-2928 D-1/2 Road, even only	
Special Districts	Water	Ute Water
	Sewer	Central Grand Valley
	Fire	Grand Junction Rural
	Drainage	Grand Junction Drainage District
	School	Mesa County Valley District 51
	Pest	N/A



**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 November, 2002, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-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**

DETTMER II ANNEXATION

A Serial Annexation Comprising Dettmer II Annexation Nos. 2 and 3

Located at 2916, 2924 and 2926 D-1/2 Road

WHEREAS, on the 20th day of November, 2002, 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:

DETTMER II ANNEXATION NO. 2

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17 a distance of 395.00 feet; thence N 00°00'00" E a distance of 291.96 feet; thence S 90°00'00" E a distance of 130.00 feet; thence S 00°00'00" W a distance of 280.96 feet; thence N 90°00'00" E, along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 265.00 feet; thence S 89°59'32" E, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence S 00°00'00" W a distance of 1.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 17; thence N 89°59'32" W, along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 92.50 feet, more or less, to the Point of Beginning.
CONTAINING 0.8496 Acres (37,012.16 Sq. Ft.), more or less, as described.

DETTMER II ANNEXATION NO. 3

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet; thence N 00°00'00" E a distance of 1.00 feet to a point being the POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E a distance of 299.00 feet; thence S 90°00'00" E a distance of 305.50 feet; thence S 00°00'00" W a distance of 299.00 feet; thence N 89°59'32" W, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence N 90°00'00" W along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet, more or less, to the Point of Beginning.
CONTAINING 2.0970 Acres (91,344.50 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of January, 2003; and

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 January, 2003, in the auditorium of the Grand Junction City Hall, located at 250 North 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 held in identical ownership has been divided 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 landowners' consent; and that no 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 November, 2002.

Attest:
President of 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>
November 22, 2002
November 29, 2002
December 6, 2002
December 13, 2002

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____**

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

**DETTMER II ANNEXATION No. 2
Approximately 0.85 Acres
Located at 2918 and including a portion of 2924 and 2926 D-1/2 Road**

WHEREAS, on the 20th day of November, 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 15th day of January, 2003; 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:
DETTMER II ANNEXATION NO. 2**

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17 a distance of 395.00 feet; thence N 00°00'00" E a distance of 291.96 feet; thence S 90°00'00" E a distance of 130.00 feet; thence S 00°00'00" W a distance of 280.96 feet; thence N 90°00'00" E, along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 265.00 feet; thence S 89°59'32" E, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence S 00°00'00" W a distance of 1.00 feet to a point on the South line of the SE 1/4 NW 1/4 of

said Section 17; thence N 89°59'32" W, along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 92.50 feet, more or less, to the Point of Beginning.

CONTAINING 0.8496 Acres (37,012.16 Sq. Ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of November, 2002.

ADOPTED and ordered published this ____ day of _____, 2003.

President of the Council

Attest:

City Clerk

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____**

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

**DETTMER II ANNEXATION No. 3
Approximately 2.1 Acres
Located at 2924 and 2926 D-1/2 Road**

WHEREAS, on the 20th day of November, 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 15th day of January, 2003; 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:

DETTMER II ANNEXATION NO. 3

A certain parcel of land lying in the South half of the Northwest Quarter (S 1/2 NW 1/4) of Section 17, 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 the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17, and considering the South line of the SW 1/4 NW 1/4 of said Section 17 to bear N 90°00'00" W with all other bearings mentioned herein being relative thereto; thence from said Point of Commencement, N 90°00'00" W along the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet; thence N 00°00'00" E a distance of 1.00 feet to a point being the POINT OF BEGINNING; thence, from said Point of Beginning, N 00°00'00" E a distance of 299.00 feet; thence S 90°00'00" E a distance of 305.50 feet; thence S 00°00'00" W a distance of 299.00 feet; thence N 89°59'32" W, along a line 1.00 foot North of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 17, a distance of 92.50 feet; thence N 90°00'00" W along a line 1.00 foot North of and parallel to the South line of the SW 1/4 NW 1/4 of said Section 17, a distance of 213.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.0970 Acres (91,344.50 Sq. Ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of November, 2002.

ADOPTED and ordered published this ____ day of _____, 2003.

President of the Council

Attest:

City Clerk

Attach 6

Setting a Hearing on the Rowe Annexation Located at 176 28 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		Setting a Hearing for the Rowe Annexation, located at 176 28 1/2 Road								
Meeting Date		November 20, 2002								
Date Prepared		November 12, 2002				File #ANX-2002-223				
Author		Lisa Gerstenberger			Senior Planner					
Presenter Name		As above			As above					
Report results back to Council		X	No		Yes	When				
Citizen Presentation			Yes	X	No	Name				
	Workshop	X	Formal Agenda			X	Consent		Individual Consideration	

Summary: The 7.3892-acre Rowe Annexation, located at 176 28 1/2 Road, consists of one parcel of land. There are residential and agricultural structures on the property. The owner of the property has signed a petition for annexation.

Budget: N/A

Action Requested/Recommendation: Approve the Resolution of Referral, first reading of the annexation ordinance, exercise land use jurisdiction immediately and set a hearing for January 15, 2003.

Attachments:

1. Staff Report
2. Annexation Map
3. Resolution of Referral
4. Annexation Ordinance

Background Information: See attached staff report

CITY OF GRAND JUNCTION

MEETING DATE: Nov. 20, 2002

CITY COUNCIL

STAFF PRESENTATION: L.Gerstenberger

AGENDA TOPIC: ANX-2002-223, Rowe Annexation

SUMMARY: The 7.3892-acre Rowe Annexation area consists of one parcel of land. The property is being annexed and developed for residential use. The owner of the property has signed a petition for annexation.

BACKGROUND INFORMATION			
Location:		<i>176 28 1/2 Road</i>	
Applicant:		David and Debra Rowe, Owner	
Existing Land Use:		<i>Residential/Agriculture</i>	
Proposed Land Use:		<i>Residential</i>	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Vacant	
Existing Zoning:		RSF-4 (Mesa County)	
Proposed Zoning:		RSF-4 (Residential Single-Family 4, not to exceed 4 units per acre)	
Surrounding Zoning:	North	RSF-4(Mesa County)	
	South	RSF-4 (Mesa County)	
	East	RSF-4 (Mesa County)	
	West	RSF-4 (Mesa County)	
Growth Plan Designation:		Residential Medium-Low, 2-4 units per acre	
Zoning within density range?		X	Yes
			No

STAFF ANALYSIS

Annexation

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 this property is eligible to be annexed because of compliance with the following:

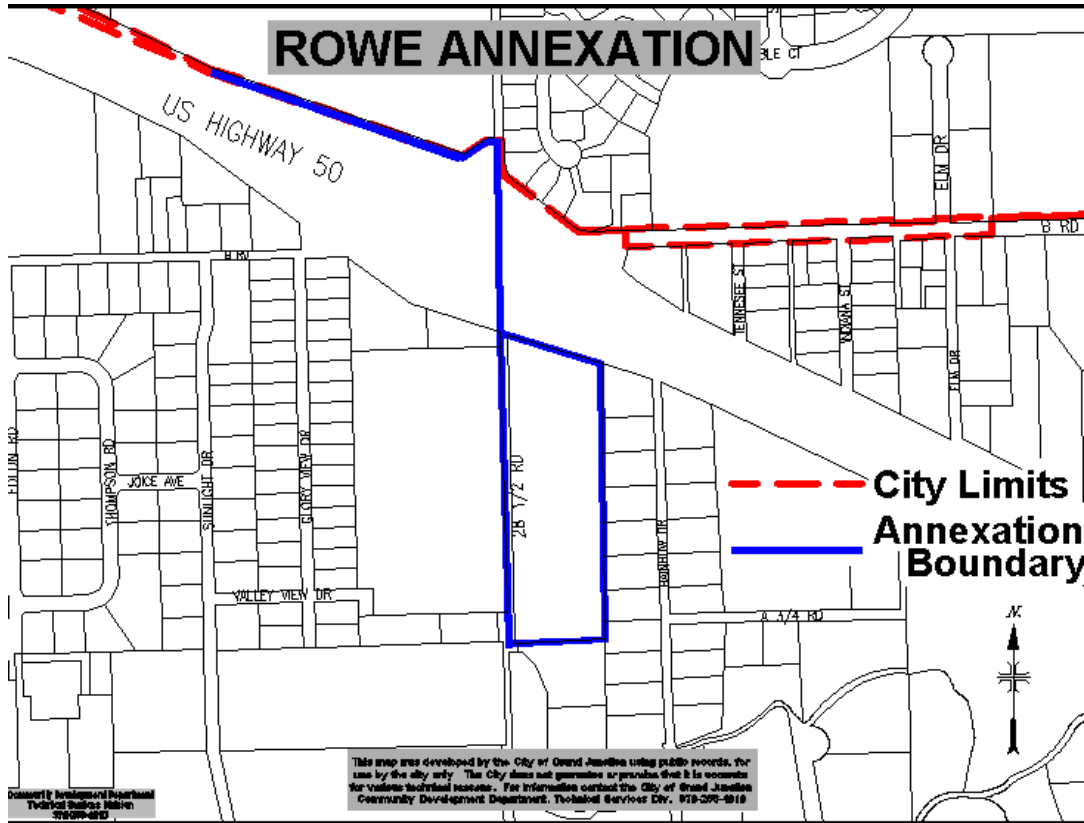
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and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

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
11-20-02	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
11-26-02	Planning Commission considers Zone of Annexation
12-18-02	First Reading on Zoning by City Council
1-15-03	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
2-13-03	Effective date of Annexation and Zoning

Summary		
File Number:		ANX-2002-223
Location:		176 28 ½ Road
Tax ID Number:		2943-311-00-029
Parcels:		1
Estimated Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		7.3892 acres for annexation area
Developable Acres Remaining:		as above
Right-of-way in Annexation:		0 acres
Previous County Zoning:		RSF-4 (Mesa County)
Proposed City Zoning:		RSF-4 (Residential Single-Family 4, not to exceed 4 units per acre)
Current Land Use:		Single Family Residence/Agriculture
Future Land Use:		Single Family Residential
Values:	Assessed:	\$ 1,130
	Actual:	\$ 3,910
Census Tract:		8
Address Ranges:		Existing house – 176
Special Districts:	Water:	Ute Water
	Sewer:	Orchard Mesa Sanitation
	Fire:	Grand Junction Rural Fire
	Drainage:	
	School:	District 51
	Pest:	

Rowe 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 November, 2002, 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

ROWE ANNEXATION

LOCATED at 176 28 1/2 Road

WHEREAS, on the 20th day of November, 2002, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ROWE ANNEXATION**

A certain parcel of land lying in the South Half (S 1/2) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Meridian, lying in Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31, and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 bears S 00°00'45" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'45" E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1321.23 feet, more or less, to a point being the Southwest corner of the NW 1/4 NE 1/4 of said Section 31; thence N 89°58'49" E, along the South line of the NW 1/4 NE 1/4 of said Section 31, a distance of 330.00 feet; thence N 00°00'45" W along a line 330.00 feet East of and parallel to the West line of the NW 1/4 NE 1/4 of said Section 31, also being the West line of Sharon Heights, as same is recorded in Plat Book 7, Page 18, Public Records of Mesa County, Colorado, a distance of 913.88 feet, more or less, to a point on the Southerly right of way for U.S. Highway 50; thence N 71°05'19" W, along said South right of way, a distance of 347.80 feet; thence N 00°00'45" W along a line 1.00 foot East of and parallel to, the West line of the NW 1/4 NE 1/4 of said Section 31, a distance of 294.51 feet, more or less, to a point on the North line of the NW 1/4 NE 1/4 of said Section 31; thence N00°03'48" E along a line 1.00 foot East of and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 333.84 feet to a point on the South line of CHIPETA PINES ANNEXATION NO. 2, having Ordinance No. 3191 as assigned by the City of Grand Junction, Colorado; thence along the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

1. N 89°56'12" W a distance of 19.60 feet; thence...

2. S 58°50'01" W a distance of 92.53 feet; thence...
3. N 69°38'29" W a distance of 22.41 feet; thence...
4. S 20°21'31" W a distance of 5.00 feet; thence...
5. N 69°38'29" W a distance of 849.00 feet;

thence departing said South line, S 20°21'31" W a distance of 1.00 feet; thence along a line 1.00 foot South of and parallel to the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

1. S 69°38'29" E a distance of 850.00 feet; thence...
2. N 20°21'31" E a distance of 5.00 feet; thence...
3. S 69°38'29" E a distance of 21.90 feet; thence...
4. N 58°50'01"E a distance of 92.73 feet; thence...
5. S 89°56'12" E a distance of 18.32 feet to a point on the East line of the SW 1/4 of said Section 31;

Thence S 00°03'48" W, along the East line of the SW 1/4 of said Section 31, a distance of 332.84 feet, more or less, to the Point of Beginning.

CONTAINING 7.3892 Acres (321,871.52 Sq. Ft.), 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 the 15th day of January, 2003, in the City Hall auditorium, located at 250 N 5th Street, City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

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

ADOPTED this day of _____, 2002.

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

Published:

November 22, 2002

November 29, 2002

December 6, 2002

December 13, 2002

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

**ROWE ANNEXATION
APPROXIMATELY 7.3892 ACRES**

LOCATED at 176 28 1/2 Road

WHEREAS, on the 20th day of November, 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 15th day of January, 2003; 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ROWE ANNEXATION**

A certain parcel of land lying in the South Half (S 1/2) of Section 30, Township 1 South, Range 1 West of the Ute Meridian, and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Meridian, lying in Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31, and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 bears S 00°00'45" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'45" E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1321.23 feet, more or less, to a point being the Southwest corner of the NW 1/4 NE 1/4 of said Section 31; thence N 89°58'49" E, along the South line of the NW 1/4 NE 1/4 of said Section 31, a distance of 330.00 feet; thence N 00°00'45" W along a line 330.00 feet East of and parallel to the West line of the NW 1/4 NE 1/4 of said Section 31, also being the West line of Sharon Heights, as same is recorded in Plat Book 7, Page 18, Public Records of Mesa County, Colorado, a distance of 913.88

feet, more or less, to a point on the Southerly right of way for U.S. Highway 50; thence N 71°05'19" W, along said South right of way, a distance of 347.80 feet; thence N 00°00'45" W along a line 1.00 foot East of and parallel to, the West line of the NW 1/4 NE 1/4 of said Section 31, a distance of 294.51 feet, more or less, to a point on the North line of the NW 1/4 NE 1/4 of said Section 31; thence N00°03'48" E along a line 1.00 foot East of and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 30, a distance of 333.84 feet to a point on the South line of CHIPETA PINES ANNEXATION NO. 2, having Ordinance No. 3191 as assigned by the City of Grand Junction, Colorado; thence along the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

6. N 89°56'12" W a distance of 19.60 feet; thence...
7. S 58°50'01" W a distance of 92.53 feet; thence...
8. N 69°38'29" W a distance of 22.41 feet; thence...
9. S 20°21'31" W a distance of 5.00 feet; thence...
10. N 69°38'29" W a distance of 849.00 feet;

thence departing said South line, S 20°21'31" W a distance of 1.00 feet; thence along a line 1.00 foot South of and parallel to the South line of said CHIPETA PINES ANNEXATION NO. 2 the following numbered courses:

6. S 69°38'29" E a distance of 850.00 feet; thence...
7. N 20°21'31" E a distance of 5.00 feet; thence...
8. S 69°38'29" E a distance of 21.90 feet; thence...
9. N 58°50'01" E a distance of 92.73 feet; thence...
10. S 89°56'12" E a distance of 18.32 feet to a point on the East line of the SW 1/4 of said Section 31;

Thence S 00°03'48" W, along the East line of the SW 1/4 of said Section 31, a distance of 332.84 feet, more or less, to the Point of Beginning.

CONTAINING 7.3892 Acres (321,871.52 Sq. Ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of November, 2002.

ADOPTED and ordered published this ____ day of _____, 2003.

Attest:

President of the Council

City Clerk

Attach 7

Setting a Hearing on the Smith Annexation Located South of 378 Evergreen Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		Setting a Hearing for the Smith Annexation, located south of 378 Evergreen Road								
Meeting Date		November 20, 2002								
Date Prepared		November 12, 2002				File #ANX-2002-222				
Author		Lisa Gerstenberger			Senior Planner					
Presenter Name		As above			As above					
Report results back to Council		X	No		Yes	When				
Citizen Presentation			Yes	X	No	Name				
	Workshop	X	Formal Agenda			X	Consent	Individual Consideration		

Summary: The 3.289-acre Smith Annexation area consists of one parcel of land located south of 378 Evergreen Road. There are no structures on the property. The owner of the property has signed a petition for annexation.

Budget: N/A

Action Requested/Recommendation: Approve the Resolution of Referral, first reading of the annexation ordinance, exercise land use jurisdiction immediately and set a hearing for January 15, 2003.

Attachments:

5. Staff Report
6. Annexation Map
7. Resolution of Referral
8. Annexation Ordinance

Background Information: See attached staff report

AGENDA TOPIC: ANX-2002-222, Smith Annexation

SUMMARY: The 3.289-acre Smith Annexation area consists of one parcel of land located south of 378 Evergreen Road. The owner of the property has signed a petition for annexation.

STAFF REPORT / BACKGROUND INFORMATION				
Location:		<i>South of 378 Evergreen Road</i>		
Applicant:		Robert and Marvelle Smith, Owner		
Existing Land Use:		<i>Vacant</i>		
Proposed Land Use:		<i>Residential</i>		
Surrounding Land Use:	North	<i>Residential</i>		
	South	Vacant		
	East	Vacant		
	West	Residential		
Existing Zoning:		RSF-R (Mesa County)		
Proposed Zoning:		RSF-4 (Residential Single-Family 4, not to exceed 4 units per acre)		
Surrounding Zoning:	North	<i>RSF-2(Mesa County)</i>		
	South	RSF-R (Mesa County)		
	East	RSF-4		
	West	RSF-R (Mesa County)		
Growth Plan Designation:		Residential Medium-Low, 2-4 units per acre		
Zoning within density range?		X	Yes	No

STAFF ANALYSIS
Annexation

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 this property is eligible to be annexed because of compliance with the following:

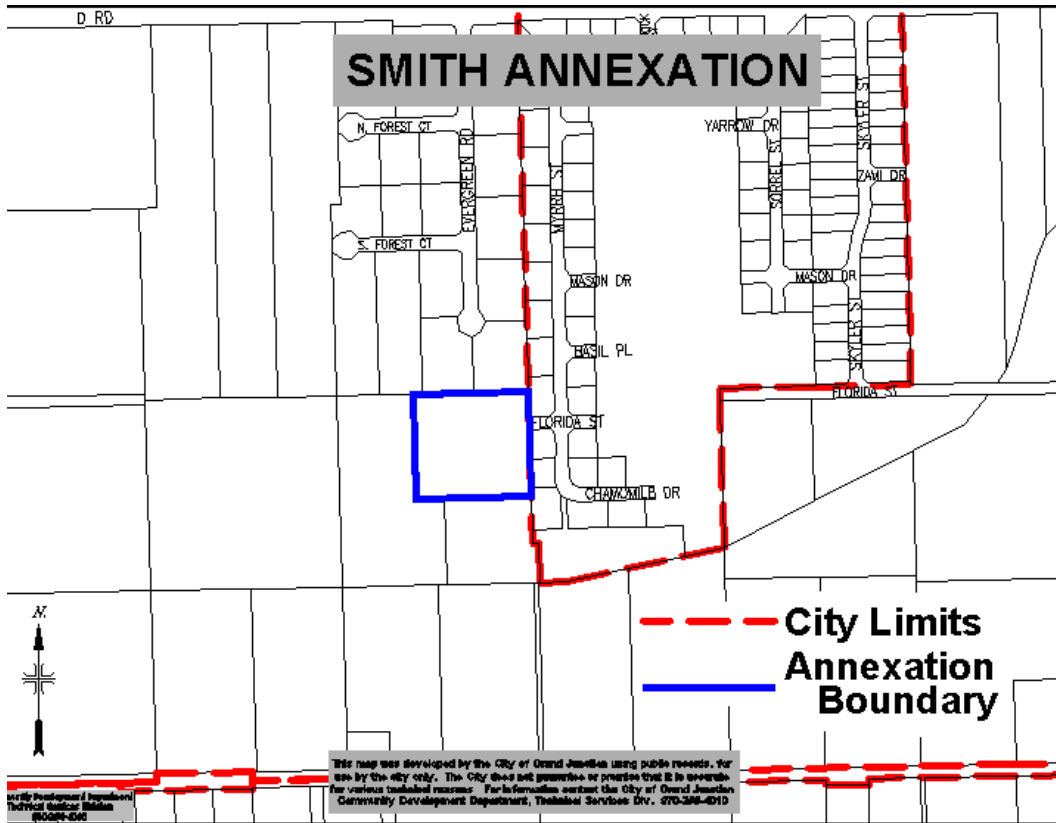
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and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

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
11-20-02	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
11-26-02	Planning Commission considers Zone of Annexation
12-18-02	First Reading on Zoning by City Council
1-15-03	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
2-13-03	Effective date of Annexation and Zoning

Summary		
File Number:		ANX-2002-222
Location:		South of 378 Evergreen Road
Tax ID Number:		2943-192-00-233
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		3.2898 acres for annexation area
Developable Acres Remaining:		As above
Right-of-way in Annexation:		0 acres
Previous County Zoning:		RSF-R (Mesa County)
Proposed City Zoning:		RSF-4 (Residential Single-Family 4, not to exceed 4 units per acre)
Current Land Use:		Vacant
Future Land Use:		Residential
Values:	Assessed:	\$ 2,320
	Actual:	\$ 25,310
Census Tract:		8
Address Ranges:		n/a
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural Fire
	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	n/a

Smith 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 November, 2002, 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

SMITH ANNEXATION

LOCATED South of 378 Evergreen Road

WHEREAS, on the 20th day of November, 2002, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
SMITH ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as described in that certain Warranty Deed recorded in Book 2487, Page 479, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, and assuming the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 bears S 00°00'00" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'00" E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 a distance of 361.81 feet; thence N 89°35'21" W a distance of 396.09 feet; thence N 00°00'00" E a distance of 361.81 feet to a point on the North line of the South Half of the Northwest Quarter (S 1/2 NW 1/4) of said Section 19, also being the South line of said Plat of Pine Estates Filing No. Two; thence S 89°35'21" E along the South line of said Plat of Pine Estates Filing No. Two, a distance of 396.09 feet, more or less, to the Point of Beginning.

CONTAINING 3.2898 Acres (143,305.64 Square Feet), 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 the 15th day of January, 2003, in the City Hall auditorium, located at 250 N 5th Street, City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

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

ADOPTED this day of _____, 2002.

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

Published:

November 22, 2002

November 29, 2002

December 6, 2002

December 13, 2002

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

**SMITH ANNEXATION
APPROXIMATELY 3.289 ACRES**

LOCATED South of 378 Evergreen Road

WHEREAS, on the 20th day of November, 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 15th day of January, 2003; 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
SMITH ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as described in that certain Warranty Deed recorded in Book 2487, Page 479, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, and assuming the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 bears S 00°00'00" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 00°00'00" E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 19 a distance of 361.81 feet; thence N 89°35'21" W a distance of 396.09 feet; thence N 00°00'00" E a distance of 361.81 feet to a point on the North line of the South Half of the Northwest Quarter (S 1/2 NW

1/4) of said Section 19, also being the South line of said Plat of Pine Estates Filing No. Two; thence S 89°35'21" E along the South line of said Plat of Pine Estates Filing No. Two, a distance of 396.09 feet, more or less, to the Point of Beginning.

CONTAINING 3.2898 Acres (143,305.64 Square Feet), more or less, as described.

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

INTRODUCED on first reading on the 20th day of November, 2002.

ADOPTED and ordered published this ___ day of _____, 2003.

Attest:

President of the Council

City Clerk

Attach 8

Setting a Hearing on the Oda Annexation Located at 2561 River Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Setting a Hearing for the Oda Annexation located at 2561 River Road					
Meeting Date	November 20, 2002					
Date Prepared	November 13, 2002				File #ANX-2002-220	
Author	David Thornton		Principal Planner			
Presenter Name	David Thornton		Principal Planner			
Report results back to Council	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
Citizen Presentation	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input type="checkbox"/>	Formal Agenda	<input checked="" type="checkbox"/>	Consent	Individual Consideration

Summary: The Oda Annexation consists of 2 parcels of land on 21.18 acres located at 2561 River Road. The Oda's are requesting annexation as part of a contract with the City as sellers of the property. In addition, the City currently owns land adjacent to the Oda property which is also included in the annexation request. The City owned land is adjacent to the Colorado River and has a portion of the riverfront trail crossing it.

Budget: N/A

Action Requested/Recommendation: Approve the Resolution of Referral, first reading of the annexation ordinance, exercise land use jurisdiction immediately and set a hearing for January 15, 2003.

Attachments:

9. Background Information/Staff Analysis
10. Annexation Map
11. Aerial Location Map
12. Resolution of Referral
13. Annexation Ordinance

BACKGROUND INFORMATION			
Location:		2561 River Road	
Applicants:		Buck & Yo Oda / City of Grand Junction	
Existing Land Use:		Residential Single Family/Riverfront Trail	
Proposed Land Use:		City Shops/Riverfront Trail	
Surrounding Land Use:	North	Industrial (High Country Court)	
	South	Industrial (City Shops)	
	East	Railroad Tracks	
	West	Colorado River	
Existing Zoning:		County RSF-R	
Proposed Zoning:		I-1 and CSR for City owned property	
Surrounding Zoning:	North	I-1	
	South	I-1	
	East	C-1	
	West	County Industrial	
Growth Plan Designation:		Commercial/Industrial	
Zoning within density range?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X	Yes	No

Staff Analysis:

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

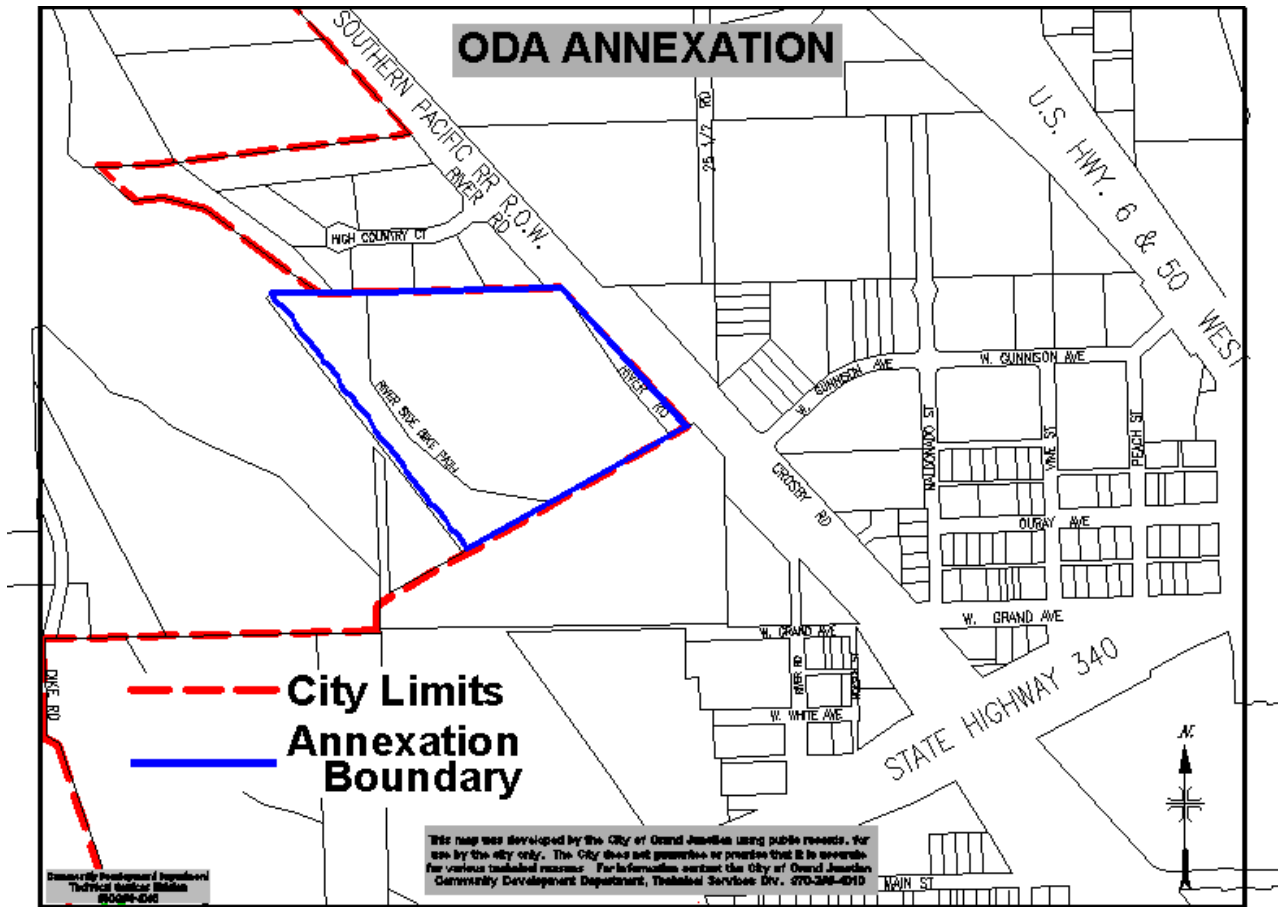
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and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

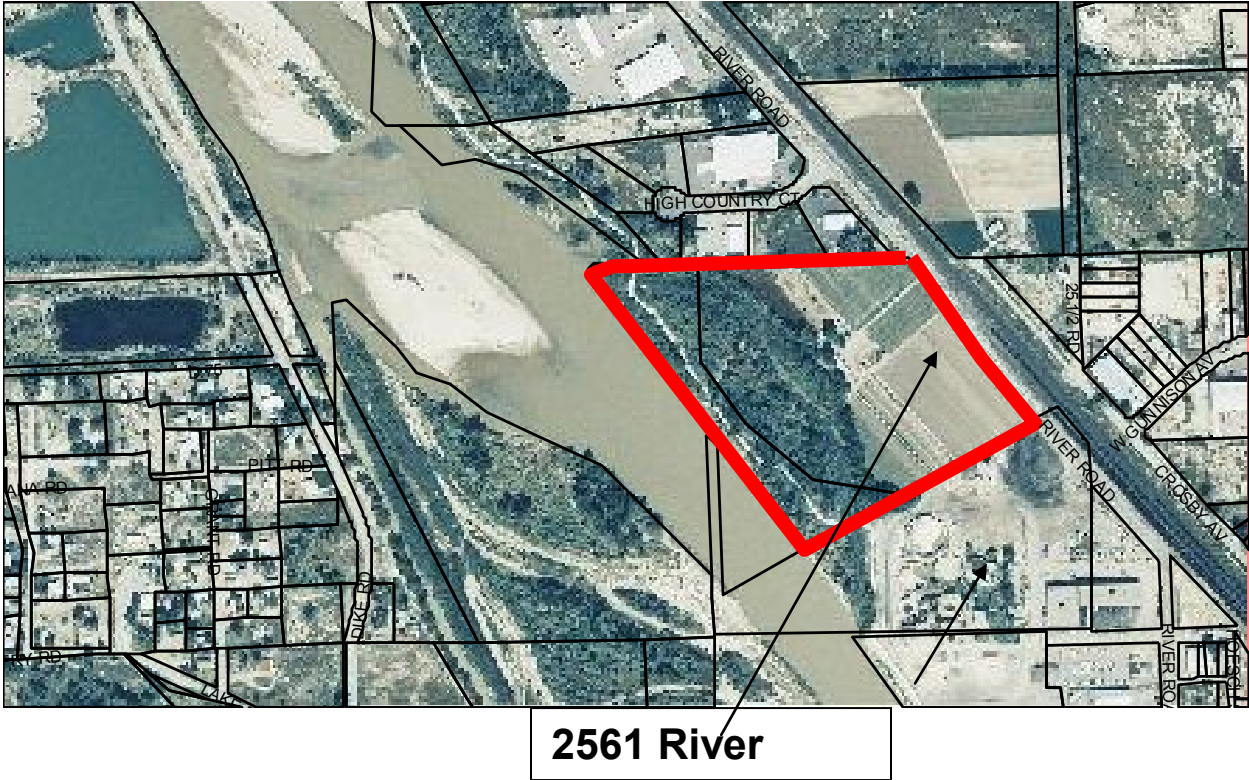
ODA ANNEXATION SUMMARY		
File Number:	ANX-2002-220	
Location:	2561 River Road	
Tax ID Number:	2945-152-00-096 & 2945-152-00-945	
Parcels:	2	
Estimated Population:	2	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	1	
Acres land annexed:	21.18 acres	
Developable Acres Remaining:	15 acres	
Right-of-way in Annexation:	NA	
Previous County Zoning:	Industrial	
Proposed City Zoning:	Light Industrial (I-1)	
Current Land Use:	Single Family Residential/ Trail	
Future Land Use:	City Shops/Riverfront Trail	
Values:	Assessed:	= \$ 8,310
	Actual:	= \$ 74,540
Census Tract:	9	
Address Ranges:	2561 River Road	
Special Districts:	Water:	Ute Water District
	Sewer:	
	Fire:	Grand Junction Rural Fire District
	Drainage:	Grand Junction Drainage District
	School:	District 51

<i>ANNEXATION SCHEDULE</i>	
November 20, 2002	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
December 10, 2002	Planning Commission considers Zone of Annexation
December 18, 2002	First Reading on Zoning by City Council
January 15, 2003	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
February 16, 2003	Effective date of Annexation and Zoning

ANNEXATION MAP



AERIAL LOCATION 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 November, 2002, 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**

ODA ANNEXATION

**LOCATED AT 2561 RIVER ROAD AND INCLUDING
A PORTION OF THE RIVERFRONT TRAIL**

WHEREAS, on the 20th day of November, 2002, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ODA ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being bounded as follows:

On the North by the North line of the South half (S1/2) of the NW 1/4 of said Section 15; on the East by the West line of the D & RGW ANNEXATION WEST, having Ordinance Number 2135, assigned by the City of Grand Junction, Colorado; on the South by the North line of the WEST SIDE PLANT ANNEXATION, having Ordinance Number 1502, assigned by the City of Grand Junction, Colorado; on the West by the East bank of the Colorado River.

CONTAINING 21.18 +/- Acres (922,490 Sq. Ft.+/-), 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 the 15th day of January, 2003, 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 November, 2002.

Attest:

City Clerk

President of the Council

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>
November 22, 2002
November 29, 2002
December 6, 2002
December 13, 2002

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

ODA ANNEXATION

APPROXIMATELY 21.18 ACRES

LOCATED AT 2561 RIVER ROAD

WHEREAS, on the 20th day of November, 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 15th day of January, 2003; 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
ODA ANNEXATION**

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being bounded as follows:

On the North by the North line of the South half (S1/2) of the NW 1/4 of said Section 15; on the East by the West line of the D & RGW ANNEXATION WEST, having Ordinance Number 2135, assigned by the City of Grand Junction, Colorado; on the South by the North line of the WEST SIDE PLANT ANNEXATION, having Ordinance Number 1502, assigned by the City of Grand Junction, Colorado; on the West by the East bank of the Colorado River.

CONTAINING 21.18 +/- Acres (922,490 Sq. Ft.+/-), as described.

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

INTRODUCED on first reading on the 20th day November, 2002.

ADOPTED and ordered published this _____ day of _____, 2003.

Attest:

City Clerk

President of the Council

Attach 9
Zoning the Krizman Annexation

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Zoning the Krizman Annexation located at 626 30 Road					
Meeting Date		November 20, 2002					
Date Prepared		November 13, 2002			File #ANX-2002-192		
Author		Ronnie Edwards		Associate Planner			
Presenter Name		Ronnie Edwards		Associate Planner			
Report results back to Council		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
Workshop		Formal Agenda			<input checked="" type="checkbox"/>	Consent	Individual Consideration

Summary: The Krizman Annexation No. 1 and No. 2 is an serial annexation comprised of 1 parcel of land on 18.138 acres located at 626 30 Road. The petitioner is requesting a zone of Residential Single Family with a density not to exceed four units per acre (RSF-4), which conforms to the Growth Plan Future Land Use Map. Planning Commission recommended approval at its November 12, 2002 meeting.

Budget: N/A

Action Requested/Recommendation: Adopt the ordinance zoning the Krizman Annexation.

Attachments:

- 14. Staff Analysis
- 15. Annexation Map
- 16. Future Land Use Map
- 17. Zoning Ordinance

BACKGROUND INFORMATION				
Location:		<i>626 30 Road</i>		
Applicants:		Eugene & Mary Krizman, Janice Gruden		
Existing Land Use:		<i>Residential Single Family</i>		
Proposed Land Use:		<i>Future Residential Single Family</i>		
Surrounding Land Use:	North	<i>Residential Single Family</i>		
	South	Residential Single Family		
	East	Residential Single Family		
	West	Residential Single Family		
Existing Zoning:		County RSF-R		
Proposed Zoning:		City RSF-4		
Surrounding Zoning:	North	<i>County RMF-5</i>		
	South	County RSF-4		
	East	City RSF-4		
	West	County RSF-4		
Growth Plan Designation:		Residential Medium Low (2 – 4 du/acre)		
Zoning within density range?		X	Yes	No

Staff Analysis:

ZONE OF ANNEXATION:

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the City's Growth Plan Future Land Use Map. The proposed zoning of RSF-4 is equivalent to Mesa County zoning and conforms to the Future Land Use Map.

RSF-4 ZONE DISTRICT

- The RSF-4 does conform to the recommended future land use on the Growth Plan Future Land Use Map currently designated Residential Medium Low (2 – 4 du/ac).
- Zoning this annexation with the RSF-4 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 existing residential single family zoning and uses.

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 the existing County zoning.”

Section 2.6.A. 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;**
The existing Mesa County zoning of RSF-R, Residential Single Family with a density not to exceed 1 unit/5 acres, is not consistent with the current land use classification of Residential Medium Low (2 - 4 du/ac) as shown on the Future Land Use Map of the Growth Plan. The annexation and zone request of RSF-4 is consistent with the range indicated.
- 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 that is developed in a residential manner consistent with the Growth Plan. All public utilities are located adjacent to the property. The subject parcel will provide an infill opportunity for single family development that will be compatible with surrounding neighborhoods. The subject property is surrounded by Lauradale Subdivision to the north, Mountain Vista Subdivision to the east, Village East Subdivision to the south and the Single Tree and Little Trio Subdivisions to the west.
- 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 requested rezone to RSF-4 is within the allowable density range recommended by the Growth Plan. The average lot size of the surrounding subdivisions range in size from 6500 square feet to 12,497 square feet, and the minimum lot size allowed in an RSF-4 zone is 8,000 square feet. Any proposed development would not create adverse impacts to the existing street network as there are three existing street stubs bordering the property besides the obvious access point at 30 Road. All future development applications will be required to address such issues as stormwater management, drainage and infrastructure at the time they are submitted.
- 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.**

The proposal conforms with the Growth Plan as it supports residential uses in this particular area. The proposed RSF-4 zone is equivalent to existing land use and meets the requirements of the Zoning and Development Code.

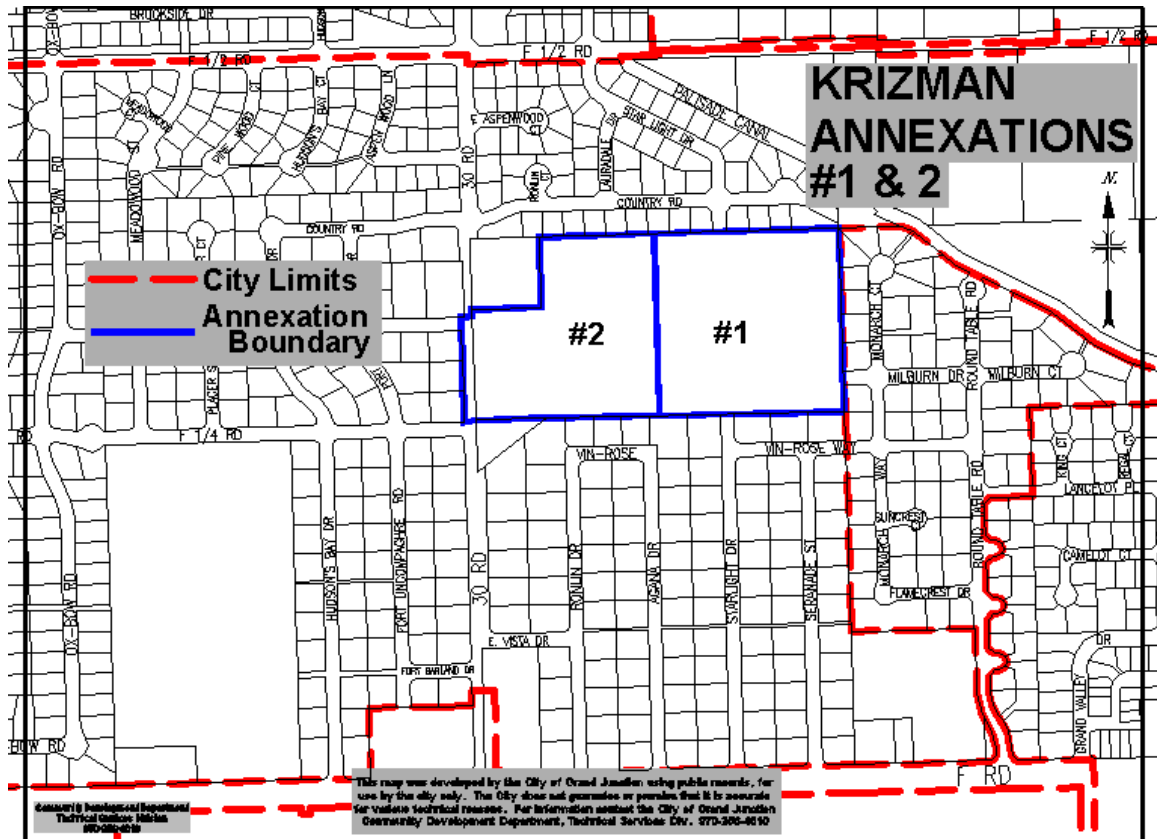
5. **Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;**
Public facilities and services are located adjacent to the property are available for residential use.
6. **There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and**
Not applicable. This proposal is to allow a County residential designation to be changed to a City designation.
7. **The community or neighborhood will benefit from the proposed zone.**
The proposed zone will benefit the neighborhood as it is allowing the subject property to be equivalent to surrounding area.

KRIZMAN ANNEXATION SUMMARY		
File Number:	ANX-2002-192	
Location:	626 30 Road	
Tax ID Number:	2943-043-00-150	
Parcels:	1	
Estimated Population:	2	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	1	
Acres land annexed:	18.485 acres for annexation area	
Developable Acres Remaining:	18.138 acres	
Right-of-way in Annexation:	378' of the west 40' of 30 Road; See Map	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	RSF-4	
Current Land Use:	Single Family Residential	
Future Land Use:	Single Family Residential	
Values:	Assessed:	= \$ 7,390
	Actual:	= \$ 62,960
Census Tract:	11	

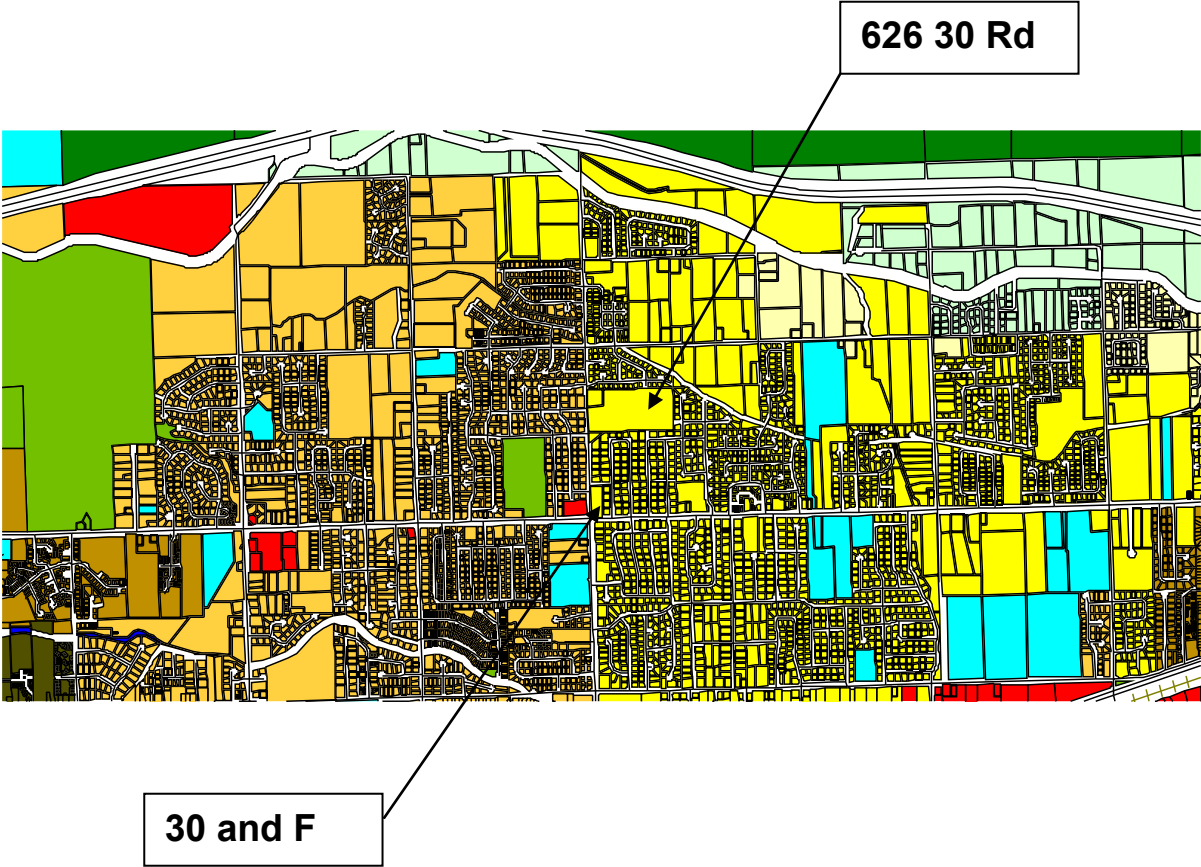
Address Ranges:		626 to 640 30 Road; 3000 to 3025 for proposed E/W rights-of-way
Special Districts:	Water:	Clifton Water District
	Sewer:	Central Grand Valley Sanitation
	Fire:	Clifton Fire District
	Drainage:	Grand Junction Drainage District
	School:	District 51

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
November 6, 2002	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
November 12, 2002	Planning Commission considers Zone of Annexation
November 20, 2002	First Reading on Zoning by City Council
December 18, 2002	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
January 19, 2003	Effective date of Annexation and Zoning



FUTURE LAND USE MAP



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**ZONING THE KRIZMAN ANNEXATION NO. 1 TO RESIDENTIAL SINGLE
FAMILY WITH A DENSITY NOT TO EXCEED FOUR UNITS PER ACRE (RSF-4)
LOCATED AT 626 30 ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RSF-4 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that 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 with a density not to exceed one unit per acre (RSF-4) zone district

Includes the following tax parcel: 2943-043-00-150

**PERIMETER BOUNDARY LEGAL DESCRIPTION
KRIZMAN ANNEXATION NO. 1**

A certain parcel of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) of Section 4, 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 the S 1/2 NW 1/4 SW 1/4 of said Section 4, and considering the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4 to bear N 89°58'25" W with all bearings mentioned herein being relative thereto; thence, from said Point of Beginning, N 89°58'25" W along the South line of the

S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Fourth Filing, as same is recorded in Plat Book 11, Page 349, and the North line of Village East Third Filing, as same is recorded in Plat Book 11, Page 191, all in the Public Records of Mesa County, Colorado, a distance of 660.52 feet; thence N 00°09'19" W a distance of 665.80 feet to a point on the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 89°59'53" E along the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the South line of Lauradale Subdivision Filing No. Two, as same is recorded in Plat Book 12, Page 246, Public Records of Mesa County, Colorado, a distance of 660.54 feet to a point being the Northeast corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 00°09'11" E along the East line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, said line being the West line of Mountain Vista Subdivision, as same is recorded in Plat Book 17, Pages 264 through 266, inclusive, Public Records of Mesa County, Colorado, a distance of 657.08 feet, more or less, to the Point of Beginning.

CONTAINING 9.615 Acres (433,9241.77 Square Feet), more or less, as described.

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

Introduced on first reading on the 20th day November, 2002.

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

Attest:

City Clerk

President of the Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING THE KRIZMAN ANNEXATION NO. 2 TO RESIDENTIAL SINGLE

FAMILY WITH A DENSITY NOT TO EXCEED FOUR UNITS PER ACRE (RSF-4)

LOCATED AT 626 30 ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RSF-4 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that 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 with a density not to exceed one unit per acre (RSF-4) zone district

Includes the following tax parcel: 2943-043-00-150

**PERIMETER BOUNDARY LEGAL DESCRIPTION
KRIZMAN ANNEXATION NO. 2**

A certain parcel of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 5, 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 the S 1/2 NW 1/4 SW 1/4 of said Section 4, and considering the South line of the S 1/2 NW 1/4 SW 1/4 of said

Section 4 to bear N 89°58'25" W with all bearings mentioned herein being relative thereto; thence, from said Point of Commencement, N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Fourth Filing, as same is recorded in Plat Book 11, Page 349 and the North line of Village East Third Filing, as same is recorded in Plat Book 11, Page 191, all in the Public Records of Mesa County, Colorado, a distance of 660.52 feet to the POINT OF BEGIINNG; thence, from said Point of Beginning, continue N 89°58'25" W along the South line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the North line of Village East Second Filing, as same is recorded in Plat Book 11, Page 95, Public Records of Mesa County, Colorado, a distance of 660.52 feet to a point being the Southwest corner of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence N 89°52'45" W, along the South line of the NE 1/4 SE 1/4 of said Section 5, a distance of 40.00 feet to a point being the Southwest corner of Lot 1, Block One, Little Trio Subdivision Second Addition, First Filing, as same is recorded in Plat Book 11, Page 278, Public Records of Mesa County, Colorado; thence N 00°09'29" W, along a line 40.00 feet West of and parallel to the East line of the NE 1/4 SE 1/4 of said Section 5, a distance of 377.92 feet to a point on the North right of way for F 3/10 Road; thence N 89°43'31" E, along said North right of way, a distance of 40.00 feet to a point on the West line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence N 00°09'29" W, along the West line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, a distance of 28.31 feet; thence S 89°59'53" E a distance of 250.00 feet; thence N 00°09'29" W a distance of 250.00 feet, more or less, to a point on the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4; thence S 89°59'53" E along the North line of the S 1/2 NW 1/4 SW 1/4 of said Section 4, being the South line of Lauradale Subdivision Filing No. Two, as same is recorded in Plat Book 12, Page 246, Public Records of Mesa County, Colorado, a distance of 410.55 feet; thence S 00°09'19" E a distance of 656.80 feet, more or less, to the Point of Beginning.

Containing 8.8697 Acres (386,362.76 Square Feet), more or less, as described.

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

Introduced on first reading on the 20th day November, 2002.

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

Attest:

City Clerk

President of the Council

Attach 10
Historic Building Designation Located at 603 Lawrence Avenue

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Historic Building Designation – 603 Lawrence Avenue					
Meeting Date		November 20, 2002					
Date Prepared		November 6, 2002			File: HBD-2002-002.01		
Author		Kristen Ashbeck		Senior Planner			
Presenter Name		Kristen Ashbeck		Senior Planner			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Peter Bredemeier, owner of the residence located at 603 Lawrence Avenue, is requesting that the building be designated as historic in the City Register of Historic Sites, Structures and Districts.

Budget: NA

Action Requested/Recommendation: It is recommended that City Council approve the resolution designating the Residence at 603 Lawrence Avenue 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 Residence at 603 Lawrence Avenue, known as the O’Boyle Residence, 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 building 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
- Is an established and familiar visual feature of the City

- Enhances the sense of identity of the City.

Attachments:

1. Location Map
2. Letter from Property Owner
3. Building History
4. Current Photographs of Building
5. Proposed Resolution



100-30-02

To:

Community Development Dept. and
Historic Preservation Board

I being the owner of the
Property at 603 Lawrence ave,
would like to apply to be
on the City Register of
Historic Sites.

Peter Bredemeier

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado 80203
HISTORIC BUILDING INVENTORY RECORD

County: Mesa City: Grand Junction
State ID No. 5ME8529 Temporary No.

Current Building Name: Bredemeier Residence

Address: 603 Lawrence Avenue, Grand Junction, CO 81505
Owner: Peter Bredemeier, 603 Lawrence Avenue, Grand Junction 81505

Township: 1S Range: 1W Section: 22, SE1/4 SE1/4 SW1/4 NW1/4

Historic Name: John J. O'Boyle Residence

USGS quad name: Grand Jct., CO 1962 N3900-W10830 X 7.5' 15'

District Name: None

Block: 2 Lot: E 175 ft Lot A and Lots 21-27 Addition: Yr. of Addition

Date of Construction: 1910 estimate ___ actual
Source: Mesa County Assessor's Records

Historic Use: Domestic Present Use: Domestic
Style: Italianate Stories: 2 Location: X original ___ moved

Materials: concrete foundation, wood frame, solid brick exterior walls, asphalt shingle roof
Square Footage: 2,367

National Register Eligibility:
Individual: X Yes ___ No
Contributing to district: ___ Yes X No

Associated Buildings? X Yes Type: Garage

Architectural Description: Two story, valley roof with side gable roof in rear. Concrete steps lead to a two tier, enclosed porch with hipped roof. The porch has four full-height Tuscan piers that carry bracketed cornices. Porch walls consist of natural stain, vertical wood siding. Upper porch is glazed with five mull windows. The lower porch has a paneled central door with two tall arched lights. Door has a single light transom and is framed by tall fixed pane windows. Windows around house are segmental arched, double hung, wood sash, two over two. Pentagonal bays, with hipped roofs and bracketed cornice, appear on both the north and south elevations. Decorative gingerbread appears in the peaks of the gables of the north and south elevations. The exterior walls are solid red brick. Front door, wood window frames, porch piers, bracketed cornices, bay windows, gingerbread, and raking cornices are white. Red composition shingle roof with box eaves. A brick chimney is on the east slope. The yard is dirt and grass. The front yard is enclosed by a tall wood fence. Five young trees in front yard. The

side yards are enclosed by tall, wood fence. One-car garage in rear with front gable, gray composition shingle roof, and white asbestos shingle siding.

Architect: Unknown

Source:

Original Owner: John J. O'Boyle

Source: Lot and Block Books

Builder/Contractor: Unknown

Source:

Construction History: Additional construction or modifications not noted in Assessor's Records.

Historical Background: Early owners of the property included John J. O'Boyle (ca. 1905-1907) and William Ternahan (ca. 1917-1919). Mr. O'Boyle was trainmaster for the D&RGW railroad. The O'Boyles were closely identified with the activities of the pioneer city, their home being a brick structure built below the railroad tracks, overlooking the west side and the sweep of the river.

Apparently when William Snook lived there, it was known as 609 Lawrence Avenue; when Rebecca and John Lubker resided there, it may have been know as 315 Hall Avenue. Loretta and Frank J. Lander, clerk for George Lander's grocery store, lived at 603 from ca. 1919-1928.

Mary and Frank Mancuso, a railroader, moved into the house about 1930; the family name is listed in some Polk Directories as Moncuso, other times as Mancuso, the more accepted spelling. They lived in the house surrounded by a number of younger Mancuso family members in that section of town, and with Wallace Whiteacre as a boarder, until Frank's death on the job in 1943. Mary (also called Marietta) moved one block away to 503 Lawrence Avenue by 1951.

Significance:

architectural significance:

historic significance:

represents the work of a master

associated with significant persons

possess high artistic values

associated with significant events
or patterns

Represents a type, period or
method of construction

contributes to an historic district

Statement of Significance: The finest example of Italianate in town, in fair condition. The mass of the house, the pitch of the roofs, and the wide eaves are typical of the Italianate style. The tall narrow windows still have the appropriate two over two glazing. The bays and the two tier porch are highly detailed.

Surveyed by: Museum Group Staff Affiliation: Museum of Western Colorado

Date: May 1996







**CITY OF GRAND JUNCTION
RESOLUTION NO.
A RESOLUTION DESIGNATING THE RESIDENCE AT 603 LAWRENCE AVENUE
HISTORICALLY KNOWN AS THE JOHN J. O'BOYLE RESIDENCE
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 owner of the Residence at 603 Lawrence Avenue is 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 603 Lawrence Avenue 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; is an established and familiar visual feature of the City; and enhances the sense of identity of the City.

WHEREAS, the Historic Preservation Board recommended approval of the designation of the Residence at 603 Lawrence Avenue at its November 5, 2002 meeting.

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

That the Residence at 603 Lawrence Avenue historically known as the John J. O'Boyle Residence is hereby designated a historic building in the City Register of Historic Sites, Structures and Districts.

PASSED and APPROVED this 20th day of November, 2002.

ATTEST:

City Clerk

President of Council

Attach 11
Tax Credits for Southgate Commons

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Low Income Tax Credits for Southgate Commons					
Meeting Date		November 20, 2002					
Date Prepared		November 13, 2002			File #		
Author		Dan Wilson		City Attorney			
Presenter Name		Dan Wilson		City Attorney			
Report results back to Council		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
Citizen Presentation		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name	Tom Volkmann, Esq.
<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		<input checked="" type="checkbox"/>	Consent	Individual Consideration

Summary: This Council Resolution would allow a developer to obtain Colorado low income house tax credits for the rehabilitation of the Southgate Commons Townhomes.

Budget: \$10.00

Action Requested/Recommendation: Motion to approve the Resolution as drafted.

Attachments: Five pages consisting of bullets, summary and estimated costs of approximately \$2.4 million.

Background Information: Under the state tax code, a rehabilitation project that benefits low and moderate income housing can receive Colorado state tax credits. This developer proposes to own, rehabilitate and thereafter operate the 166 unit townhome development located on Orchard Mesa commonly referred to as Southgate Commons.

Today approximately 75% or 124 units are federal Section 8 subsidized units. Over the 20 years since the units have been built, there are deferred needs for maintenance and upgrades which this proposal would fix.

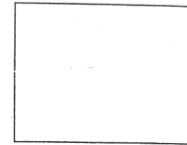
Hampstead Partners is in the business of acquiring and rehabilitating older HUD and similar regulated properties for the benefit of affordable housing households. Through the Colorado Housing Finance Authority such developers can use state low income housing tax credits and taxable “risk sharing multi-family bond” proceeds that have the effect of writing down the original purchase price.

The developer has been in contact with the Grand Junction Housing Authority who supports this project even though it does not participate directly.

Southgate Commons Townhomes

Grand Junction, Colorado

State Low-Income Housing Tax Credit Application
Colorado Housing and Finance Authority
February 2002



Project Features

- Existing 166 unit, 20 year old Federally regulated Section 221 (d) 4 multifamily property in need of repair and improvement
- 95%+ occupancy
- 75% (124 units) Project-based Section 8
- Individually metered utilities (except H₂O, trash)
- Large & Open unit design ideal for family living
- Pool and activity/sports court
- Central leasing office and community meeting room
- Mix of very large 1, 2 and 3 bedroom townhome units (originally constructed for sale)
- Off street parking (including 1 garage each unit)

Project Issues

- Replace defective building water service lines
- Cooling system replacement
- Exterior concrete flatwork repair
- Retaining wall repair and replacement
- Appliance replacement
- Kitchen cabinetry repair and replacement
- Exterior and Interior painting
- General system fatigue/replacement needs
- Common area improvements
- Resident services enhancements

Project Goals

- Maintain & Preserve Long-term Affordability
- Retain existing Project-based Section 8 rental assistance, thereby providing a means to serve low and very low-income residents not otherwise served by other tax credit developments
- Take advantage of large unit sizes and proximity to elementary school (across street) by marketing to families and improving play areas
- Replace old and fatigued components/systems
- Reduce downstream operating costs
- Increase ability to provide resident services

Developer

Hampstead Partners, Inc

Extensive nationwide tax credit and affordable housing experience specializing in the repositioning of older HUD regulated properties

Financial Structure

- State Low-Income Housing Tax Credits (through CHFA)
- Taxable “Risk Sharing” Multifamily Bond Loan (through CHFA)
Combination of Series A 30 year amortization supported by LIHTC rents and Series B 5 year amortization supported by HAP contract rents
- M2M Mortgage write-down via OMHAR (through CHFA)

Project Narrative

Southgate Commons Townhomes (Southgate) is an important preservation opportunity in the field of affordable housing. Located on the western slope of Colorado in the City of Grand Junction, Southgate offers low-income people an exceptional high-quality townhome residence. The property was originally designed as a for-sale condominium townhome community. This focus created a significant difference in layout and square footage from a typical garden style apartment complex.

Southgate Commons currently has approximately 124 Section 8 homes, with the remaining 42 homes serving moderate to low-income persons. There are three (3) separate project-based section 8 contracts on the property, two (2) of which have been extended to 2005 on a per annum renewal subject to annual appropriations. The remaining contract expires in 2002.

Therefore, the main issues facing this property are preservation and renewal. The property has the option of moving to a for-sale or 100% market rate rental position, thus threatening the local affordable housing stock of Grand Junction and the western slope. In addition, the property’s physical plant requires much attention.

In general, the property requires a substantial amount of rehabilitation to address deteriorating building systems, provide new appliances and materials for the unit interiors, as well as much-needed site enhancements including new soil retaining walls, repaired and appropriate signage, parking lot improvements, landscaping and functional amenities.

The proposal for the preservation and rehabilitation of Southgate Commons involves the acquisition of the property by Hampstead Partners, an affordable housing development specialist in the field of HUD assisted properties.

The financing structure proposed incorporates State of Colorado Low-Income Housing Tax Credits (LIHTC) as well as a risk-sharing program taxable bond multifamily loan from Colorado Housing and Finance Authority. In addition, a significant element of this plan is to have HUD /

OMHAR restructure the existing mortgage, providing a "write-down" of roughly \$2 million, which is treated as an offset to the acquisition price of the property. Other sources of financing include a soft Seller's carry-back note paid from cash flow after debt service, as well as income generated by the property during the rehabilitation period.

The plan is to conduct a rehab-in-place program whereby vacant units are rehabilitated while existing residents remain, and are then relocated internally to refurbished townhomes. This plan has been utilized very effectively by Hampstead Partners on several properties throughout the United States, resulting in high resident retainage and consistent operations through the rehab period.

The new structure of Southgate Commons would have 100% affordability, a long-term renewal of the Section 8 contracts, a revitalized property, and more efficient operations.

The income levels to be served include:

- 20% of homes at 30% of area median income (33 units)
- 13% of homes at 50% of area median income (22 units)
- 67% of homes at 60% of area median income (111 units)

The property's current mix of unit types will remain:

- 24 one-bedroom/one bath
- 31 two-bedroom/one and half bath
- 51 two-bedroom/two bath with loft
- 60 three bedroom/ two bath

The target market for these homes will be primarily family, given the size of the units, location/neighborhood demographic and the proximity of the adjacent elementary school (Dios Rio Elementary). However, several units are dedicated to elderly and handicapped (2 unit to each group) and are currently occupied. The property has enjoyed a successful history of operations, which supports the position of strong market demand for affordable housing.

The repositioning and preservation of this community will provide even more affordable housing to a broader range of low-income people, while enhancing the neighborhood with a renewed landmark of quality.

WORK WRITE-UP / ESTIMATE OF CONSTRUCTION COST

02/05/02

Southgate Apartments
Grand Junction, CO

CSI Division	Work Item Description	Quantity	Estimated Cost	Estimated Total Cost	Division Total
01-General					
Bldg Exterior		0	1 LS	\$0.00	\$0.00
Common Area	Remodel office area.	1	1 LS	\$8,000.00	\$8,000.00
New Construction	Construct Community Room	1	750 SF	\$100.00	\$75,000.00
New Construction	Install ADA modifications	0 Apt. Units	1 LS	\$700.00	\$0.00
New Construction		0	0 SF	\$0.00	\$0.00
Misc	Miscellaneous repairs and replacements.	166 Apt. Units	1	\$250.00	\$41,500.00
					\$83,000.00
02-Site Work					
Site	Construct seating/picnic areas with shade structure, picnic benches, seating and BBQ	1	2 LS	\$3,000.00	\$8,000.00
Site	Replace existing rail road tie retaining walls	1 Units	1 EA	\$50,000.00	\$50,000.00
Site	Landscaping Upgrade Landscaping including Landscape Architect fee.	1	1 EA	\$150,000.00	\$150,000.00
Site	Drainage Upgrade Landscaping including Landscape Architect fee.	1	1 LS	\$25,000.00	\$25,000.00
Site	Patio Fences Upgrade Landscaping including Landscape Architect fee.	166 Units	1 LS	\$700.00	\$116,200.00
Site	Paving Upgrade Landscaping including Landscape Architect fee.	4	8000 SF	\$1.00	\$24,000.00
Site	Play Equipment Upgrade Landscaping including Landscape Architect fee.	1	1 LS	\$15,000.00	\$15,000.00
Site	Walkways Upgrade Landscaping including Landscape Architect fee.	1	2000 SF	\$4.50	\$9,000.00
					\$396,200.00
03-Concrete					
Pave	Slabs	166 Units	1 LS	\$800.00	\$132,800.00
					\$132,800.00
05-Metal					
Bldg Exterior	Railings	Paint stair railings, stairs and landings.	0 Bldgs.	1	\$0.00
					\$0.00
06-Wood					
Apt Units		Miscellaneous repairs to molding, trim, doors and hardware.	166 Apt. Units	1 LS	\$150.00
Apt Units	Cabinets	Replace kitchen cabinets.	166 Apt. Units	1 LS	\$1,200.00
Apt Units	Countertop	Replace kitchen countertops.	166 Apt. Units	1 EA	\$250.00
Apt Units	Termite	Repair any termite damage	166 Apt. Units	1 LS	\$250.00
Bldg Exterior		Repair/replace exterior woodwork and siding.	16 Bldgs.	1 LS	\$400.00
					\$319,500.00
07-Thermal and Moisture Protection					
Bldg Exterior	Roof	Replace flat roofs over garages	5 Bldgs.	1 LS	\$3,000.00
					\$15,000.00
08-Doors and Windows					
Garages	Rise-up Door	Replace and paint panel door	125 Garages	1 EA	\$250.00
Apt Units	Windows	Replace windows and sliding glass doors.	0 Apt. Units	1 LS	\$1,100.00
					\$31,250.00
09-Finishes					
Apt Units	Carpet	Install new carpeting.	120 Apt. Units	1 EA	\$850.00
Apt Units	Medicine Cabinet	Clean, sand to remove rust, and repaint with rust inhibiting paint, medicine cabinet interior.	0	166 EA	\$15.00
Apt Units	Paint	Prep. and repaint unit.	120 Apt. Units	1 EA	\$800.00
Apt Units	Tub/Shower	Refinish tub/shower.	0	40 EA	\$150.00
Apt Units	Vinyl Flooring	Install new vinyl tile flooring over existing vinyl tile flooring in kitchen, bath, hallway and entry.	125 Apt. Units	1 LS	\$400.00
Bldg Exterior	Paint	Prep and repaint all exterior surfaces that receive paint including, siding, trim, fascia, railings, etc.	26 Bldgs.	1	\$2,100.00
					\$54,600.00

10-Specialties							
Bldg Exterior	Signage	Upgrade building signage, Building #s.	26 Bldgs.	1 LS	\$400.00	\$10,400.00	
Site	Signage	Upgrade/replace project signage, including identification signage, directional signage to office, designated guest spaces, disabled parking.	1	1 LS	\$5,000.00	\$5,000.00	
						\$15,400.00	
11-Equipment							
Apt Units	Exhaust Hood	Replace kitchen exhaust hood.	30 Apt. Units	1 EA	\$80.00	\$2,400.00	
Apt Units	Garbage Disposal	Replace garbage disposal.	85 Apt. Units	1 EA	\$50.00	\$3,250.00	
Apt Units	Range	Replace range.	166 Apt. Units	1 EA	\$450.00	\$74,700.00	
Apt Units	Dishwashers	Replace dishwashers	166 Apt. Units	1 EA	\$500.00	\$83,000.00	
Apt Units	Refrigerator	Replace refrigerator.	85 Apt. Units	1 EA	\$480.00	\$40,800.00	
						\$204,150.00	
12-Furnishings							
Apt Units	Window Coverings	Install mini-blinds at windows and curtains at sliding patio doors.	75 Apt. Units	1 LS	\$300.00	\$22,500.00	
Common Area	Furniture	Furnishings for management office.	1	1 LS	\$2,000.00	\$2,000.00	
Common Area	Furniture	Furnishings for community room.	1	1 LS	\$3,000.00	\$3,000.00	
						\$27,500.00	
13-Mechanical(Plumbing/HVAC)							
Apt Units		Replace plastic H2O piping laterals all buildings	26 Bldgs.	1 LS	\$4,000.00	\$104,000.00	
Apt Units		Replace water heaters	166 Apt. Units	1 LS	\$250.00	\$41,500.00	
Apt Units		Replace FA heaters	166 Apt. Units	1 LS	\$750.00	\$124,500.00	
Apt Units	AC	Replace Existing Swamp Coolers	166 Apt. Units	1 EA	\$700.00	\$116,200.00	
Apt Units	HVAC	Vacuum clean heating ducts.	0 Apt. Units	1 LS	\$50.00	\$0.00	
Apt Units	Lavatory Faucet	Replace bathroom lavatory faucet, drain set, supply tubes and angle stops.	85 Apt. Units	1 LS	\$106.00	\$8,925.00	
Apt Units	Shower Head	Replace shower heads with low-flow type.	1	198 EA	\$12.00	\$2,376.00	
Apt Units	Sink and faucet	Replace kitchen sink and faucet including supply tubes and angle stops, and drain kit.	100 Apt. Units	1 LS	\$100.00	\$10,000.00	
Apt Units	Thermostat	Replace heating thermostat with temperature limiting type.	0 Apt. Units	1 EA	\$25.00	\$0.00	
Misc.	Drains	Root out building main sanitary sewer line.	26 Bldgs.	1 LS	\$200.00	\$5,200.00	
						\$412,701.00	
14-Electrical							
Apt Units	Electrical Outlets	Replace damaged electrical outlets.	0 Apt. Units	1 LS	\$50.00	\$0.00	
Apt Units	Electrical Subpanel	Replace subpanel and breakers in townhouse units.	0 Apt. Units	1 EA	\$150.00	\$0.00	
Apt Units	Light Fixtures	Replace light fixture at entry door and patio of townhouse units with vandalism resistant fixture.	0 Apt. Units	2 EA	\$38.00	\$0.00	
Apt Units	Light Fixtures	Replace bathroom vanity light fixture with fluorescent type. (1 per 1, 2, 3 BR unit, 2 per 4 BR unit)	1	0 EA	\$45.00	\$0.00	
Apt Units	Light Fixtures	Replace kitchen light fixture with 4ft long 2-lamp surface mount fixture with wrap around prismatic lens.	0 Apt. Units	1 EA	\$60.00	\$0.00	
Apt Units	Smoke Detector	Install battery powered smoke detector in each bedroom.	1	0 EA	\$14.00	\$0.00	
Bldg Exterior	Light Fixtures	Upgrade/repair/add lighting on the exterior of the buildings.	26 Bldgs.	2 EA	\$200.00	\$10,400.00	
Common Area	Light Fixtures	0	0	1 LS	\$0.00	\$0.00	
Common Area	Light Fixtures	0	0 Bldgs.	0 EA	\$0.00	\$0.00	
Misc.	Surveillance Cameras	Install security surveillance camera system.	0	1 LS	\$0.00	\$0.00	
New Construction			0 Apt. Units	1 LS	\$0.00	\$0.00	
						\$10,400.00	
Total					\$	11,957.84	\$1,985,001.00
Contingency						10.0%	\$198,500.10
General Requirements						4.0%	\$87,340.04
General Conditions/Overhead						2.0%	\$45,418.82
Contractor Profit						4.0%	\$90,833.85
Total Construction Cost							\$2,407,991.81
Other							\$0.00
Total Project Cost					\$	14,500.55	\$2,407,991.81

RESOLUTION NO. -02

ACKNOWLEDGING SUPPORT AND APPROVAL OF A CONTRIBUTION TO HAMPSTEAD SOUTHGATE PARTNERS, L.P. TO SUPPORT THE ACQUISITION, RENOVATION, AND CONTINUED OPERATION OF THE SOUTHGATE COMMONS TOWNHOMES AS HOUSING AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS.

Recitals.

- A. Hampstead Southgate Partners, L.P. (“Hampstead”) represents that it has entered into an agreement to purchase the Southgate Commons Townhomes (“Property”), 2680 B½ Road, Grand Junction, Colorado, to preserve the housing as affordable to low and moderate income households in Grand Junction.
- B. Hampstead seeks support from the City Council, to facilitate acquisition, improvement and operation of the Property so that it may obtain the benefits of §39-22-2101, *et seq.* C.R.S. § 39-22-2102 requires, as a condition to receipt of such Colorado Low Income Housing tax credits, that the City Council has given a written commitment approved by a public vote of the governing body of the local jurisdiction, as stated below, to support the project, and to provide a contribution benefiting the development.
- C. Hampstead represents that it has received a four year \$2,461,293 per year preliminary reservation of Colorado Low Income Housing tax credits from the Colorado Housing Finance Authority to assist in funding acquisition and renovation of the Property.
- D. Hampstead has obtained the written support of the Grand Junction Housing Authority.
- E. The City Council wishes to acknowledge and indicate its approval of said support and contribution.

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

Section 1. The Council hereby acknowledges its support of the acquisition, renovation and continued operation of the Southgate Commons Townhomes, 2680 B½ Road, Grand Junction, Colorado as housing affordable to low and moderate income households.

Section 2. The Council hereby approves a monetary contribution in the amount of \$10.00 to Hampstead Southgate Partners, L.P. to support the acquisition, renovation,

and continued operation of the Southgate Commons Townhomes, Grand Junction, as housing affordable to low and moderate income households.

PASSED and ADOPTED this _____ day of November, 2002.

the Council

President of

ATTEST:

Stephanie Tuin
City Clerk

Attach 12
Energy Impact Grant Application for Fire Station #5

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Fire Station #5 Energy Impact Grant Application					
Meeting Date	November 20, 2002					
Date Prepared	November 12, 2002				File #	
Author	Rick Beaty			Fire Chief		
Presenter Name	Rick Beaty			Fire Chief		
Report results back to Council		No	X	Yes	When	DOLA Decision on Grant
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: The Grand Junction Fire Department requests the City of Grand Junction City Council to approve the submittal of an Energy Impact Grant Application for \$600,000 to the Department of Local Affairs. If awarded, the funds will be used to offset construction costs of Grand Junction Fire Department fire station #5.

In November, 2002, voters in the unincorporated areas of the Redlands approved by vote a 4.904 mil rate for operation of a new Redlands fire station. Construction costs for the new station were not part of the vote and have been budgeted in the City budget process. The estimated cost of construction is \$1,707,522. The City has budgeted funds of \$780,000 in 2002 and 2003. Mesa County has committed \$300,000 to assist with construction costs. The difference of \$600,000 is shown as an Energy Impact grant request.

Budget: If successful, this grant application could provide revenue of \$627,000 dollars to the Capital Improvement Fund. Funds are subject to TABOR and would not have an adverse impact for fiscal year 2003.

Action Requested/Recommendation: Approve the submittal of an Emergency Impact Grant Application to the Department of Local Affairs in the amount of \$600,000.

Attachments: Energy Impact Grant Application

Background Information: The need for construction and operation of a Redlands fire station is a long standing discussion by citizens, staff members, and elected officials. Over the past five to ten years, a number of participants have looked at emergency service needs and possible alternatives for enhanced services. In 2002, a task force consisting of City Council, Rural Fire District Board, and County Commissioner representatives, along with City and County staff, reached a proposal to build and operate a fire station in the Redlands. A presentation was made to City Council on the proposal. Implementation of the proposed approach included the formation of a Title 32 sub-district by the Grand Junction Rural Fire Protection District and a subsequent 4.904 mil property tax question placed on the November, 2002, ballot. The question also included exemption from TABOR for the new tax. Voters approved the question by a 2/3 margin.

In addition, the City of Grand Junction and Grand Junction Rural Fire Protection District are nearing completion of an Intergovernmental Agreement, IGA, which outlines the operational funding mechanism for a ten-year time frame. The IGA also amends the base services agreement by reference. Completion of the IGA will allow the City to move forward on construction and operational decisions/actions related to fire station #5.

Department of Local Affairs

(For Use by State)

ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM APPLICATION

Public Facilities/Public Services/Community Development Projects

(Refer to back page for application filing information)

A. GENERAL AND SUMMARY INFORMATION

1. Name/Title of Proposed Project: Fire Station

2. Applicant:: City of Grand Junction

In the case of a multi-jurisdictional application, names of other directly participating political subdivisions:

- Grand Junction Rural Fire Protection District
- County of Mesa

If applying on behalf of a non-profit corporation, the eligible local government must assume responsibility for the administration of any funds awarded. Name of the non-profit corporation:

3. Chief Elected Official (In the case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision):

Name: Cindy Enoz-Martinez

Title: Mayor

Mailing Address: 250 N 5th Street, Grand Junction, CO 81501 Phone: 970-244-1501

E-mail Address: cindym@ci.grandjct.co.us
970-244-1456

Fax:

4. Designated Contact Person for the Application:

Name: Ricky Beaty

Title: Fire Chief

Mailing Address: 330 S 6th St, Grand Junction, CO 81501
Phone: 970-244-1501

E-mail Address: rickb@ci.grandjct.co.us
970-244-1471

Fax:

5. Amount requested: \$600,000. Does the applicant jurisdiction have the ability to receive and spend state grant funds under TABOR spending limitations? Yes
X No . If no, please explain.

6. Brief Description of Proposed Project **(100 words or less)**:

To construct and operate a full-service fire station in the Redlands area of Mesa County. The addition of a fire station in this area of the County is needed to improve the level of emergency services. As a result of growth and a transition from rural to urban densities, the City of Grand Junction, Grand Junction Rural Fire Protection District, and Mesa County have identified a serious need and partnered to improve emergency services by constructing and committing operating funds for this new station.

7. a. Local priority as assigned by county-wide impact team: _____.
Relative to other applications (e.g., 1 of 2, 2 of 4, etc) submitted by jurisdictions in the county in current fund cycle.

b. What is the composition of the county-wide impact team? (e.g. energy/mineral industry representation, county commissioners, municipalities, school districts, emergency services agencies, etc).

B. DEMOGRAPHIC AND FINANCIAL INFORMATION

1. Population

a. What was the 1990 population of the applicant jurisdiction?
Based on census data, the City of Grand Junction's population was 29,034.

b. What is the current estimated population for the applicant jurisdiction? 44,782. (Most recent lottery distribution estimate is acceptable). What is the source of the estimate?

Grand Junction Community Development Department, Colorado State Demographer.

c. What is the population projection for the applicant in 5 years? 49,443.

What is the source of the projection? City of Grand Junction Community Development Department.

2. Financial Information

(Provide for all municipalities, counties, and political subdivisions directly participating in the application and for any entity on whose behalf the application is being submitted. Attach additional sheets if necessary).

	Grand Junction Fire District	Rural
a. Assessed Valuation (Year <u>2001</u>)	<u>\$440,947,146</u>	
	<u>\$152,076,470</u>	
b. Mill Levy/Annual Revenue	<u>8.000 / \$3,527,577</u>	
	<u>7.596 / \$1,155,173</u>	
c. Overlapping Mill Levy	<u>65.5-226</u>	
	<u>60.06-89.5</u>	
d. Sales Tax Rate (%) / Annual Revenue	<u>2.75 / \$27,371,739</u>	
	N/A	
e. Long-Term Finance Obligation, by Type/Amount		N/A
	N/A	
f. Annual Budget		<u>General</u>
Fund		
<u>General</u>		
Year		
<u>2002</u>	<u>2002</u>	
Total Amount		<u>\$38,807,154</u>
	Fund Cash Balance (as of 1/1/2002)	<u>\$6,238,029</u>

g. Water Tap Fee		
Number of Taps Served by Applicant		
Fund Cash Balance (as of 1/1/2002)		
h. Sewer Tap Fee		
Avg. Monthly User Charges		
Number of Taps Served by Applicant		

Fund Cash Balance (as of 1/1/2002)

Sum of mill levies of overlapping jurisdictions (e.g., sum of levies including applicant's levy and other taxing entities such as special districts, schools districts, etc).

For fund most relevant to application (e.g. General Fund, Sewer Fund, etc)

Use only in the case of multi-jurisdictional or on-behalf-of applications to provide the requested information for other directly participating entities. Not required if not relevant to application. Divide sum of monthly residential revenues by number of residential taps served.

C. PROJECT BUDGET & FUNDING SOURCES

PROJECT EXPENDITURES		PROJECT REVENUES			
Project Budget Items (If a direct impact, multi-year request, subtotal by year or include budgets as an attachment for the additional years).	Total Cost	Impact Assistance	Other Funds Requested or Committed		
			Amount	Source	Status*
Land Acquisition	\$ 200,000	\$0	\$ 200,000	Grand Junction	Committed
Design (Architect/Engineering)	\$ 130,000	\$0	\$ 130,000	Grand Junction	Committed
Construction (List by Unit Costs)	\$1,277,522	\$627,522	\$ 377,522 \$ 300,000	Grand Junction Mesa County DOLA	Budgeted Committed Application
Site Location Work	\$ 100,000		\$ 100,000	Grand Junction	Committed
TOTAL	\$1,707,522	\$627,522	\$1,107,522		

D. RELATIONSHIP TO ENERGY/MINERAL IMPACT. The statutory purpose to the Energy and Mineral Impact Assistance program is to provide financial assistance to “political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels.” This section of the application is intended to provide an opportunity for the applicant to describe its energy/mineral impacts, both *direct and indirect*, and the relationship of application to those impacts.

- 1. Explain how this project is directly or indirectly related to energy/mineral impacts, including whether it mitigates any adverse impacts.** Mesa County has a long history of a boom/bust economy. Historically, energy exploration has had and continues to have an impact Mesa County and its municipalities. During the 1950’s, uranium mining and milling operations resulted in growth within the region and, specifically, within the Grand Junction area. Numerous subdivisions were constructed in the area and residential growth began to occur in the area known as the Redlands. Similar boom/bust impacts occurred as a result of oil and gas exploration.

The most significant impact to the area was the boom and subsequent bust of the oil-shale industry. Grand Junction and the surrounding area experienced rapid commercial and residential growth during the late 1970’s

and early 1980's due largely to the oil-shale industry. Numerous major subdivisions and individual residential structures were built during the oil-shale boom. The area continues to support natural gas exploration with numerous drilling and oil-field supply organizations basing their operations in the Grand Junction area.

The Redlands area of Mesa County lies to the southwest of the City of Grand Junction. The Redlands is home to an estimated 9,000 residents and has an assessed property valuation of \$826,273,830. Development of the area has outstripped the resources available to provide a reasonable level of emergency services to residents. The many significant needs stemming from a boom/bust development stretched the resources of the communities' infrastructure and services. Over the past several years, the continuing growth and need to improve emergency services in the Redlands has been recognized by the community and its elected officials.

During the past five years, residents, representatives of the City of Grand Junction, Mesa County and the Grand Junction Rural Fire Protection District have struggled to address these needs. This effort has resulted in a cooperative effort to construct and operate a full-service fire station in the Redlands. The enhanced service will improve safety of the area's residents and address a critical service deficiency caused, in large part, by the boom/bust economy resulting from energy exploration and development.

2. a. What direct energy/mineral impacts are being experienced by the applicant?

Examples of direct impacts include: road/bridge/culvert damage, fire protection/emergency medical services, dust suppression, sound/visual mitigation, weed control, economic boom/busts and other direct physical, social or economic impacts.

Direct impacts include historic and continued growth of the area due, in part, to energy exploration and development. Growth has created many demands on local resources with resources being inadequate to meet the needs. Since the Redlands area has historically been unincorporated, its support came through County resources. Mesa County does provide emergency services beyond those provided by the Sheriff's Department.

The area has been part of the Grand Junction Rural Fire Protection District since the 1940's. The District has always provided emergency services via a contract with the City of Grand Junction. The problem with growth for the District is that it has not been able to do much more with property tax than meet the annual contractual obligation for basic services.

- b. **What types and amounts of local funds and resources are being used by the applicant to address direct energy/mineral impacts?** Examples of funds and resources include: road and bridge funds, Highway User Trust Fund allocations, industry assessments or contributions, sales or property taxes, staff time, etc. The need to improve emergency services in the Redlands area is being addressed by the local community through staff time and local funding. Currently, emergency services are provided by the City of Grand Junction's general fund and by the Grand Junction Rural Fire Protection District by a property tax of 7.596 mils.

In November, 2002, the City of Grand Junction, Mesa County, and Grand Junction Rural Fire Protection District agreed to a cooperative approach to enhancing services to the Redlands. The City of Grand Junction budgeted and committed a total of \$780,000 and Mesa County committed \$300,000 toward the construction of a station in the Redlands. Additionally, the Grand Junction Rural Fire Protection District formed a Title 32 sub-district and placed a property tax and Tabor-relief question for residents of the sub-district on the November, 2002 ballot. Voters approved the ballot issue for a new sub-district property tax of 4.904 mils. Additionally, an intergovernmental agreement between the City of Grand Junction and Grand Junction Rural Fire Protection District defines the million dollar plus annual operational funding for the new station for the next ten years.

3. **List energy/mineral activities (past, present and future) affecting the applicant. Be as specific as possible by listing company names, locations, production levels, employment levels, etc. Include not only production projects (e.g., oil, gas, carbon dioxide, coal, molybdenum, gold, etc), but also processing, transmission (e.g., oil/gas pipelines, electric transmission lines, etc), transportation (e.g., roads, rail lines, etc), and energy conversion facilities (e.g., coals and gas-fired electric generating facilities).**
4. **Are energy/mineral companies that impact the applicant jurisdiction aware of and supportive of this request? Yes _____ No _____**
Attach supporting documentation when appropriate.

E. OTHER PROJECT INFORMATION

1. **Why is the project needed? What are the specific goals of the project?** Growth of the Redlands area has reached a critical point in terms of the need to improve emergency services. Response times in the Redlands continue to increase due, in large part, to the narrow streets, increasing density, higher traffic counts, new school zones and other infrastructure and geographic constraints. The area is geographically isolated by the Gunnison and Colorado Rivers and is accessible by

bridge at two points. Emergency resources are located on the opposite side of the rivers and response distances are five miles and greater to most sections of the Redlands. Response times to the Redlands area range from eight (8) to eighteen (18) minutes depending on the location and time of day. Due to population density, valuation of properties, and vital environmental resources, it is important that a full-service fire station be constructed and operated in the Redlands area.

- 2. How were the cost estimates arrived at? Have preliminary architectural/engineering studies been completed? What additional design work must still be completed? (Attach preliminary engineering reports, architectural drawings, cost estimates).** Cost estimates are based on a city services facilities plan conducted in 2001, by BlytheDesign+ Company and by the City of Grand Junction Public Works Department. All estimates and design measures are based on preliminary work. Final site selection is in negotiation and, therefore, preliminary architectural/engineering studies have not been conducted. A pre-application meeting with the City of Grand Junction Community Development Department and a preliminary site plan with estimated site improvement costs are attached.

3. a. **Describe local commitment to the project, including local fees or regulations altered to ensure project success, local taxing efforts to address continuing development and maintenance needs, and local citizen support. Describe any in-kind contributions, by type and value, in support of this project.** The project has benefited from strong citizen-driven commitment and support. The commitment and support of the Redlands fire station project has also been strongly supported by the Grand Junction City Council, Mesa County Board of Commissioners, Grand Junction Rural Fire Protection District Board of Directors, and area citizens. Major accomplishments which underscore the commitment to this project include:

- City Council commitment of \$780,000 in major capital for construction of a fire station
- Board of County Commissioners commitment of \$300,000 in major capital for construction
- Development of a ten-year intergovernmental agreement between the City and District on annual operational funding for the Redlands station
- Formation by the District of a Title 32 sub-district of the Redlands
- Successful ballot issue of an additional property tax of 4.904 mils in the sub-district (this is in addition to an existing 7.596 mils for all District residents)
- Strong community support through continued citizen driven support and desire for improved emergency services

b. **Was the cash value of the in-kind contributions calculated into the Project Budget (C)?** Yes___ No ___

4. **What other funding alternatives have been explored?** A number of other funding alternatives have been explored over the past five years. The alternatives have been based on using percentage of calls, valuation, population, type and nature of services provided. Potential sources of funds for this project have included grants, taxation, pay for service, and a combination of all of the above-listed sources or approaches. The cooperative construction and operational funding mix outlined in this grant application has gained the most political and citizen support. Other options have not been viewed as viable alternatives nor have they gained widespread support.

5. **Has the applicant jurisdiction been subject to any refund under TABOR or statutory tax limitations? Has the applicant sought voter approval to keep revenues above fiscal spending limits?** Yes X No
If yes, please explain.

RON LAPPI – Need your help on this question!

6. **If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status?** Yes___ No
Please explain.
7. **If the project is funded, what on-going operational obligations will be incurred? What is the applicant's plan for addressing these additional costs? (Attach a detailed budget showing annual operating revenues and expenses, by amounts and sources.)** The Grand Junction Fire Department is a department of the City of Grand Junction. The Department extends emergency services to the Grand Junction Rural Fire Protection District through a Memorandum of Understanding and a new Intergovernmental Agreement. The two documents combined outline the operational impact of the Redlands fire station and the full relationship between the entities for all of the Grand Junction Rural Fire Protection District. The annual operating costs of the Redlands fire station are approximately \$1,100,000 million dollars per year. A ten-year spreadsheet showing the cost of the Redlands fire station is attached.
8. **When do you expect the project to start?**_Novmeber, 2002___ **When will it be completed?**__November, 2003
9. **Indicate below whether any of the proposed project activities:**
- a. Will be undertaken in flood hazard areas. List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed.
Yes ___ No X
 - b. Will affect historical, archeological or cultural resources, or be undertaken in geological hazard area? Describe alternatives considered and mitigation proposed.
Yes ___ No X
 - c. Create or fail to address any other related public health or safety concerns. Describe. Yes ___ No X

To the best of my knowledge and belief, the statements and data in this application are true and correct.

Signature, Chief Elected Official

Name (typed or printed)

Title

Date

Please submit one original and three copies to:

Sue Schneider
Department of Local Affairs
222 South Sixth Street #409
Grand Junction, Colorado 81501

Also submit:

- 1 copy to the local Council of Governments or Regional Planning Commission
- 1 copy to the local county impact (prioritization) team
- Attachments List (check and submit if applicable; one set per application):
Preliminary Engineering Reports, Architectural Drawings, Cost Estimates , Map showing location of the project

Attach 13
Public Hearing – Zoning Summit View Meadows

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA								
Subject	Zoning the Summit View Meadows Annexation, located at 3146 D ½ Road							
Meeting Date	November 20, 2002							
Date Prepared	November 13, 2002				File # ANX-2002-153			
Author	Lisa Gerstenberger			Senior Planner				
Presenter Name	As above			As above				
Report results back to Council	X	No		Yes	When			
Citizen Presentation		Yes	X	No	Name			
	Workshop	X	Formal Agenda			Consent	X	Individual Consideration

Summary: Second reading of the Zoning ordinance to zone the Summit View Meadows Annexation Residential Multi-Family-8 (RMF-8), located at 3146 D ½ Road.

Budget: N/A

Action Requested/Recommendation: Approve second reading of the zoning ordinance.

Attachments:

1. Staff Report
2. Annexation Map
3. Zoning Ordinance

Background Information: See attached staff report

AGENDA TOPIC: Summit View Meadows Annexation, ANX-2002-153.

SUMMARY: Second reading of the Zoning ordinance to zone the Summit View Meadows Annexation Residential Multi-Family-8 (RMF-8), located at 3146 D 1/2 Road.

BACKGROUND INFORMATION			
Location:		3146 D 1/2 Road	
Applicant:		Kenneth & Pauline Duffy, Owner Casa Tiara Develop., Owner	
Existing Land Use:		Single Family Residence	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		RSF-R (Mesa County)	
Proposed Zoning:		RMF-8 (Residential Multi-Family, not to exceed 8 units/acre)	
Surrounding Zoning:	North	PUD (Mesa County)	
	South	RSF-R (Mesa County)	
	East	RSF-R (Mesa County)	
	West	RSF-R (Mesa County)	
Growth Plan Designation:		Residential Medium, 4-8 units/acre	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Yes	No

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

Staff Analysis:

ZONING OF ANNEXATION:

The proposed zoning for the Summit View Meadows Annexation is the Residential Multi-family, 8 units/acre (RMF-8) zone district. The proposed use of the site is to be residential, which is in keeping with the goals of the Growth Plan and the 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.** The requested rezone to RMF-8 is within the allowable density range recommended by the Growth Plan. This criterion must be considered in conjunction with criterion 5 which requires that public facilities and services are available when the impacts of any proposed development are realized. Staff has determined that public infrastructure can address the impacts of any development consistent with the proposed zone district, therefore this criterion is met.
- 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 dwelling units per acre (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

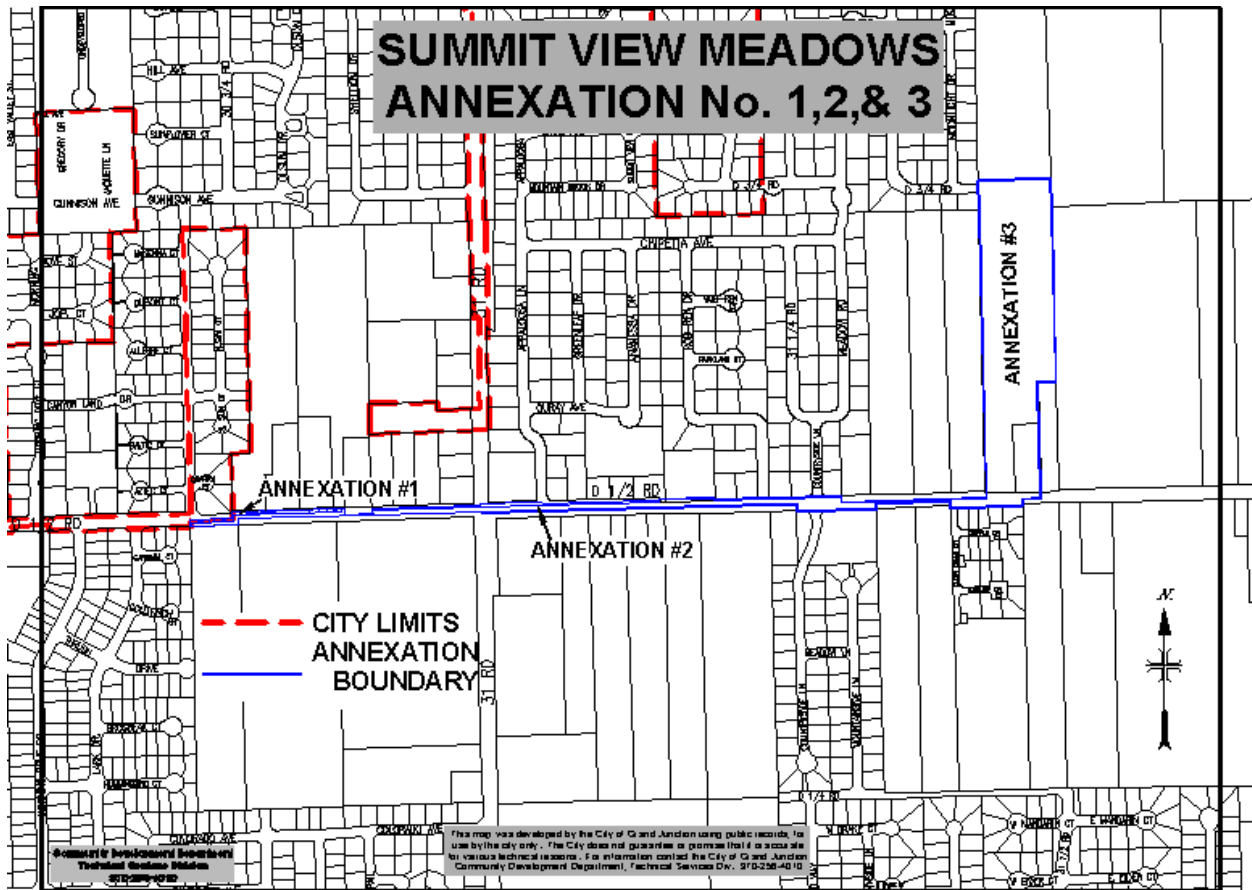
Approval of the Residential Multi-Family-8 (RMF-8) zone district for the following reasons:

- 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:

- Annexation Map
- Zoning Ordinance

H:Projects2002/ANX-2002-153/SVMCityZord2



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Zoning the Summit View Meadows Annexation to
Residential Multi-Family-8 (RMF-8),
Located at 3146 D 1/2 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 Summit View Meadows 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:

SUMMIT VIEW MEADOWS ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4), the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15 and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, all lying within Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows:

BEGINNING at the Southeast Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the South line of the SE 1/4 NE 1/4 of said Section 16 to bear N 89°51'59" E with all bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°51'59" W, along the South

line of said SE 1/4 NE 1/4 of said Section 16, a distance of 490.00 feet; thence N 00°00'00" W a distance of 25.00 feet; thence N 89°51'59" E along a line 25.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 490.00 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 16; thence S 89°57'40" E along a line 25.00 feet North of and parallel to the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 15, a distance of 809.66 feet; thence N 00°02'20" E a distance of 15.00 feet; thence S 89°57'40" E along the South line of Palomino Acres, as same is recorded in Plat Book 10, Page 57, Public Records of Mesa County, Colorado, a distance of 249.94 feet to a point on the West line of Lot 2, Blair Subdivision, as same is recorded in Plat Book 12, Page 272, Public Records of Mesa County, Colorado; thence S 00°02'48" E, along said West line, a distance of 10.00 feet to a point being the Southwest corner of said Lot 2; thence S 89°57'40" E along the South line of said Blair Subdivision, said line being 30.00 feet North of and parallel to the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 15, a distance of 250.00 feet to a point on the East line of the SW 1/4 NW 1/4 of said Section 15; thence S 89°57'40" E along the South line of Countryside Subdivision Filing No. One, as same is recorded in Plat Book 11, Page 241, Public Records of Mesa County, Colorado, a distance of 327.45 feet to a point being the Southeast corner of Lot 1, Block One; thence S 00°02'46" E along the Southerly projection of the East line of said Countryside Subdivision Filing No. One, a distance of 25.00 feet; thence S 89°57'40" E along a line 5.00 feet North of and parallel to the South line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 15, a distance of 655.14 feet to a point on the West line of that certain parcel of land surveyed and a copy of same deposited and recorded in the Public Records of Mesa County, Colorado, Deposit No. 2491-01; thence N 00°01'52" W along said West line, a distance of 1313.42 feet to a point being the Southeast corner of Lot 4, Block 4, Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, said point lying on the North line of the SE 1/4 NW 1/4 of said Section 15; thence N 00°12'04" W along the East line of said Sundown Village No. 2, a distance of 127.12 feet; thence S 89°55'16" E along a line parallel to the North line of the SE 1/4 NW 1/4 of said Section 15, a distance of 327.23 feet to a point on the East line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 15; thence S 00°12'40" E along said East line, a distance of 127.12 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 15; thence S 00°02'46" E, along the East line of the SE 1/4 NW 1/4 of said Section 15, a distance of 790.20 feet to a point lying 528.00 feet North of, as measured along the East line of SE 1/4 NW 1/4 of said Section 15, the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 15; thence N 89°57'40" W a distance of 82.50 feet; thence S 00°02'46" E, parallel to the East line of the SE 1/4 NW 1/4 of said Section 15, a distance of 528.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 15, said point lying 82.50 feet West of, as measured along said South line, the Southeast corner of the NW 1/4 of said Section 15; thence N 89°57'40" W, along said South line, a distance of 82.42 feet; thence S 00°07'50" E along the Northerly extension of the East line of the Replat of Brookdale, as same is recorded in Plat Book 13, Pages 262 and 263, Public Records of Mesa County, Colorado, a distance of 33.00 feet; thence N 89°57'40" W

along the North line of said Replat of Brookdale, said line being 33.00 feet South of and parallel to the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15, a distance of 329.98 feet to a point on the West line of said Replat of Brookdale; thence N 00°07'50" W, along the Northerly projection of said West line, a distance of 33.00 feet to a point on the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15; thence N 89°57'40" W, along said South line, a distance of 332.99 feet; thence S 00°06'22" E, along the Northerly projection of the East line of Grove Creek Subdivision Filing No. 3, as same is recorded in Plat Book 16, Pages 303 and 304, Public Records of Mesa County, Colorado, a distance of 30.00 feet; thence N 89°57'40" W along the North line of said Grove Creek Subdivision Filing No. 3, said line being 30.00 feet South of and parallel to the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 362.31 feet to a point on the West line of said Grove Creek Subdivision Filing No. 3; thence N 00°04'06" W, along the Northerly projection of said East line, a distance of 30.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 15; thence N 89°57'40" W, along said South line, a distance of 120.00 feet to a point being the Southeast corner of the SW 1/4 NW 1/4 of said Section 15; thence N 89°57'40" W, along the South line of the SW 1/4 NW 1/4 of said Section 15, a distance of 1309.64 feet, more or less, to a point being the Southwest corner of the SW 1/4 NW 1/4 of said Section 15 and the Point of Beginning.

CONTAINING 11.8211 Acres (514,926.41 Square Feet) more or less, as described.

Housing type, density and bulk standards shall be for the **RMF-8** zone district.

—

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

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

Mayor

ATTEST:

City Clerk

Attach 14
Public Hearing – 430 30 Road Annexations No. 1 and 2

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	430 30 Road Annexation					
Meeting Date	November 20, 2002					
Date Prepared	November 12, 2002				File # ANX-2002-182	
Author	Lori V. Bowers			Senior Planner		
Presenter Name	Lori V. Bowers			Senior Planner		
Report results back to Council	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
Citizen Presentation	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan, in accordance with the 1998 Persigo Agreement with Mesa County. The physical address for the property is 430 30 Road. This is a serial annexation.

Budget: N/A

Action Requested/Recommendation: Acceptance of the annexation petition, and second reading of the Annexation Ordinances.

Attachments:

- Staff Report
- Annexation Map
- Resolution
- Annexation Ordinances

Background Information: Please see attached Staff Report

STAFF REPORT / BACKGROUND INFORMATION			
Location:		<i>430 30 Road</i>	
Applicant:		Darren Davidson, Owner	
Existing Land Use:		<i>Vacant land</i>	
Proposed Land Use:		<i>Residential</i>	
Surrounding Land Use:	North	<i>Residential & vacant land</i>	
	South	Residential & vacant land	
	East	Residential & vacant land	
	West	Residential	
Existing Zoning:		Mesa County PUD	
Proposed Zoning:		RMF-8 (Residential Multi-Family, not to exceed 8 dwelling units per acre)	
Surrounding Zoning:	North	<i>PUD (Mesa County)</i>	
	South	PUD & AFT (Mesa County)	
	East	PUD (Mesa County)	
	West	PUD (Mesa County)	
Growth Plan Designation:		Residential Medium – 4 to 8 dwelling units per acre	
Zoning within density range?		X	Yes
			No

RELATIONSHIP TO COMPREHENSIVE PLAN: The City of Grand Junction’s Growth Plan identifies the subject parcels as “residential medium”, 4 to 8 dwelling units per acre. The proposed future development will be compatible with adjacent land uses. There is no commercial development associated with this plan.

STAFF ANALYSIS

Annexation

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 430 30 Road Annexation is eligible to be annexed because of compliance with the following:

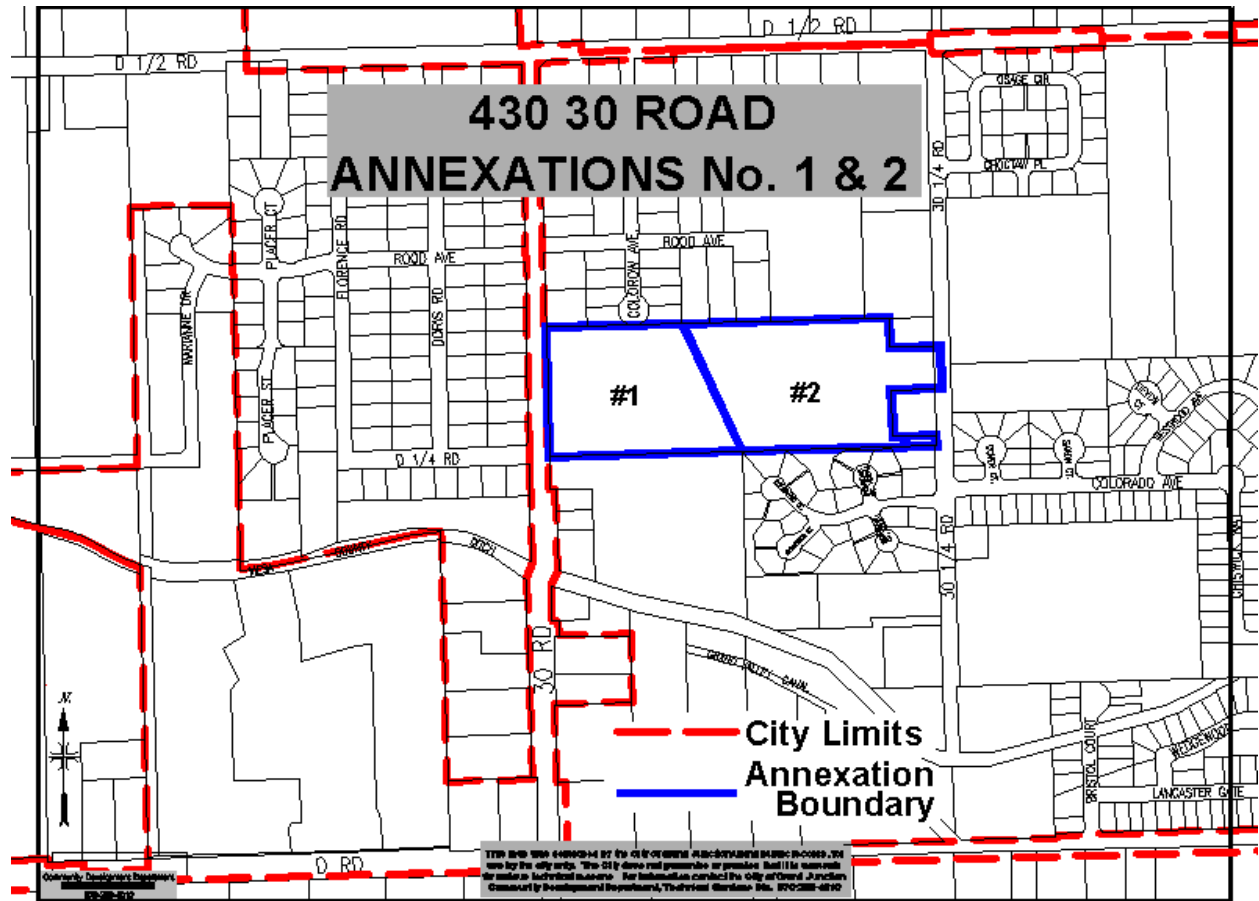
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and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

<i>ANNEXATION SCHEDULE</i>	
Oct. 16th	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
Oct 22nd	Planning Commission considers Zone of Annexation
Nov 6th	First Reading on Zoning by City Council
Nov 20th	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
Dec. 22nd	Effective date of Annexation and Zoning

430 30 ROAD ANNEXATION

File Number:	ANX-2002-182	
Location:	430 30 Road	
Tax ID Number:	2943-163-00-073	
Parcels:	1	
Estimated Population:	54 single family lots proposed	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	11.18 acres for annexation area	
Developable Acres Remaining:	0 acres	
Right-of-way in Annexation:	140 feet and 20 feet along 30 ¼ Road	
Previous County Zoning:	County PUD	
Proposed City Zoning:	(RMF-8) Residential Multi-Family not to exceed 8 units per acre	
Current Land Use:	Vacant land	
Future Land Use:	Medium density residential	
Values:	Assessed:	= \$ 16,540
	Actual:	= \$ 57,050
Census Tract:	8	
Address Ranges:	3000 through 3025	
Special Districts:	Water:	Clifton Water
	Sewer:	Central Grand Valley Sanitation Dist.
	Fire:	Clifton Fire
	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	Upper Grand Valley Pest



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-02

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS 430 30 ROAD ANNEXATION IS ELIGIBLE FOR ANNEXATION AND LOCATED AT 430 30 ROAD

WHEREAS, on the __day of _____ 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
430 Road Annexation**

A serial annexation comprising 430 30 Road Annexation No. 1 and 430 30 Road Annexation No. 2

430 30 Road Annexation No. 1

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described.

430 30 Road Annexation No. 2

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 660.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning,; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence N 89°55'20" E along a line being the Easterly extension of the South line of said Farley-Swehla-Mead Subdivision, a distance of 678.53 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 99.00 feet; thence N 89°55'20" E a distance of 165.00 feet to a point on the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W, along the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 140.00 feet; thence S 89°55'20" W a distance of 165.00 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 148.50 feet; thence N 89°55'20" E a distance of 145.00 feet to a point on the West right of Way line for 30 1/4 Road, as same is described in Book 767, Page 175, Public Records of Mesa County, Colorado, said line lying 20.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W along said West Right of Way, a distance of 30.25 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 16; thence S 89°55'08" W along said South line, also being the North line of said Plat of Ironwood, a distance of 640.29 feet, more or less, to the Point of Beginning.

CONTAINING 6.2599 Acres, (272,682.44 sq. ft.) more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the day of _, 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 ____ day of _____, 2002.

Attest:

of the Council

President

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

**430 30 ROAD ANNEXATION NO. 1
APPROXIMATELY 5.1706 ACRES
LOCATED AT 430 30 ROAD**

WHEREAS, on the 16th day of October, 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 ___ day of _____, 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:

**Perimeter Boundary Legal Description
430 Road Annexation**

A serial annexation comprising 430 30 Road Annexation No. 1 and 430 30 Road Annexation No. 2

430 30 Road Annexation No. 1

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road

and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described.

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

INTRODUCED on first reading on the ___ day of _____, 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**

**430 30 ROAD ANNEXATION NO. 2
APPROXIMATELY 6.2599 ACRES
LOCATED AT 430 30 ROAD**

WHEREAS, on the 16th day of October, 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 ____ day of _____, 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:

430 30 Road Annexation No. 2

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 660.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning,; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence N 89°55'20" E along a line being the Easterly extension of the South line of said Farley-Swehla-Mead Subdivision, a distance of 678.53 feet; thence S 00°02'08" W along a line 165.00 feet

West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 99.00 feet; thence N 89°55'20" E a distance of 165.00 feet to a point on the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W, along the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 140.00 feet; thence S 89°55'20" W a distance of 165.00 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 148.50 feet; thence N 89°55'20" E a distance of 145.00 feet to a point on the West right of Way line for 30 1/4 Road, as same is described in Book 767, Page 175, Public Records of Mesa County, Colorado, said line lying 20.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W along said West Right of Way, a distance of 30.25 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 16; thence S 89°55'08" W along said South line, also being the North line of said Plat of Ironwood, a distance of 640.29 feet, more or less, to the Point of Beginning.

CONTAINING 6.2599 Acres, (272,682.44 sq. ft.) more or less, as described.

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

INTRODUCED on first reading on the ___ day of _____, 2002.

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

Attest:

President of the Council

City Clerk

Attach 15
Zoning the 430 30 Road Annexation

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Zoning the 430 30 Road Annexation					
Meeting Date	November 20, 2002					
Date Prepared	November 12, 2002				File # ANX-2002-182	
Author	Lori V. Bowers			Senior Planner		
Presenter Name	Lori V. Bowers			Senior Planner		
Report results back to Council	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
Citizen Presentation	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan. The requested zoning for the property is RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The physical address for the property is 430 30 Road. This is a serial annexation.

Budget: N/A

Action Requested/Recommendation: Second Reading of the Zoning Ordinance.

Attachments:
 Staff Report
 Annexation Map
 Zoning Ordinance

Background Information: Please see attached Staff Report

STAFF REPORT / BACKGROUND INFORMATION				
Location:		430 30 Road		
Applicant:		Darren Davidson, Owner		
Existing Land Use:		Vacant land		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential & vacant land		
	South	Residential & vacant land		
	East	Residential & vacant land		
	West	Residential		
Existing Zoning:		Mesa County PUD		
Proposed Zoning:		RMF-8 (Residential Multi-Family, not to exceed 8 dwelling units per acre)		
Surrounding Zoning:	North	PUD (Mesa County)		
	South	PUD & AFT (Mesa County)		
	East	PUD (Mesa County)		
	West	PUD (Mesa County)		
Growth Plan Designation:		Residential Medium – 4 to 8 dwelling units per acre		
Zoning within density range?		X	Yes	No

RELATIONSHIP TO COMPREHENSIVE PLAN: The City of Grand Junction’s Growth Plan identifies the subject parcels as “residential medium”, 4 to 8 dwelling units per acre. The proposed future development will be compatible with adjacent land uses. There is no commercial development associated with this plan.

STAFF ANALYSIS:

Due to the Persigo Agreement, the property owner is required to annex into the City for the purpose of a Major Subdivision. The Preliminary Plan is currently under review and will be presented to the Planning Commission when the review is complete.

Zoning- the applicant requests the zoning designation of RMF-8 (Residential Multi-Family, not to exceed 8 dwelling units per acre). The zoning is consistent with the Growth Plan for this area. While the maximum number of units per acre is 8, the Code also requires a minimum number of units. In an RMF-8 zoning district, the minimum number of units is 4. RMF-8 zoning allows for attached and detached single-family, duplex, townhouse, and multi-family dwelling units.

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;
Not applicable, this is a rezone from a county PUD zoning to City RMF-8.

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.;
This parcel is surrounded by residential with a few larger lots adjacent to it. There are several new residential developments in the vicinity. The Growth Plan supports the requested density.

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 rezone is compatible with the Growth Plan and will not adversely affect utilities or street capacities.

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;

This proposal is consistent with the growth plan's land use goals and policies.

It is the intent to conform to all other applicable codes and regulations.

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

It appears that all facilities and services are available.

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

(Not applicable to annexation)

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

The benefits as derived by the area will primarily consist of the infill of a parcel

surrounded by developed area. The development plan will be consistent with the

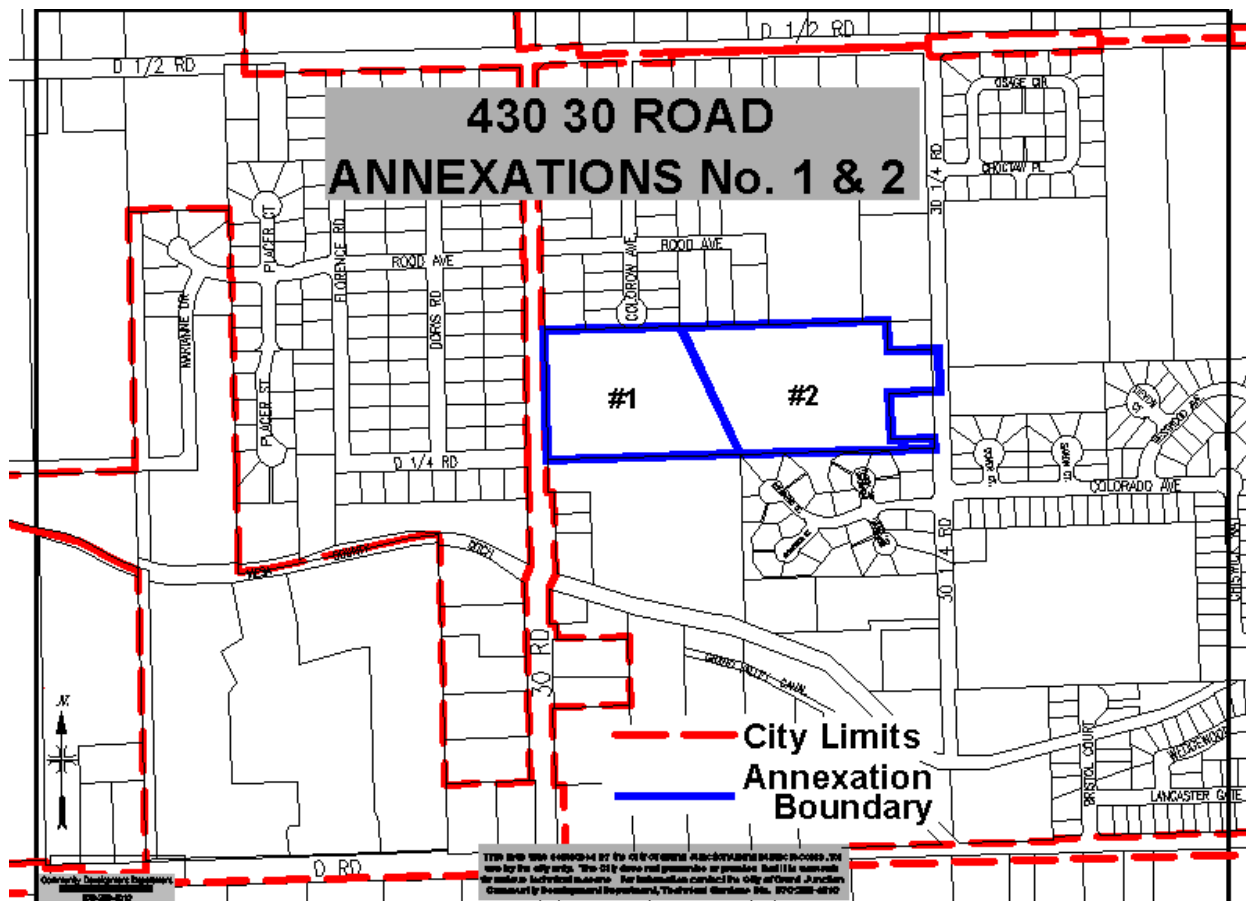
existing street and utility circulation plans.

Growth Plan Goals and Policies are as identified in Policy 1.7 state: "The City and County will use zoning to establish the appropriate scale, type, location and intensity for development..." and Goal 11: To promote stable neighborhood and land use compatibility throughout the community."

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at their regularly scheduled meeting of October 22, 2002, recommend to the City Council approval of the zoning designation of RMF-8 (Residential Multi-family, not to exceed 8 units per acre) for the Zone of Annexation of the 430 30 Road Annexation, located at the same address, finding that the project is

consistent with the Growth Plan, the Persigo Agreement and Sections 2.6 and 2.14 of the Zoning and Development Code.



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE 430 30 ROAD ANNEXATION

**TO RESIDENTIAL MULTI-FAMILY, NOT TO EXCEED 8 DWELLING UNITS PER ACRE
(RMF-8)**

LOCATED AT 430 30 ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RMF-8 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 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 Multi-family, not to exceed 8 dwelling units per acre (RMF-8) zone district

Includes the following tax parcel 2943-163-00-073

Perimeter Boundary Leagal Description

430 Road Annexation

A serial annexation comprising 430 30 Road Annexation No. 1 and 430 30 Road Annexation No. 2

430 30 Road Annexation No. 1

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 30.00 feet to a point on the East right of way line for 30 Road and the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 630.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence S 89°55'20" W, along the South line of said Farley-Swehla-Mead Amended Subdivision, a distance of 447.50 feet to a point being the Southwest corner of said Farley-Swehla-Mead Subdivision; thence S 00°01'23" W along the East right of way line of 30 Road, being a line 30.00 feet East of and parallel to the West line of the NW 1/4 SW 1/4 of said Section 16, a distance of 417.82 feet, more or less, to the Point of Beginning.

CONTAINING 5.1706 Acres, (225,230.12 sq. ft.) more or less, as described.

430 30 Road Annexation No. 2

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 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 Southwest corner of the NW 1/4 SW 1/4 of said Section 16 and considering the West line of the NW 1/4 SW 1/4 of said Section 16 to bear N 00°01'23" E with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 89°55'08" E along the South line of the NW 1/4 SW 1/4 of said Section 16 a distance of 660.65 feet to a point being the Northwest corner of the Plat of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning,; thence N 23°39'54" W a distance of 455.87 feet to a point being the Southeast corner of Farley-Swehla-Mead Amended Subdivision, as same is recorded in Plat Book 8, Page 60, Public Records of Mesa County, Colorado; thence N 89°55'20" E along a line

being the Easterly extension of the South line of said Farley-Swehla-Mead Subdivision, a distance of 678.53 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 99.00 feet; thence N 89°55'20" E a distance of 165.00 feet to a point on the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W, along the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 140.00 feet; thence S 89°55'20" W a distance of 165.00 feet; thence S 00°02'08" W along a line 165.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16, a distance of 148.50 feet; thence N 89°55'20" E a distance of 145.00 feet to a point on the West right of Way line for 30 1/4 Road, as same is described in Book 767, Page 175, Public Records of Mesa County, Colorado, said line lying 20.00 feet West of and parallel to the East line of the NW 1/4 SW 1/4 of said Section 16; thence S 00°02'08" W along said West Right of Way, a distance of 30.25 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 16; thence S 89°55'08" W along said South line, also being the North line of said Plat of Ironwood, a distance of 640.29 feet, more or less, to the Point of Beginning.

CONTAINING 6.2599 Acres, (272,682.44 sq. ft.) more or less, as described.

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

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

Attest:

President of the Council

City Clerk

Attach 16
Zoning the Dakota West Annexation

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Zoning the Dakota West Annexation, 3088 and 3090 D ½ Road					
Meeting Date	November 20, 2002					
Date Prepared	November 12, 2002				File # ANX-2002-168	
Author	Lori V. Bowers		Senior Planner			
Presenter Name	Lori V. Bowers		Senior Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: The Dakota West Annexation area consists of three parcels of land, approximately 10.91 acres in size. The petition for annexation has been presented as part of a Preliminary Plan and was accepted on November 6, 2002. This request is for second reading of the Zoning Ordinance, zoning the annexation area to RMF-5 (Residential Multi-family, not to exceed 5 units per acre). The physical addresses for the properties are 3088 and 3090 D ½ Road.

Budget: N/A

Action Requested/Recommendation: Second Reading of the Zoning Ordinance.

Attachments:

- Staff Report
- Annexation Map
- Annexation Ordinance

Background Information: Please see attached Staff Report

STAFF REPORT / BACKGROUND INFORMATION

Location:		3088 & 3090 D ½ Road			
Applicant:		Robbie & Gwendolyn Sandidge David & Regina Wens, Owners G & R West - Developers			
Existing Land Use:		Single family residence and vacant land			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Vacant land (Proposed Iles annexation)			
Existing Zoning:		RSF-4 (Mesa County)			
Proposed Zoning:		RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre)			
Surrounding Zoning:	North	PUD (Mesa County)			
	South	PUD (Mesa County)			
	East	R-2 (Mesa County)			
	West	RMF-5 (Mesa County)			
Growth Plan Designation:		Residential Medium – 4 to 8 dwelling units per acre			
Zoning within density range?		X	Yes		No

RELATIONSHIP TO COMPREHENSIVE PLAN: The City of Grand Junction’s Growth Plan identifies the subject parcels as “residential medium”, 4 to 8 dwelling units per acre. The proposed future development will be compatible with adjacent land uses. There is no commercial development associated with this plan.

STAFF ANALYSIS: Due to the Persigo Agreement, the property owner is required to annex into the City for the purpose of a Major Subdivision. The Preliminary Plan is currently under review and will be presented to the Planning Commission when the review is complete.

Zoning- the applicant requests the zoning designation of RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre). The zoning is consistent with the Growth Plan for this area. The minimum density for the RMF-5 zoning designation is 2 units per acre. This zoning district allows for attached and detached single-family, duplex, and townhouse dwelling units.

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:

3. The existing zoning was in error at the time of adoption;
Not applicable, this is a rezone from a county PUD zoning to City RMF-5.

4. 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 area is experiencing a change from rural to urban residential. There are several new residential developments in the vicinity. The Growth Plan supports the requested density.

7. 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 rezone is compatible with the Growth Plan and will not adversely affect utilities or street capacities.

8. 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;
This proposal is consistent with the growth plan's land use goals and policies.

It is the intent to conform to all other applicable codes and regulations.

9. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
It appears that all facilities and services are available.

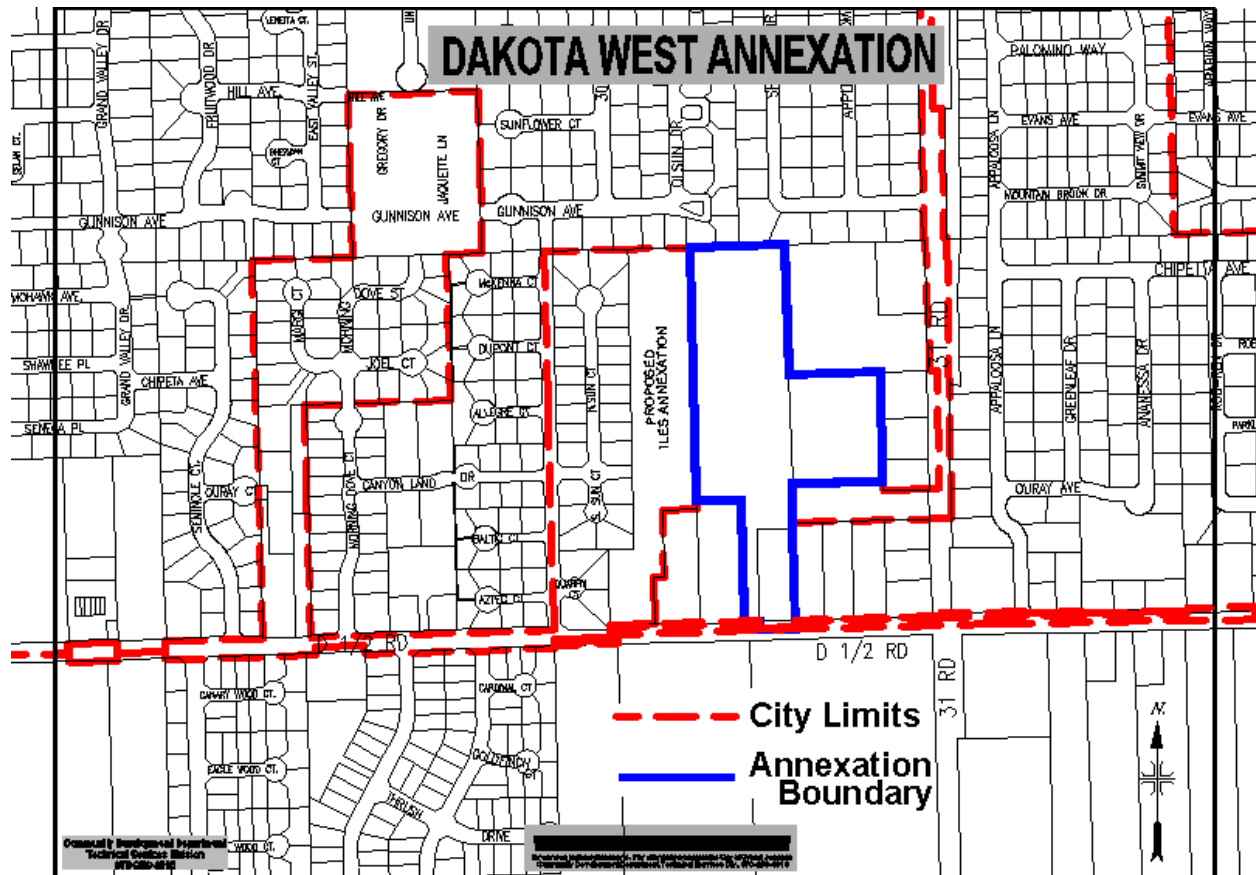
10. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
(Not applicable to annexation)

8. The community or neighborhood will benefit from the proposed zone.
The benefits as derived by the area will primarily consist of the infill of a parcel surrounded by developed area. The development plan will be consistent with the existing street and utility circulation plans.

Growth Plan Goals and Policies are as identified in Policy 1.7 state: "The City and County will use zoning to establish the appropriate scale, type, location and intensity for development..." and Goal 11: To promote stable neighborhood and land use compatibility throughout the community."

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission, at their regularly scheduled meeting of October 22, 2002, recommended to the City Council the zoning designation of RMF-5 (Residential Multi-family, not to exceed 5 units per acre) for the Zone of Annexation of the Dakota West Annexation, located at 3088 and 3090 D ½ Road, finding that the project is consistent with the Growth Plan, the Persigo Agreement and Sections 2.6 and 2.14 of the Zoning and Development Code.



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE DAKOTA WEST ANNEXATION
TO RESIDENTIAL MULTI-FAMILY, NOT TO EXCEED 5 UNITS PER ACRE (RMF-5)**

LOCATED AT 3088 AND 3090 D 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 an RMF-5 zone district to this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-5 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 Multi-family, not to exceed 5 units per acre (RMF-5) zone district

Includes the following tax parcels: 2943-161-00-187
2943-161-00-053
2943-101-00-214

**PERIMETER BOUNDARY LEGAL DESCRIPTION
DAKOTA WEST ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16, and considering the North

line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 16 to bear N 89°51'29" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°51'29" E along the North line of the SE 1/4 NE 1/4 of said Section 16, a distance of 501.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°51'29" E a distance of 325.22 feet; thence S 00°00'00" E a distance of 449.87 feet; thence N 89°51'36" E a distance of 310.00 feet; thence S 00°00'00" E along a line 185.00 feet West of and parallel to the East line of the SE 1/4 NE 1/4 of said Section 16, a distance of 369.81 feet; thence S 89°51'59" W a distance of 310.00 feet; thence S 00°00'00" E, along the West line (and its Northerly projection) of Voegely Minor Subdivision a distance of 495.00 feet; thence S 89°51'59" W along a line 5.00 feet North of and parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 125.00 feet; thence N 00°00'00" E a distance of 25.00 feet; thence S 89°51'59" W along a line 30.00 feet North of parallel to the South line of the SE 1/4 NE 1/4 of said Section 16, a distance of 49.54 feet; thence N 00°10'50" E a distance of 417.00 feet; thence S 89°51'59" W a distance of 154.75 feet; thence N 00°10'50" E a distance of 872.61 feet, more or less, to the Point of Beginning.

CONTAINING 10.9105 Acres (475,263.53 Square Feet) more or less, as described.

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

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

Attest:

President of the Council

City Clerk

Attach 17
Public Hearing – Crista Lee Annexation Located at 2933 B ½ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Crista Lee Annexation, 2933 B ½ Road					
Meeting Date		November 20, 2002					
Date Prepared		November 5, 2002			File #ANX-2002-180		
Author		Pat Cecil		Development Services Supervisor			
Presenter Name		Pat Cecil		Development Services Supervisor			
Report results back to Council		<input checked="" type="checkbox"/>	No		Yes	When	
Citizen Presentation			Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: The Crista Lee Annexation is an annexation comprised of 1 parcel of land located at 2933 B ½ Road, comprising a total of 6.1157 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

Budget: N/A

Action Requested/Recommendation: Approval of the resolution accepting the Crista Lee Annexation petition and adopt the Crista Lee Annexation Ordinance.

Attachments:

1. Staff report/Background information
2. Aerial Photo
3. Annexation map
4. Resolution Accepting Petition
5. Annexation Ordinance

Background Information: See attached Staff Report/Background Information

Staff Report/ Background Information

<i>BACKGROUND INFORMATION</i>			
Location:		<i>2933 B ½ Road</i>	
Applicants:		Alan C. Helmick	
Existing Land Use:		<i>Undeveloped</i>	
Proposed Land Use:		<i>Residential development</i>	
Surrounding Land Use:	North	<i>Residential</i>	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		RSF-4 (County)	
Proposed Zoning:		RSF-4 (Residential Single Family -4 dwelling units per acre.	
Surrounding Zoning:	North	<i>RSF-R (County)</i>	
	South	RSF-4 (County)	
	East	RSF-R (County)	
	West	<i>RSF-4 (City)</i>	
Growth Plan Designation:		Residential Medium Low 2-4	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 6.1157 acres of land. The property owners have requested annexation into the City as the result of needing

a rezone in the County to subdivide. Under the 1998 Persigo Agreement all rezones require 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 Larson 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.

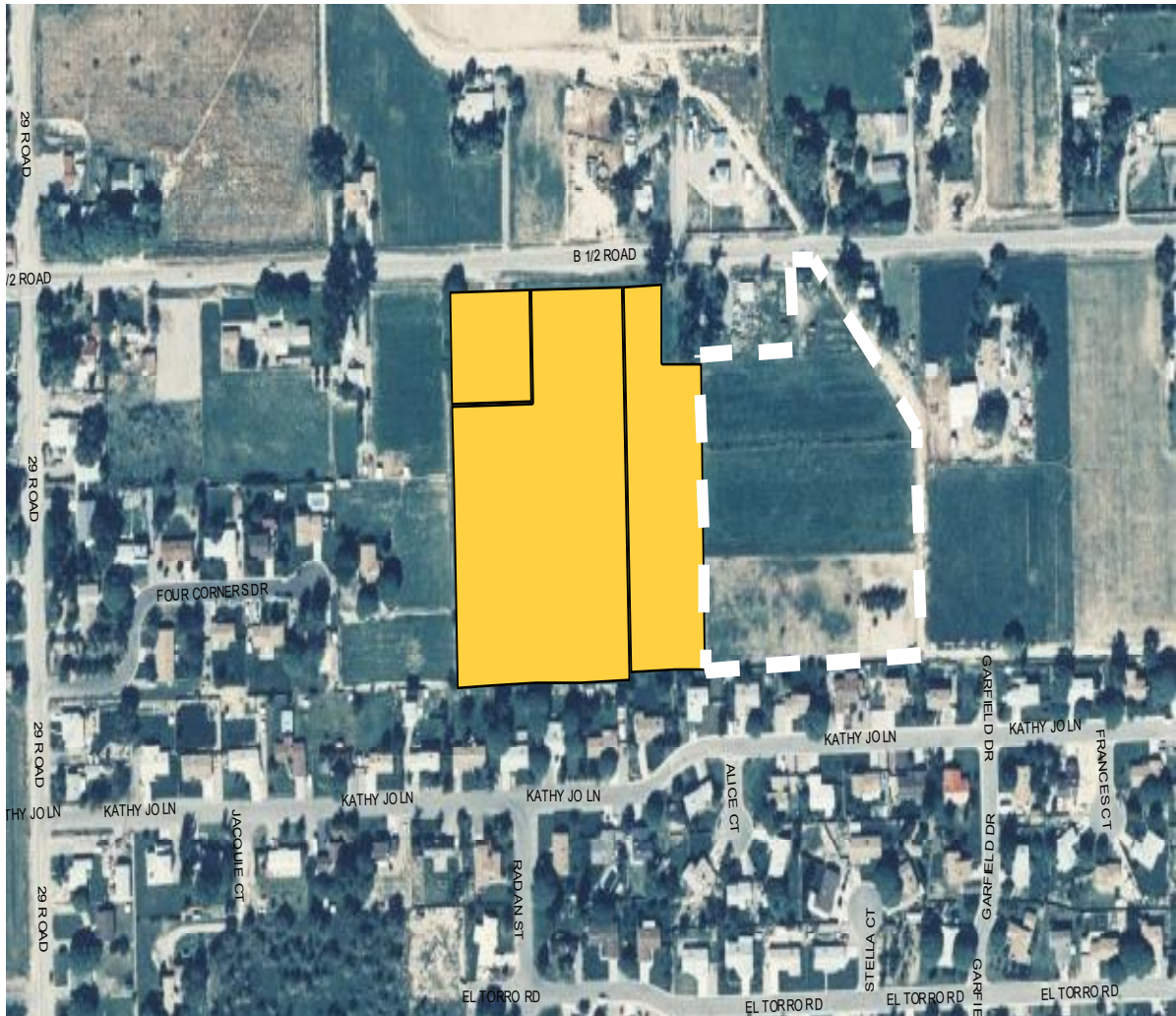
The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
10/16/02	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
10/22/02	Planning Commission considers Zone of Annexation
11/6/02	First Reading on Zoning by City Council
11/20/02	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
12/22/02	Effective date of Annexation and Zoning

CRISTA LEE ANNEXATION SUMMARY		
File Number:		ANX-2002-180
Location:		2933 B ½ Road
Tax ID Number:		2943-293-00-141
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		6.1157 acres
Developable Acres Remaining:		6.1157 acres
Right-of-way in Annexation:		0
Previous County Zoning:		RSF-R
Proposed City Zoning:		RSF-4
Current Land Use:		Undeveloped
Future Land Use:		Residential Medium Low 2-4
Values:	Assessed:	\$840
	Actual:	\$2890
Census Tract:		12
Address Ranges:		230-250 (North/South) 2930-2940 (East/West)
Special Districts:	Water:	Ute Water District
	Sewer:	Orchard Mesa
	Fire:	GJ Rural Fire District
	Drainage:	Orchard Mesa
	School:	District 51
	Pest:	N/A

The preliminary plan that accompanied the annexation has not been referred to the Planning Commission for review, due to development issues that still need to be resolved.

CRISTA LEE ANNEXATION
ANX-2002-180



RESOLUTION NO. ____

A RESOLUTION ACCEPTING A

**PETITION FOR THE ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

CRISTA LEE ANNEXATION

LOCATED at 2933 B ½ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 16th day of October, 2002, 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 lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NE 1/4 SW 1/4 of said Section 29, and considering the North line of the NE 1/4 SW 1/4 of said Section 29 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 90°00'00" E along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 348.08 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E, along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 114.19 feet; thence S 00°00'00" E a distance of 40.00 feet; thence S 43°15'05" E, along the Northeasterly bank of the Mesa Mutual Canal, a distance of 288.32 feet; thence S 00°01'19" W a distance of 408.68 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W, along said North line, a distance of 493.21 feet; thence N 00°00'12" E a distance of 494.01 feet; thence 90°00'00" E a distance of 181.59 feet; thence N 00°00'00" E a distance of 165.00 feet, more or less, to the Point of Beginning.

CONTAINING 6.1157 Acres or 266,399.16 Square Feet, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of November, 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

therefore; 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 , 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**

CRISTA LEE ANNEXATION

APPROXIMATELY 6.1157 ACRES

LOCATED AT 2933 B ½ ROAD

WHEREAS, on the 16th day of October, 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 November, 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 situated in Mesa County, Colorado, and described to wit:

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NE 1/4 SW 1/4 of said Section 29, and considering the North line of the NE 1/4 SW 1/4 of said Section 29 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 90°00'00" E along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 348.08 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E, along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of

114.19 feet; thence S 00°00'00" E a distance of 40.00 feet; thence S 43°15'05" E, along the Northeasterly bank of the Mesa Mutual Canal, a distance of 288.32 feet; thence S 00°01'19" W a distance of 408.68 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W, along said North line, a distance of 493.21 feet; thence N 00°00'12" E a distance of 494.01 feet; thence 90°00'00" E a distance of 181.59 feet; thence N 00°00'00" E a distance of 165.00 feet, more or less, to the Point of Beginning.

CONTAINING 266,399.16 square feet or 6.1157 acres, more or less, as described be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 16th day of October, 2002.

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

Attest:

President of the Council

City Clerk

Attach 18
Zoning the Crista Lee Annexation

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Zoning the Crista Lee Annexation, 2933 B ½ Road					
Meeting Date	November 20, 2002					
Date Prepared	November 5, 2002				File #ANX-2002-180	
Author	Pat Cecil		Development Services Supervisor			
Presenter Name	Pat Cecil		Development Services Supervisor			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: The Crista Lee Annexation is requesting that a zoning of RSF-4 be applied to the 6.1157 acres. The Planning Commission at its October 22, 2002 hearing recommended approval of the zoning.

Budget: N/A

Action Requested/Recommendation: Conduct the public hearing and adopt the ordinance on the second reading of the ordinance to zone the Crista Lee Annexation to the RSF-4 zone district.

Attachments:

6. Staff report/Background information
7. General project report
8. Letter of Opposition
9. Aerial Photo
10. Annexation map
11. Ordinance

Background Information: See attached Staff Report/Background Information

Staff Report/ Background Information

BACKGROUND INFORMATION				
Location:		<i>2933 B ½ Road</i>		
Applicants:		Alan C. Helmick		
Existing Land Use:		<i>Undeveloped</i>		
Proposed Land Use:		<i>Residential development</i>		
Surrounding Land Use:	North	<i>Residential</i>		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		RSF-4 (County)		
Proposed Zoning:		RSF-4 (Residential Single Family -4 dwelling units per acre.		
Surrounding Zoning:	North	<i>RSF-R (County)</i>		
	South	RSF-4 (County)		
	East	RSF-R (County)		
	West	<i>RSF-4 (City)</i>		
Growth Plan Designation:		Residential Medium Low 2-4		
Zoning within density range?		X	Yes	No

Rezoning: The requested zone of annexation to the RSF-4 district is consistent with adjacent City zoning to the east and County zoning to the south. The proposed zoning also implements the Growth Plan density of 2-4 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;

Response: The requested zoning is to place the property into an appropriate City zoning designation due to the annexation request.

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.;

Response: The zoning request is in conjunction with an annexation request and is a result of the annexation.

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;

Response: The zoning request is compatible with the neighborhood and adjacent zoning. Future improvements to facilities will occur if the preliminary plan goes forward.

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;

Response: The proposed zoning is consistent with the Goals and polices of the Growth Plan, the 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;

Responses: Adequate public facilities are available or will be supplied at the time of further development of the property.

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

Response: Not applicable.

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

Response: Not applicable.

Drainage: A detention basin will collect storm water generated as a result of development.

Access/Streets: The project site fronts on and will take access from B ½ Road. Additional access points will be developed from the property to the east and the west.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the RSF-4 district to be consistent with the Growth Plan and Sections 2.14 and 2.6 of the Zoning and Development Code and adjacent property zoning.

GENERAL PROJECT REPORT

A. LOCATION AND DESCRIPTION OF PROPERTY

Crista Lee Subdivision contains approximately 6.00 acres (including 0.356 acres of open space) and is located just east of the current Grand Junction city limits at 2933 B ½ Road (south side). Proposed development of the site shall consist of one Filing containing 21 lots for a finished density of 3.50 units per acre. It is currently located within a Mesa County zoning district designated "RSF-R". The City has given the site a future land use designation of "Residential Medium-Low", having a dwelling density of 2 to 4 units per acre. This is a request for annexation to the City, a change of zoning to "RSF-4", and approval of the preliminary plan. The site plan shows the location of the property in relation to the surrounding vicinity. Only one tax parcel, numbered 2943-293-00-141, is contained within the site.

B. PUBLIC BENEFIT

This site provides an opportunity for "in-fill" development within an area of similarly sized homes which have existed in the vicinity for several years. This is a proposal which provides new construction of moderately priced homes and extension of utilities in an area attractive to buyers due to the proximity of schools, shopping, recreation, parks, and medical facilities.

Development of this site will provide improvements to drainage problems which have existed in the area for many years. Elimination of flood-irrigation practices and creation of a stormwater management facility will reduce peak flows exiting the property and improve runoff conditions downstream where residents have experienced flooding and capacity problems in the existing culverts.

Existing streets in the vicinity include B ½ Road adjacent immediately to the north, 29 Road to the west, and 29 ½ Road to the east. Kathy Jo Lane exists in the subdivision immediately adjacent to the south, but is not stubbed north into this proposed development. Urban residential streets are proposed to extend into the adjacent parcels to the east and west to provide neighborhood connectivity.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT

All streets and utilities will be constructed in conformance with current City of Grand Junction Standards and Specifications. The project will be designed to comply with the standards listed in the current City of Grand Junction Zoning and Development Code for an "RSF-4" zoning.

The proposed density is consistent with developments existing in the surrounding area which consist primarily of residential housing zoned "RSF-4". The site is currently vacant. Two small independently owned parcels exist along B ½ Road on each side of the access to the project. Other similar undeveloped parcels surround the site. An existing subdivision of similarly sized lots is adjacent to the south. Access to the project will occur mainly from the B ½ Road entrance, but can also be accomplished from the east and west stub streets once the adjacent parcels are developed.

Topography of the property is relatively "flat" in nature, sloping generally north toward B ½ Road at an average rate of less than one percent. Offsite surface runoff in the vicinity is collected and diverted away from the site by the existing developments and properties surrounding the project. Runoff from the site has historically flowed north to be collected by road ditches along B ½ Road. These ditches flow west to 29 Road, then north to the Colorado River. One ditch, along the south side which doubled as an irrigation conveyance, flowed along this same alignment and was piped by irrigation users of the ditch. Runoff from sites along B ½ Road continues to drain into this pipeline at several openings along the roadway. Overflows, generally created by flood-irrigation return-flows, enter the pipeline until exceeding pipe capacity when they then spill into the smaller swales along the road. These overflows have created flooding and other capacity problems downstream. Development of the site will eliminate flood-irrigation practices through the installation of a pressurized irrigation system delivering water to each lot for distribution to lawns. Developed runoff will flow north to be collected, detained, and released at a controlled rate from the detention facility proposed within the 13,000 square-foot Open-Space designated in the northern portion of the site, near the entrance. Controlled flows are proposed to temporarily drain to the existing irrigation pipeline along the south side of the roadway until improvements to B ½ Road provide a storm sewer to accept runoff from the area. These improvements are currently under design at the direction of the Mesa County Engineering staff.

All utilities are available to the site, with sanitary sewer existing in B ½ Road (south of the paved street - allowing connection without interruption of traffic). Domestic water is proposed to connect to the existing 18" line in B ½ Road and ultimately to the internal water lines in the adjacent parcels to the east and west. Fire protection for the project will be provided by the hydrants proposed near the entrance and at the intersection of Tianna Way and Four Corners Drive. Locations of the proposed utilities are shown on the site plan. The impact on public facilities will be minimal given the size of this development and considering that the project is proposed to develop within the density range provided in the Growth Plan.

Landscaping of the open space tract will consist of a low-maintenance native grass with irrigation and shall be installed by the developer per Landscape Plans prepared during final design. Surface maintenance of this open space tract will ultimately become the responsibility of the Homeowners Association. The landscaping, and maintenance, of all single family lots will be the responsibility of the individual lot owners. Setback requirements are shown on the preliminary plan.

The soils at the site have been evaluated by a geotechnical analysis included within the Preliminary Plan submittal. In addition, an "environmental transaction screen" was performed. There are no known geological or environmental hazards at this location.

D. DEVELOPMENT SCHEDULE AND PHASING

It is proposed to develop Crista Lee Subdivision in one filing. Construction of the infrastructure is anticipated to begin in late 2002, as soon as possible after final approval of the project.

October 16, 2002

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

RECEIVED
OCT 17 2002
COMMUNITY DEVELOPMENT
DEPT.

RE: ANX-2002-180 – Crista Lee Subdivision – 2933 B ½ Rd.
Planner: Pat Cecil

I am writing to voice my concerns about the request for approval regarding the above named subdivision. I am a resident of Orchard Mesa and have a home on B ½ Road.

1. Traffic

B ½ Road has seen the growth of subdivisions and new homes over the past five to ten years. Traffic has increased significantly. The entrance of this proposed subdivision is off of B ½ Road. 29 Road already has changes in it's wake. I purpose 29 Road be the entrance to the subdivision constructed as a three lane road with a turning lane as the middle lane. This would greatly improve traffic flow in an already busy and sprawling area.

2. Lighting

Presently this area of Orchard Mesa is part of the County. We do not have streetlights and also houses are distanced by acreage. The introduction of a densely populated subdivision would bring bright lighting to the area. In particular, the headlights of every car leaving the subdivision would light up my home. Also the view of the night sky would be greatly compromised. I would ask that lighting be kept at a minimum.

3. Irrigation

Many of the surrounding property owners irrigate by flooding. Water access is shared amongst two or three landowners making watering easily accessible. With the addition of 28 property owners, how accessible would the water be ? Also with the impending water shortage why are we adding to the problem by creating a larger need for water?

4. Current layout of the homes on B ½ Road

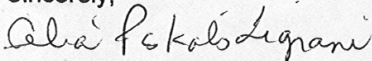
Most of the homes on B ½ have lots as small as half an acre and as large or larger than than twenty acres. Could not the homes in the Crista Lee subdivision be on larger lots starting at half acre instead of four units to an acre to keep the neighborhood looks in tact?

5. Problems with increased density

Studies have shown that along with increased population comes increased vandalism, neighborhood disputes and increased noise levels. I do not wish for such problems to be a part of my neighborhood. The approval of the annexation of these 6.0 acres for the Crista Lee subdivision would result in bringing such problems to this presently quiet area.

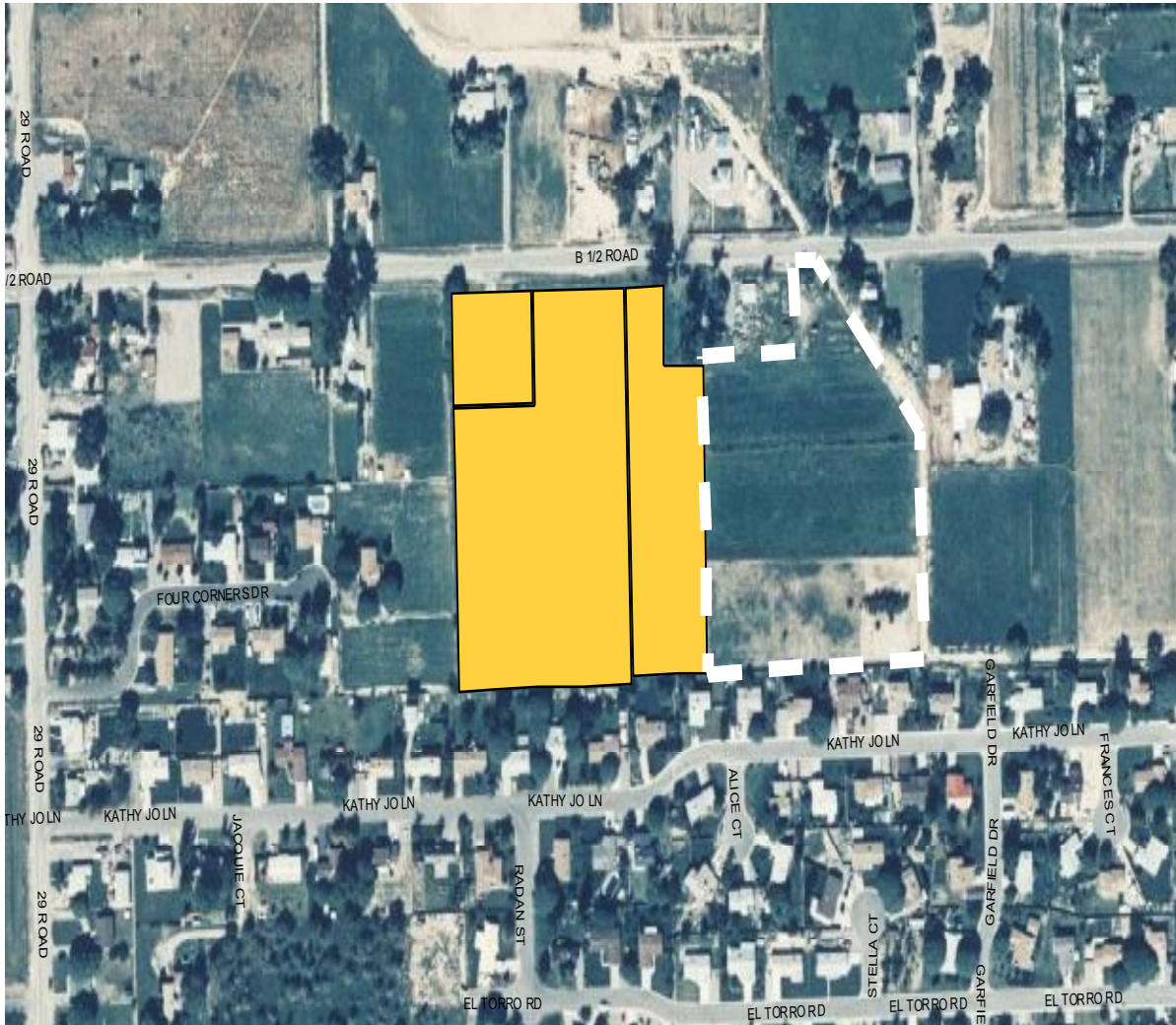
I am presenting my concerns for your serious consideration when deciding whether to approve or not approve the annexation of the 6.0 acres. Your kind attention to these matters will be greatly appreciated.

Sincerely,

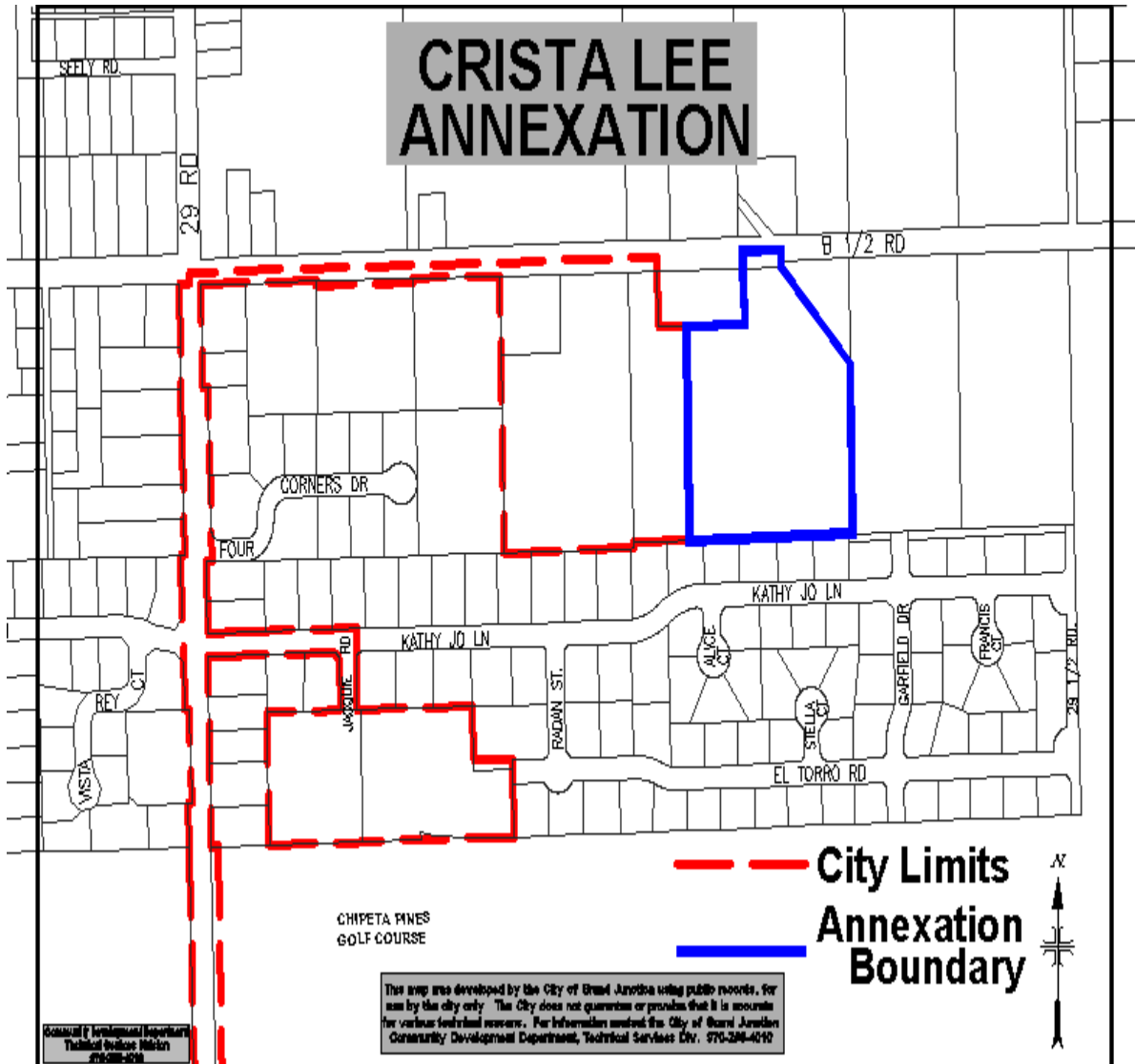


Celia Paskalis Ligrani
2934 B ½ Road
Grand Junction, CO. 81503

CRISTA LEE ANNEXATION ANX-2002-180



CRISTA LEE ANNEXATION



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

An Ordinance Zoning the CRISTA LEE Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) district

Located at 2933 B ½ Road

Recitals:

After public notice and public hearings as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RSF-4 zone district to the 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.
- 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 – 4 dwelling units per acre (RSF-4) district:

Includes the following tax parcel: 2943-293-00-141

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NE 1/4 SW 1/4 of said Section 29, and considering the North line of the NE 1/4 SW 1/4 of said Section 29 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence from said Point of Commencement, N 90°00'00" E along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 348.08 feet to the POINT

OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E, along the North line of the NE 1/4 SW 1/4 of said Section 29, a distance of 114.19 feet; thence S 00°00'00" E a distance of 40.00 feet; thence S 43°15'05" E, along the Northeasterly bank of the Mesa Mutual Canal, a distance of 288.32 feet; thence S 00°01'19" W a distance of 408.68 feet, more or less, to a point on the North line of Loma Linda Subdivision First Addition, as same is recorded in Plat Book 11, Pages 322 and 323, Public Records of Mesa County, Colorado; thence S 89°57'43" W, along said North line, a distance of 493.21 feet; thence N 00°00'12" E a distance of 494.01 feet; thence 90°00'00" E a distance of 181.59 feet; thence N 00°00'00" E a distance of 165.00 feet, more or less, to the Point of Beginning.

CONTAINING 6.1157 Acres or 266,399.16 Square Feet, more or less, as described.

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

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

ATTEST:

President of Council

City Clerk

Attach 19
Public Hearing – Lucas Annexation Located at 2220 Broadway

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Lucas Annexation, 2220 Broadway					
Meeting Date		November 20, 2002					
Date Prepared		November 5, 2002			File #ANX-2002-184		
Author		Pat Cecil		Development Services Supervisor			
Presenter Name		Pat Cecil		Development Services Supervisor			
Report results back to Council		<input checked="" type="checkbox"/>	No		Yes	When	
Citizen Presentation			Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: The Lucas Annexation is an annexation comprised of 2 parcels of land located at 2220 Broadway and including a portion of the Broadway right-of-way, comprising a total of 3.9221 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

Budget: N/A

Action Requested/Recommendation: Approval of the resolution accepting the Lucas Annexation petition and adopt the Lucas Annexation Ordinance.

Attachments:

- 12. Staff report/Background information
- 13. Aerial Photo
- 14. Annexation maps (2)
- 15. Resolution Accepting Petition
- 16. Annexation Ordinances (2)

Background Information: See attached Staff Report/Background Information

Staff Report/ Background Information

<i>BACKGROUND INFORMATION</i>				
Location:		2220 Broadway		
Applicants:		Dennis and Karen Lucas		
Existing Land Use:		<i>Existing residence and outbuildings (to be removed)</i>		
Proposed Land Use:		<i>Residential development</i>		
Surrounding Land Use:	North	<i>Residential</i>		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		RSF-4 (County)		
Proposed Zoning:		RSF-4 (Residential Single Family -4 dwelling units per acre.		
Surrounding Zoning:	North	<i>Planned Residential (County)</i>		
	South	R-2 (County)		
	East	R-2 (County)		
	West	<i>Planned Residential (County)</i>		
Growth Plan Designation:		Residential Medium Low 2-4		
Zoning within density range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 2 parcels of land totaling 3.9221 acres of land. The property owners have requested annexation into the City as the result of needing a rezone in the County to subdivide. Under the 1998 Persigo Agreement all rezones require 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 Larson 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.

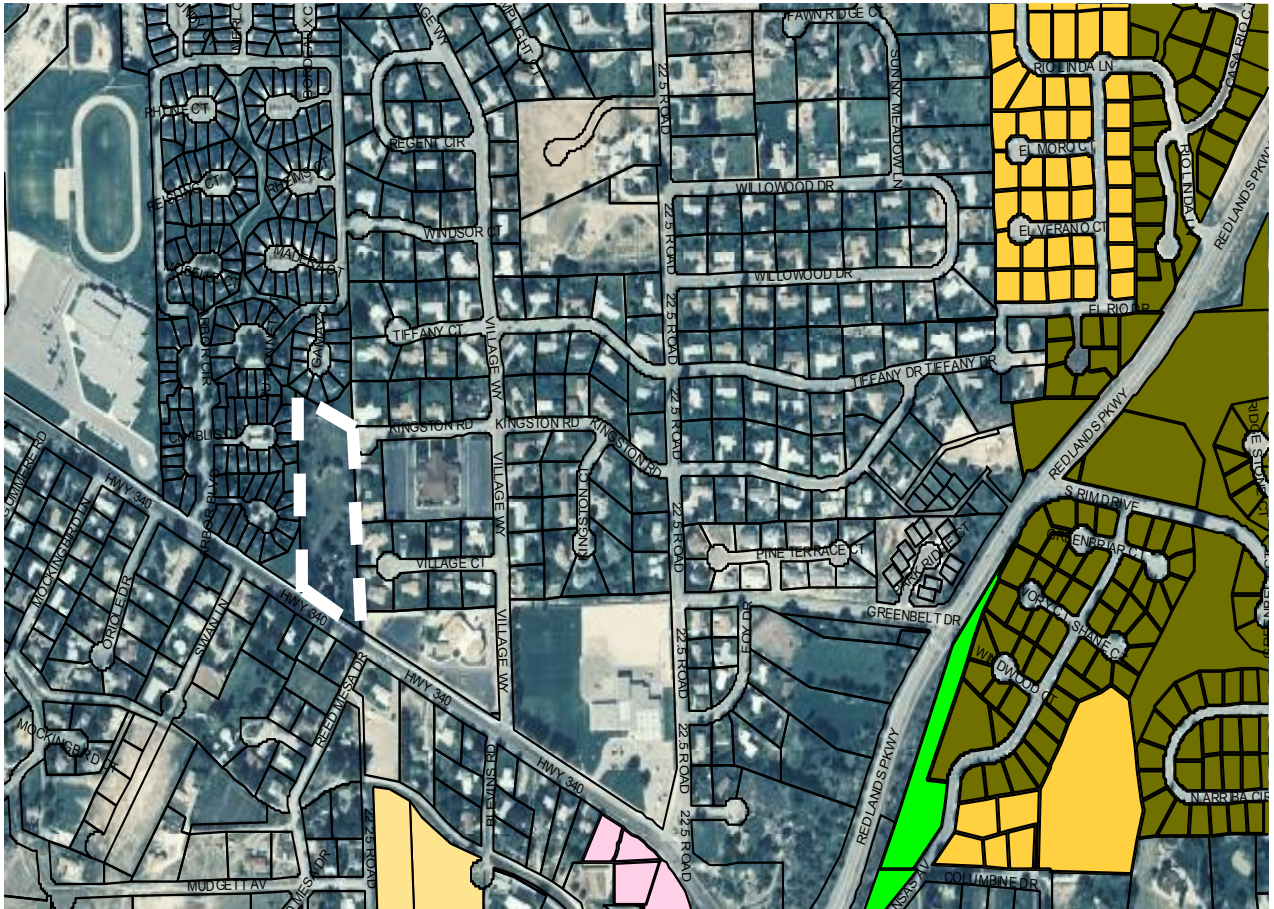
The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
10/16/02	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
10/22/02	Planning Commission considers Zone of Annexation
11/6/02	First Reading on Zoning by City Council
11/20/02	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
12/22/02	Effective date of Annexation and Zoning

LUCAS ANNEXATION SUMMARY		
File Number:		ANX-2002-184
Location:		2220 Broadway
Tax ID Number:		2945-073-00-002
Parcels:		2
Estimated Population:		2.1
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		3.9221 acres
Developable Acres Remaining:		3.83872 acres
Right-of-way in Annexation:		.0883 acres
Previous County Zoning:		RSF-4
Proposed City Zoning:		RSF-4
Current Land Use:		Residential (to be removed)
Future Land Use:		Residential Medium Low 2-4
Values:	Assessed:	\$11,370
	Actual:	\$124,210
Census Tract:		1401
Address Ranges:		533-545
Special Districts:	Water:	Ute Water District
	Sewer:	City
	Fire:	GJ Rural Fire District
	Drainage:	Redlands
	School:	District 51
	Pest:	N/A

The preliminary plan that accompanied the annexation has not been referred to the Planning Commission for review, due to development issues that still need to be resolved.

LUCAS ANNEXATION GENERAL LOCATION ANX-2002-184



RESOLUTION NO. _____

**A RESOLUTION ACCEPTING PETITIONS FOR
RESOLUTION NO. _____
A RESOLUTION ACCEPTING PETITIONS FOR
THE ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING
PROPERTY KNOWN AS THE**

**LUCAS ANNEXATION
(A serial Annexation comprising of
Lucas Annexation No's 1 & 2)**

IS ELEGIBLE FOR ANNEXATION

LOCATED at 2220 Broadway and containing portions of the Broadway right-of-way.

WHEREAS, on the 16th day of October, 2002, 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:

LUCAS ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 2, Block No. 3, Standifird Subdivision, as same is recorded in Plat Book 9, Page 113, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian to bear N 00°48'00" W with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 08°37'56" E, along the Northerly projection of the West right of way for Blevins Road, a distance of 2.16 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 59°01'04" E along a line 2.00' North of and parallel to the South right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), a distance of 643.51 feet; thence N 30°58'56" E a distance of 78.00 feet to a point on the North right of way for said Colorado Highway 340 (Broadway); thence N 59°01'04" W along said North right of way a distance of 1206.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence S 59°01'04" E, along a line 2.00 feet South of and parallel to the North right of way for said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S

30°58'56" W a distance of 74.00 feet; thence N 59°01'04" W along a line 4.00 feet North of and parallel to the South right of way for said Colorado Highway 340 (Broadway) a distance of 642.33 feet; thence S 08°37'56" W a distance of 2.16 feet, more or less, to the Point of Beginning.

CONTAINING 0.0883 Acres (3,848.35 Square Feet), more or less, as described.

LUCAS ANNEXATION NO. 2

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian to bear N 00°48'00" W with all bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 00°48'00" W along the East line of said Vineyard Filing No. One, a distance of 710.76 feet, more or less, to a point on the South line of The Vineyard Filing No. Two, as same is recorded in Plat Book 13, Pages 62 and 63, Public Records of Mesa County, Colorado; thence S 59°11'00" E, along said South line, a distance of 269.49 feet, more or less, to a point on the West line of The Redlands Village Filing No. 10, as same is recorded in Plat Book 11, Page 105, Public Records of Mesa County, Colorado; thence S 00°48'00" E, along said West line, said line being the East line of the NW 1/4 SW 1/4 of said Section 7, a distance of 711.67 feet, more or less, to a point on the North Right of Way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), said point being the Southwest corner of Lot 1, said Redlands Village Filing No. 10; thence S 59°01'04" E along the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 75.00 feet; thence S 30°58'56" W a distance of 2.00 feet; thence S 59°01'04" E along a line 2.00 feet South of and parallel to the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence N 59°01'04" W along a line 4.00 feet South of and parallel to the North Right of Way for said Colorado Highway 340 (Broadway), a distance of 1546.75 feet; thence N 00°48'00" W along a line being the Southerly projection of the East line of said Vineyard Filing No. One, a distance of 4.71 feet, more or less, to the Point of Beginning.

CONTAINING 3.8338 Acres (167,000.65 Square Feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of November, 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 therefore; 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 , 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**

LUCAS ANNEXATION NO. 1

APPROXIMATELY 0.0883 ACRES

LOCATED AT 2220 BROADWAY

WHEREAS, on the 16th day of October, 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 November, 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 situated in Mesa County, Colorado, and described to wit:

LUCAS ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of Lot 2, Block No. 3, Standifird Subdivision, as same is recorded in Plat Book 9, Page 113, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian to bear N 00°48'00" W with all bearings mentioned herein relative thereto; thence from said Point of Commencement, N 08°37'56" E, along the Northerly projection of the West right of way for Blevins Road, a distance of 2.16 feet to the

POINT OF BEGINNING; thence from said Point of Beginning, S 59°01'04" E along a line 2.00' North of and parallel to the South right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), a distance of 643.51 feet; thence N 30°58'56" E a distance of 78.00 feet to a point on the North right of way for said Colorado Highway 340 (Broadway); thence N 59°01'04" W along said North right of way a distance of 1206.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence S 59°01'04" E, along a line 2.00 feet South of and parallel to the North right of way for said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 74.00 feet; thence N 59°01'04" W along a line 4.00 feet North of and parallel to the South right of way for said Colorado Highway 340 (Broadway) a distance of 642.33 feet; thence S 08°37'56" W a distance of 2.16 feet, more or less, to the Point of Beginning.

CONTAINING 3,848.35 square feet or 0.0883 acres, more or less, as described be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 16th day of October, 2002.

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

Attest:

President of the Council

City Clerk

ORDINANCE NO.

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

LUCAS ANNEXATION NO. 2

APPROXIMATELY 3.8338 ACRES

LOCATED AT 2220 BROADWAY

WHEREAS, on the 16th day of October, 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 November, 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 situated in Mesa County, Colorado, and described to wit:

LUCAS ANNEXATION NO. 2

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian to bear N 00°48'00" W with all bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 00°48'00" W along the East line of said Vineyard Filing No. One, a distance of 710.76 feet,

more or less, to a point on the South line of The Vineyard Filing No. Two, as same is recorded in Plat Book 13, Pages 62 and 63, Public Records of Mesa County, Colorado; thence S 59°11'00" E, along said South line, a distance of 269.49 feet, more or less, to a point on the West line of The Redlands Village Filing No. 10, as same is recorded in Plat Book 11, Page 105, Public Records of Mesa County, Colorado; thence S 00°48'00" E, along said West line, said line being the East line of the NW 1/4 SW 1/4 of said Section 7, a distance of 711.67 feet, more or less, to a point on the North Right of Way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), said point being the Southwest corner of Lot 1, said Redlands Village Filing No. 10; thence S 59°01'04" E along the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 75.00 feet; thence S 30°58'56" W a distance of 2.00 feet; thence S 59°01'04" E along a line 2.00 feet South of and parallel to the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence N 59°01'04" W along a line 4.00 feet South of and parallel to the North Right of Way for said Colorado Highway 340 (Broadway), a distance of 1546.75 feet; thence N 00°48'00" W along a line being the Southerly projection of the East line of said Vineyard Filing No. One, a distance of 4.71 feet, more or less, to the Point of Beginning.

CONTAINING 167,000.65 square feet or 3.8338 acres, more or less, as described be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 16TH day of October, 2002.

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

Attest:

President of the Council

City Clerk

Attach 20
Zoning the Lucas Annexation

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Zoning the Lucas Annexation, 2220 Broadway					
Meeting Date		November 20, 2002					
Date Prepared		November 5, 2002			File #ANX-2002-184		
Author		Pat Cecil		Development Services Supervisor			
Presenter Name		Pat Cecil		Development Services Supervisor			
Report results back to Council		<input checked="" type="checkbox"/>	No		Yes	When	
Citizen Presentation			Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: The Lucas Annexation is requesting that a zoning of RSF-4 be applied to the 3.747 acres. The Planning Commission, at its October 22, 2002 hearing recommended approval of the zoning.

Budget: N/A

Action Requested/Recommendation: Conduct the public hearing and adopt the ordinance on the second reading to zone the Lucas Annexation to the RSF-4 zone district.

Attachments:

- 17. Staff report/Background information
- 18. General project report
- 19. Aerial Photo
- 20. Annexation map
- 21. Ordinance

Background Information: See attached Staff Report/Background Information

Staff Report/ Background Information

BACKGROUND INFORMATION				
Location:		2220 Broadway		
Applicants:		Dennis and Karen Lucas		
Existing Land Use:		Existing residence and outbuildings <i>(to be removed)</i>		
Proposed Land Use:		Residential development		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		RSF-4 (County)		
Proposed Zoning:		RSF-4 (Residential Single Family -4 dwelling units per acre.		
Surrounding Zoning:	North	Planned Residential (residential) (County)		
	South	R-2 (County)		
	East	R-2 (County)		
	West	Planned Residential (residential) (County)		
Growth Plan Designation:		Residential Medium Low 2-4		
Zoning within density range?		X	Yes	No

Rezoning: The requested zone of annexation to the RSF-4 district implements the Growth Plan density of 2-4 dwelling units per acre and is consistent with the existing County zoning.

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:

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

Response: The requested zoning is to place the property into an appropriate City zoning designation due to the annexation request.

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.;

Response: The zoning request is in conjunction with an annexation request and is a result of the annexation.

6. 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;

Response: The zoning request is compatible with the neighborhood and adjacent zoning. Future improvements to facilities will occur if the preliminary plan goes forward.

7. 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;

Response: The proposed zoning is consistent with the Goals and polices of the Growth Plan, the requirements of the Zoning and Development Code and other City regulations and guidelines.

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

Responses: Adequate public facilities are available or will be supplied at the time of further development of the property.

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

Response: Not applicable.

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

Response: Not applicable.

Drainage: A retention basin will be constructed to collect storm water generated as a result of this development.

Access/Streets: The project site fronts on and will take access from Kingston Road to the east.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the requested zone of annexation to the City Council, finding the zoning to the RSF-4 district to be consistent with the Growth Plan and Sections 2.14 and 2.6 of the Zoning and Development Code and existing County zoning.

GENERAL PROJECT REPORT

Lucas Subdivision

Annexation, Zone of Annexation and Preliminary Plan

August 22, 2002

Submitted by:

Peak Construction Specialists
2347 South Rim Drive

A. Project Description

The Lucas Subdivision is located directly north of State Highway 340 and east of Village Way approximately 600 feet. There are two significant subdivisions adjacent to the property, the Vineyard Subdivision to the north and east and Redlands Village Subdivision to the east. The Redlands United Methodist Church is located southeast of the subject property. This land use application is for a Preliminary Plan and Annexation request.

The Preliminary Plan attached with this application shows the proposed layout of the subdivision. The property is currently zoned RSF-4 in the county and this application is requesting annexation into the City of Grand Junction with the parallel zone of annexation of RSF-4. Indeed the County RSF-4 zoning is nearly identical to the City RSF-4 zoning designation. The growth plan designation for this property is RML, Residential Medium to Low density, 2-4 units per acre. The project proposes 13 lots on 3.77 acres.

The proposed dimensional standards for the project are consistent with the standards outlined in the Zoning and Development Code, Table 3.2;

Minimum Lot Area	8000 SF
Minimum Lot Width	75 ft
Minimum Street Frontage	20 ft
Front Setback	20 ft (Principle Structure) 25 ft (Accessory Structure)
Side Setback	7 ft (Principle Structure) 3 ft (Accessory Structure)
Rear Setback	25 ft (Principle Structure) 5 ft (Accessory Structure)
Maximum Lot Coverage	50%
Maximum Floor Area Ratio	0.40
Maximum Building Height	35 ft

It is important to note that, according to a boundary survey of the subject property, there is a gap between the proposed project and the adjacent Vineyard Subdivision to the north. The petitioner will seek to add this 'no man's land' to the project; however, it may take additional time to secure the land. Therefore, the project as shown and submitted does not reflect the additional land. The petitioner requests that the Preliminary Plan approval allow the option to include the additional land with the project. The actual area of the additional land is approximately 0.041 acres or 1786 square feet.

B. Public Benefit

The Lucas Subdivision will provide residents with a quality single-family residential project. This proposed development is planned and designed in accordance with the City of Grand Junction Standards. The proposed land use and related annexation and zone request are in accordance with the City of Grand Junction's Growth Plan.

C. Project Compliance, Compatibility, and Impact

1. Zoning and Growth Plan

As mentioned in Section A of this narrative, this application is requesting a zone of annexation of RSF-4. Currently the property is located in the county with a zone of RSF-4. The zone request is consistent with the Growth Plan designation of RML, Residential Medium to Low Density, 2-4 units per acre.

The Zoning and Development Code outlines the criteria for zone requests in Section 2.6. The following discussion addresses the 7 criteria for a requested zone of annexation:

1. *The existing zoning was in error at the time of adoption.*
This existing county zoning does not seem to be an error. In addition, the Growth Plan has designated that this property should be developed at a density of 2-4 units per acre. The annexation and zone request of RSF-4 is consistent with the range indicated.
2. *There has been a change of character in the neighborhood due to the installation of public utilities, other zone changes, new growth trends, deterioration, development transitions, etc...*

The area surrounding the subject property can be described as urban in nature and nearly fully developed. Therefore, all public utilities are located adjacent to the property. There are no new growth trends noted in the immediate area and the area does not seem to have deteriorated in the recent past. The subject property is located between the Vineyard Subdivision that has a density of 6 units per acre and the Redlands Village Subdivision that has larger lot sizes. The requested zoning of RSF-4 would be a logical and reasonable development transition between the two existing subdivisions.

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, stormwater or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.*

There is one access planned for the project via Kingston Road and the capacity of the existing street system, and in particular Kingston Road, will not be exceeded with the proposed development. A TEDS exception for a cul-de-sac length longer than 1000-ft was recently granted for the extension of Kingston Road. The total length of Kingston Road from Village Way to the end of the proposed cul-de-sac will be approximately 1200 feet.

The stormwater facilities designed and proposed for the Final Plan and Plat application for this subdivision will be designed according to City standards and to the satisfaction of the City Development Engineer. The project is not located within the Floodplain as defined by the Federal Emergency Management Agency. A Preliminary Drainage Report has been submitted with this application outlining the preliminary drainage design. In summary, the preliminary plan for this project is to construct a retention pond that will retain all on-site stormwater.

There are no other expected impacts as outlined in the criteria.

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.*

As mentioned earlier, this application is consistent with the Growth Plan. In addition, the Zoning and Development Code, the City's Stormwater Management Manual, and other applicable regulations have been consulted in conjunction with preparing this application. The Final Plan and Plat application will conform to these regulations.

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

All utilities including, sanitary sewer, domestic water, and dry utilities are located near the property and are available for use.

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

Because the property is surrounded by land that is nearly developed, there is very little, if any, land near the subject property that is zoned RSF-4.

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

The community will benefit from the proposed zone because it conforms to the Growth Plan designation of 2-4 units per acre and because the project will be a logical and reasonable development transition between two existing subdivisions.

2. Surrounding Land Use

The land use surrounding the subject property is somewhat varied in regards to density and character. The Redlands Village Subdivision is located directly to the east of the subject property and has approximate lot sizes ranging from 0.33-0.5 acres. The Vineyard Subdivision is located to the north and west of the subject property and can be described as a mixture of attached and detached housing with a density of approximately 6 units per acre. The requested RSF-4 zone is between the densities of the adjacent subdivisions and is a logical and appropriate transition between the two projects. In fact, the actual density of the proposed Preliminary Plan is 3.45 units per acre which is closer in terms of density to Redlands Village than to the Vineyard Subdivision. In addition, the proposed project is an appropriate transition between housing types, from a mixture of attached and detached homes within the Vineyard, to detached single family within the proposed project to detached single family within Redlands Village at a lower density.

The remaining land use in the area varies from commercial to civic to additional residential. Commercial uses are located at the Redlands Parkway and SH 340 intersection, a middle school and elementary school are located nearby, a church is located directly east and residential property is located on the south side of SH 340. With the close proximity of commercial, civic and educational properties, the project would certainly be a good example of an infill development, which is encouraged by the Growth Plan

3. Site Access and Traffic Patterns

Lucas Subdivision will be accessed from Kingston Road via Village Way to SH 340 (Broadway), which is the most significant street serving the Redlands area. As previously mentioned, a TEDS exception was granted from the City of Grand Junction for the use of a slightly longer cul-de-sac. The TEDS manual allows cul-de-sac streets to be 1000 feet, whereas with the extension of Kingston Road will be approximately 1200 feet long. The extended street will be constructed as an Urban Residential Street section.

The capacity of the existing street will not be exceeded. A total of 18 homes will access Kingston Road, which will create 180 trips per day, which is far below the 1000-trip limit of an Urban Residential Street.

4. Utilities

All utilities will be extended from facilities located in State Highway 340 and Kingston Road.

5. Effects on Public Facilities

It is not anticipated that this project will have any unusual effects on public facilities such as fire department, police station, sanitation, streets, parks, schools or irrigation.

6. Project Impact on Site Geology

It is not anticipated that this project will have an impact on site geology or current geologic conditions. A Geotechnical Report covering the property is included with this submittal. The design and construction of the project will conform to the recommendations noted in the report.

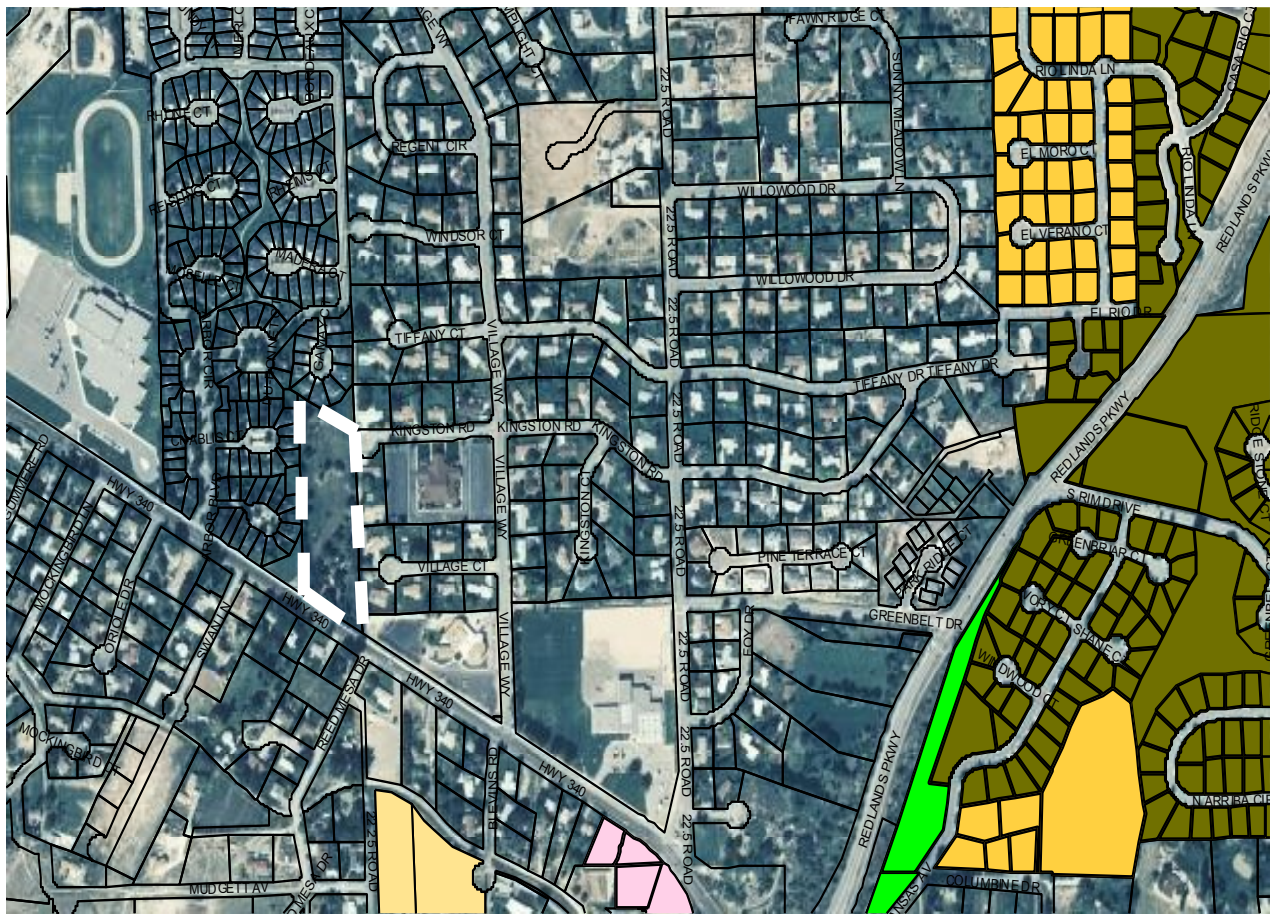
7. Drainage

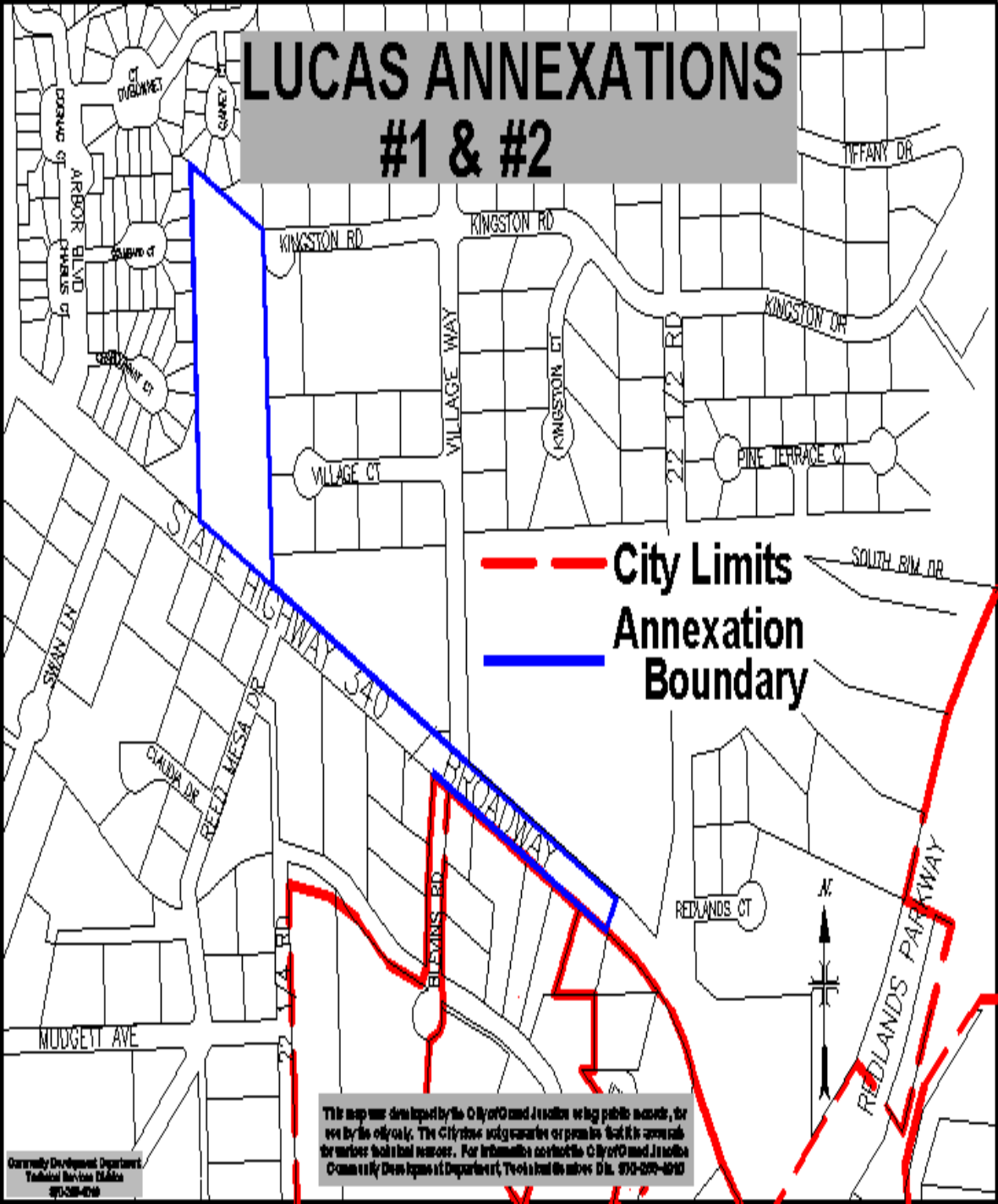
A Preliminary Drainage Report has been submitted with this application. The stormwater control method planned for the project will be a retention pond facility, which will capture all on-site stormwater.

D. Development Schedule and Phasing

The rate at which Lucas Subdivision is developed will depend on the market demand for housing in the Grand Junction area. The project is proposed as one application with no future filings. It is anticipated that a Final Plan and Plat application will be submitted within one year after Preliminary Plan approval and Annexation into the City of Grand Junction.

LUCAS ANNEXATION GENERAL LOCATION ANX-2002-184





CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

An Ordinance Zoning the Lucas Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) district

Located at 2220 BROADWAY

Recitals:

After public notice and public hearings as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RSF-4 zone district to the 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.
- 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 – 4 dwelling units per acre (RSF-4) district:

Includes the following tax parcel: 2945-073-00-002

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado, and considering the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian to bear N 00°48'00" W with all bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 00°48'00" W

along the East line of said Vineyard Filing No. One, a distance of 710.76 feet, more or less, to a point on the South line of The Vineyard Filing No. Two, as same is recorded in Plat Book 13, Pages 62 and 63, Public Records of Mesa County, Colorado; thence S 59°11'00" E, along said South line, a distance of 269.49 feet, more or less, to a point on the West line of The Redlands Village Filing No. 10, as same is recorded in Plat Book 11, Page 105, Public Records of Mesa County, Colorado; thence S 00°48'00" E, along said West line, said line being the East line of the NW 1/4 SW 1/4 of said Section 7, a distance of 711.67 feet, more or less, to a point on the North Right of Way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), said point being the Southwest corner of Lot 1, said Redlands Village Filing No. 10; thence S 59°01'04" E along the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 75.00 feet; thence S 30°58'56" W a distance of 2.00 feet; thence S 59°01'04" E along a line 2.00 feet South of and parallel to the North Right of Way of said Colorado Highway 340 (Broadway), a distance of 1204.25 feet; thence S 30°58'56" W a distance of 2.00 feet; thence N 59°01'04" W along a line 4.00 feet South of and parallel to the North Right of Way for said Colorado Highway 340 (Broadway), a distance of 1546.75 feet; thence N 00°48'00" W along a line being the Southerly projection of the East line of said Vineyard Filing No. One, a distance of 4.71 feet, more or less, to the Point of Beginning.

CONTAINING 3.8338 Acres (167,000.65 Square Feet), more or less, as described.

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

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

President of Council

ATTEST:

City Clerk

Attach 21

Growth Plan Amendment for the ISRE No. 2 Property Located at 2980 D 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Growth Plan Amendment for the ISRE No. 2 Property Located at 2980 D-1/2 Road					
Meeting Date	November 20, 2002					
Date Prepared	November 6, 2002				File: ANX-2002-176	
Author	Kristen Ashbeck		Senior Planner			
Presenter Name	Kristen Ashbeck		Senior Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation	X	Yes		No	Name	Jeffory Crane, Representative
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: The ISRE property is a single parcel of land consisting of 5.7 acres located at 2980 D-1/2 Road. The petitioner is requesting to amend the Future Land Use Map of the Growth Plan to redesignate the property from Residential Medium Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre).

Budget: N/A

Action Requested/Recommendation: Adopt Resolution amending the Future Land Use Map of the Growth Plan

Attachments:

1. Background Information/Staff Analysis
6. Aerial Photograph Location Map
7. Future Land Use Plan for Vicinity
8. Information from Applicant
5. Proposed Resolution Amending the Future Land Use Map

BACKGROUND INFORMATION			
Location		<i>2980 D-1/2 Road</i>	
Applicant		ISRE, LLC – Lisa Comstock Representative – Jeffory Crane	
Existing Land Use		<i>Large Lot – Vacant Residential</i>	
Proposed Land Use		<i>Single or Multifamily Residential</i>	
Surrounding Land Use	North	<i>Commercial/Industrial and Large Lot Single Family Residential</i>	
	South	Large Lot Single Family Residential	
	East	Large Lot Single Family Residential	
	West	Large Lot Single Family Residential	
Existing Zoning (Mesa County)		RSF-R and I (Industrial)	
Proposed Zoning		Pending Growth Plan Amendment	
Surrounding Zoning (all Mesa County)	North	<i>Industrial (I – Mesa County)</i>	
	South	RSF-R (Mesa County)	
	East	RSF-4 (City – Proposed RMF-8)	
	West	RSF-R and I (Mesa County)	
Current Growth Plan Designation		Residential Medium Low (2-4 units per acre)	
Zoning within density range?		<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes
		<input checked="" type="checkbox"/>	<input type="checkbox"/> No

STAFF ANALYSIS: The property at 2980 D-1/2 Road was recently annexed to the City of Grand Junction. The annexation was triggered under the Persigo Agreement by this concurrent application for a Growth Plan Amendment. As shown on the attached map, the Future Land Use Map of the Growth Plan shows this parcel as Residential Medium

Low with a density of 2 to 4 units per acre. The property owner is requesting an amendment to the Plan to designate this property as Residential Medium with a density of 4 to 8 units per acre. The existing County zoning of RSF-R and Industrial is not consistent with either the current or proposed Growth Plan designation. Please note that this application does not include a rezone to either RMF-5 or RMF-8. However, the same owner/applicant has a rezone request pending on the property to the east (ISRE/2990 D-1/2 Road to RMF-8). That property was annexed to the City earlier this year and zoned RSF-4.

City Council will hear the zone of annexation request for the ISRE No. 2 property following a final decision on both this Growth Plan Amendment application and the rezone application for the adjacent property to the east (ISRE/2990 D-1/2 Road). If both applications are approved, the recommended zone of annexation will be RMF-8. Ultimately, the applicant is proposing to develop the two parcels (2980 and 2990) as one project.

In the Fall of 1999, the City and County re-examined the land uses shown on the Future Land Use Map of the Growth Plan in the Fruitvale/Pear Park area. The area was generally defined as that between the Southern Pacific Railroad south to D Road and from 29 Road to 32 Road. At that time, after having used the Growth Plan for over two years, City and County staff had discovered that implementation of the Plan in this area was problematic. The majority of the parcels in the area had been designated as Residential Low (1/2 to 2-acre lots) as it was originally foreseen as a transitional area. Actual development and zoning, however, had occurred at a much higher density. Consequently, densities across most of the area were revised from Residential Low to Residential Medium (4-8 units per acre). However, it was not apparent why the parcels on the north side of D-1/2 Road were assigned a lower density of Residential Medium Low (2-4 units per acre).

Since that time, there has been more development activity in the area, both residential and non-residential. Several properties in the Banner Industrial subdivision adjacent to the ISRE No. 2 property to the north have recently developed and annexed to the City of Grand Junction. In addition, a new development, Grand Meadows at Gunnison and east of 30 Road was recently annexed to the City and a subdivision approved with a zoning of RMF-5.

Clearly, there is development pressure in this area and, with the upgrade of 30 Road under construction, it will likely continue. With the increased traffic on 30 and D-1/2 Roads and the commercial/industrial development directly north, it follows that the ISRE No. 2 property is better suited to development in the Residential Medium range of 4-8 as the majority of the Fruitvale/Pear Park area was designated three years ago.

FINDINGS OF REVIEW: Section 2.5.C. of the Zoning and Development Code outlines the criteria by which City staff and the Planning Commission shall review and approve an Amendment to the Growth Plan Future Land Use Map. Staff's findings of the pertinent criteria are summarized below.

Error in the Plan Such That Facts, Projects, Trends Not Accounted For. Current land uses, zoning and trends in the area are at a residential intensity higher than the Plan recommends.

Change in Character of Area. The area has continued to develop at residential densities greater than what the original Growth Plan anticipated. In addition, the adjacent industrial park has experienced growth. Thus, the character of the surrounding area is developing differently than what is intended by the existing land use category of Residential Medium Low (2 to 4 units per acre).

Change is Consistent with the Growth Plan. The Clifton Goals and Policies adopted in 1985 recommend 4 to 8 units per acre for this area, which is consistent with the Plan's intent for urban infill. This proposed change is consistent with the surrounding land use designation of 4 to 8 units per acre and can provide for a better transition adjacent to the commercial/industrial designation to the north.

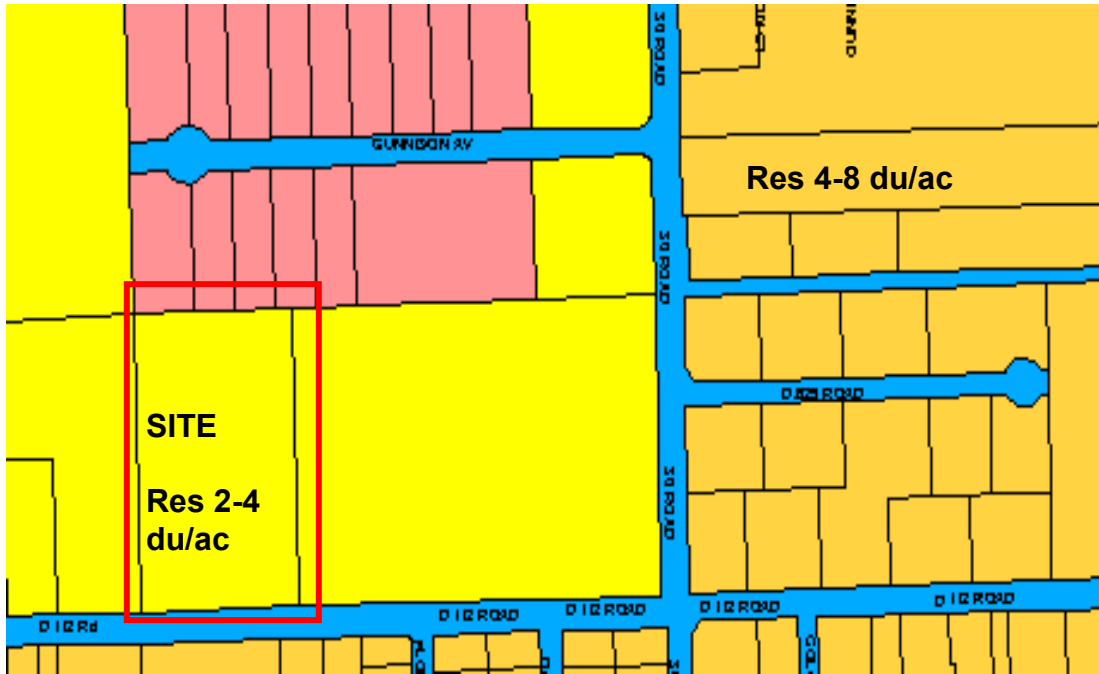
Adequate Public/Community Facilities. The Clifton Goals and Policies adopted in 1985 recommend 4 to 8 units per acre for this area based on the availability of urban services and infrastructure. The City and County are in the process of upgrading 30 Road and D-1/2 Road will continue to be upgraded as development occurs.

Benefit of Proposed Amendment. The amendment is consistent with the community's goals for urban infill and reduction of sprawl by increasing densities in areas serviced by existing, adequate infrastructure.

PLANNING COMMISSION RECOMMENDATION (10/22/02 – 7-0): Planning Commission recommended approval of the Amendment to the Future Land Use Map of the Growth Plan to designate the property located at 2980 D-1/2 Road as Residential Medium with a density range of 4 to 8 units per acre.



ANX-2002-176 ISRE 2 GPA Aerial Photograph Location Map



ISRE No. 2 GPA – Growth Plan Future Land Use for Vicinity

PROJECT REPORT
FOR
Jeff's Annexation
August 2002

PROJECT DESCRIPTION

The applicant requests an annexation into the City of Grand Junction, an amendment to the growth plan, and a subsequent rezone to develop a parcel of land into a medium density single-family residential development consistent with the surrounding land uses.

The proposed property is located at 2980 D ½ Road and contains 6.0 acres. It is situated on the north side of D ½ Road west of 30 Road in the S ½ of the SE ¼ of the NE ¼ of Section 17, Township 1 South, Range 1 East, of the Ute Principle Meridian in Mesa County, Colorado. The tax parcel number is 2943-171-00-143.

PUBLIC BENEFIT

The project will provide needed residential housing within the Persigo 201 boundary and prevent urban sprawl into rural Mesa County. This site will utilize the existing public utility infrastructure currently in place and help save surrounding open space. This project is consistent with the goals of the growth plan to gain a fiscally responsible growth pattern by ensuring land use compatibility, maintaining more compact development patterns, and ensuring adequate public facilities.

PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

The site is currently zoned within Mesa County as rural single-family residential (RSFR) with a minimum lot size of 5 acres per dwelling unit. This current zoning is inconsistent with the growth plan and not compatible with surrounding land uses. Adjacent land uses to the south and east of 30 Road are primarily medium density single-family residential developments and are zoned RMF-8. The adjacent 13 acre parcel to the east has recently been annexed into the city. The adjacent property to the north is commercial/industrial. The proposed project would be consistent with the existing trends of the area and the character of the neighborhood.

The proposed project would have good access off of D ½ Road, a minor collector street, and would restrict access onto the minor arterial of 30 Road. The site would work well with existing traffic patterns and traffic would be safely regulated with the existing traffic signal at the corner of D ½ and 30 Roads. All the necessary utility infrastructure is already in place at the site and includes domestic water, sanitary sewer, storm sewer, irrigation water, electricity, telephone, gas, and cable. There is one existing fire hydrant on 30 Road at D 5/8 Road that is tied to an 18" Ute water main capable of serving additional hydrants. There are no special or unusual demands on utilities or public facilities.

The soils on the site are mapped as Sagers silty clay loam, saline, 0-2% slope (BcS). It is a very deep, well drained soil on alluvial fans and terraces formed in alluvium from shale. Although it is currently being used for agriculture, the Natural Resources Conservation Service does not consider it prime farmland. There are no known geologic hazards on the site.

There will be no commercial activity within the development and therefore no hours of operation or employees at the site. A small sign may be installed at the entrance to the subdivision and will meet all current regulations.

DEVELOPMENT SCHEDULE and PHASING

Upon receiving all necessary approvals, the project will immediately begin construction and will proceed as the market demands. In all likelihood the project will be phased but it cannot be determined at this time how many phases or what the timetable will be.

GROWTH PLAN AMENDMENT REVIEW CRITERIA

1. It is difficult to determine if there was an error such that existing facts, projects, or trends were not accounted for, however, perhaps the industrial/commercial area to the north was overlooked. Higher density for this site would be a better fit with the surrounding neighborhoods.
2. We are unable to determine original premises or findings.
3. The character of the area has changed enough to make the amendment acceptable. The surrounding residential neighborhoods are zoned at RMF-8.
4. This project is consistent with the goals of the growth plan to gain a fiscally responsible growth pattern by ensuring land use compatibility, maintaining more compact development patterns, and ensuring adequate public facilities.
5. All the necessary utility infrastructure is already in place at the site and includes domestic water, sanitary sewer, storm sewer, irrigation water, electricity, telephone, gas, and cable.
6. It is currently very difficult to find parcels of land this size that can accommodate this type of development.
7. The proposed amendment will meet the goals and policies of the growth plan thereby benefiting the community.

CITY OF GRAND JUNCTION, COLORADO

Resolution No. _____

**A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map
to Redesignate Approximately 6 acres known as the ISRE No. 2 Property
Located at 2980 D-1/2 Road from Residential Medium Low (2 to 4 units per acre)
to Residential Medium (4 to 8 units per acre)**

Recitals:

After using the Growth Plan for over five years, it is recognized that it may be appropriate to amend the Growth Plan from time to time.

A request for the Growth Plan amendment has been submitted in accordance with the Agreement between Mesa County and the City of Grand Junction Providing for an Interim Joint Plan Consistency Review and Plan Amendment Process for the Joint Urban Area Plan. ISRE, LLC, as the applicant, has requested that the 6-acre parcel located at 2980 D-1/2 Road be redesignated from Residential Medium Low (2 to 4 units per acre) to residential Medium (4 to 8 units per acre).

The Grand Junction Planning Commission at its October 22, 2002 meeting, found the proposed amendment to meet the criteria of Section 2.5.C. of the Zoning and Development Code and recommended approval of the amendment to the Growth Plan Future Land Use Map.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND JUNCTION GROWTH PLAN FUTURE LAND USE MAP IS AMENDED IN THE FOLLOWING WAY:

Redesignate approximately 6 acres located at 2980 D-1/2 Road from Residential Medium Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre). The parcel being more fully described as follows:

A certain parcel of land lying in the East half (E ½) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest Corner of the South Half of the Southeast Quarter of the Northeast Quarter (S 1/2 SE 1/4 NE 1/4) of said Section 17 and considering the South line of the S 1/2 SE 1/4 NE 1/4 of said Section 17 to bear N 89°59'59" W with all bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°05'59" W along the West line of the S 1/2 SE 1/4 NE 1/4 of said Section 17, a distance of 659.70 feet, more or less, to a point being the Northwest Corner of the S 1/2 SE 1/4 NE 1/4 of said Section 17, also being the Southwest Corner of the Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado; thence S 89°59'39" E along the South line of said Plat of Banner Industrial Park and being the North line of the S 1/2 SE 1/4 NE 1/4 of said Section 17, a distance of 396.12 feet, more or less, to a point on the East line of the West 6.0 Acres of the S 1/2 SE 1/4 NE 1/4 of said Section 17; thence S 00°05'59" E, along said East line, a distance of 689.66 feet, more or less, to a point on a line 30.00 feet South of and parallel to, the South line of the S 1/2 SE 1/4 NE 1/4 of said Section 17; thence N 89°59'59" W, along said parallel line, a distance of 396.16 feet, more or less, to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 17; thence N 00°00'59" W, along said West line, a distance of 30.00 feet, more or less, to the Point of Beginning. Containing 273,196.20 Square Feet or 6.272 Acres, more or less, as described.

PASSED on this 20th day of November, 2002.

ATTEST:

President of Council

City Clerk

Attach 22
Rezone of ISRE Property

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		Second Reading of Rezone Application ISRE Property Located at 2990 D-1/2 Road								
Meeting Date		November 20, 2002								
Date Prepared		November 6, 2002					File: ANX-2002-177			
Author		Kristen Ashbeck			Senior Planner					
Presenter Name		Kristen Ashbeck			Senior Planner					
Report results back to Council		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When				
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name				
<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Individual Consideration	

Summary: Request to approve a rezone from the Residential Single Family 4 units per acre (RSF-4) zone district to the Residential Multifamily 8 units per acre (RMF-8) zone district for the ISRE property located at 2990 D-1/2 Road.

Budget: N/A

Action Requested/Recommendation: Adopt ordinance rezoning the ISRE property.

Attachments:

1. Background Information/Staff Analysis
2. Location Map
3. Existing City Zoning Map
4. Proposed Ordinance

BACKGROUND INFORMATION			
Location		2990 D-1/2 Road	
Applicant		ISRE, LLC	
Existing Land Use		Large Lot Single Family Residential	
Proposed Land Use		Single or Multifamily Residential	
Surrounding Land Use	North	Commercial/Industrial and Large Lot Single Family Residential	
	South	Single Family Residential	
	East	Large Lot Single Family Residential	
	West	Single Family Residential	
Existing Zoning		RSF-4	
Proposed Zoning		RMF-8	
Surrounding Zoning (Mesa Co)	North	RSF-R and I	
	South	RSF-R and PUD	
	East	RSF-R	
	West	RSF-R and I	
Growth Plan Designation		Residential Medium Low – 2 to 4 units per acre	
Zoning within density range?		X	Yes
			No

STAFF ANALYSIS

The property located at 2990 D-1/2 Road was recently annexed and zoned Residential Single Family 4 units per acre (RSF-4). In addition, a subsequent part of the

annexation application was a request for a Growth Plan Amendment. The request for amendment from Residential Medium Low 2 to 4 units per acre to Residential Medium 4 to 8 was approved. The applicant is now proposing to rezone the property from the RSF-4 zone district applied at the time of annexation to the high end of the land use range, RMF-8. The same owner has also applied for a similar Growth Plan Amendment for the property adjacent to the west (2980 D-1/2 Road). If the Growth Plan Amendment for that property and this rezone application are successful, the recommended zone of annexation for the 2980 parcel will also be RMF-8. Ultimately, the applicant is proposing to develop the two parcels (2980 and 2990) as one project.

In the Fall of 1999, the City and County re-examined the land uses shown on the Future Land Use Map of the Growth Plan in the Fruitvale/Pear Park area. The area was generally defined as that between the Southern Pacific Railroad south to D Road and from 29 Road to 32 Road. At that time, after having used the Growth Plan for over two years, City and County staff had discovered that implementation of the Plan in this area was problematic. The majority of the parcels in the area had been designated as Residential Low (1/2 to 2-acre lots) as it was originally foreseen as a transitional area. Actual development and zoning, however, had occurred at a much higher density. Consequently, densities across most of the area were revised from Residential Low to Residential Medium (4-8 units per acre). However, it was not apparent why the parcels on the north side of D-1/2 Road were assigned a lower density of Residential Medium Low (2-4 units per acre).

Since that time, there has been more development activity in the area, both residential and non-residential. Several properties in the Banner Industrial subdivision adjacent to both ISRE properties along the north have recently developed and annexed to the City of Grand Junction. In addition, a new development, Grand Meadows at Gunnison and east of 30 Road was zoned RMF-5.

Clearly, there is development pressure in this area and, with the upgrade of 30 Road under construction, it will likely continue. With the increased traffic on 30 and D-1/2 Roads and the commercial/industrial development directly north, it follows that the ISRE property is better suited to higher density residential.

FINDINGS OF REVIEW: Section 2.6.A. of the Zoning and Development Code outlines the criteria by which City staff and the Planning Commission shall review and approve a Rezone application. Staff's findings of the pertinent criteria are summarized below:

Existing Zoning in Error at the Time of Adoption. The zoning assigned at the time the parcel was annexed was at the low end of the range of residential density per the Growth Plan (4 to 8 dwelling units per acre). Current land uses, zoning and trends in the area have been at a residential intensity higher than the current zoning of RSF-4.

Change in Character of Neighborhood. The area has continued to develop at residential densities at or greater than the existing zoning on this parcel. In addition, the adjacent industrial park has experienced growth. Thus, the development character

of the surrounding area is more conducive to higher residential densities such as the proposed RMF-8.

Proposed Rezone is Compatible with the Neighborhood. The proposed rezone to higher density residential is compatible with the level of traffic on the adjacent roadways (30 and D-1/2 Roads) and provides a buffer between the lower density residential to the south and the commercial development on the north.

Proposal Conforms with Growth Plan and Other Adopted Plans. The Clifton Goals and Policies adopted in 1985 recommend 4 to 8 units per acre for this area, which is consistent with the Plan's intent for urban infill. This proposed change is consistent with the surrounding land use designation of 4 to 8 units per acre and can provide for a better transition adjacent to the commercial/industrial designation to the north.

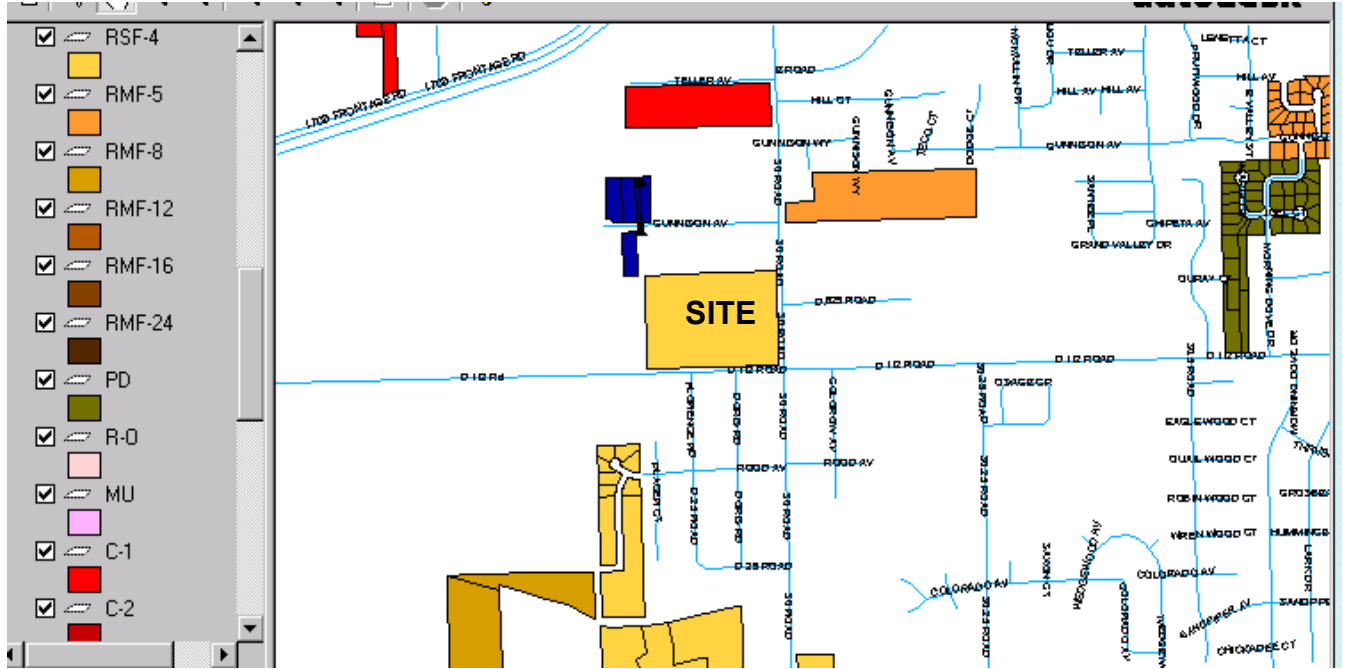
Adequate Public/Community Facilities. This site, being located at the corner of a minor arterial (30 Road) and an urban collector (D-1/2 Road), has existing, available urban services and infrastructure. The City and County are in the process of upgrading 30 Road and D-1/2 Road will continue to be upgraded as development occurs.

Benefit of Proposed Rezone. The proposed rezone is consistent with the community's goals for urban infill and reduction of sprawl by increasing densities in areas serviced by existing, adequate infrastructure.

PLANNING COMMISSION RECOMMENDATION (10/22/02 7-0): Approval of the RMF-8 zone district for the ISRE property located at 2990 D-1/2 Road.



LOCATION MAP



EXISTING CITY ZONING

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**An Ordinance Rezoning the ISRE Property to Residential Multifamily
with a Maximum Density of 8 units per acre (RMF-8)
Located at 2990 D-1/2 Road**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RMF-8 zone district to this property.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 zone district meets the criteria found in Section 2.6 of the Zoning and Development Code for the following reasons:

- Current land uses, zoning and trends in the area have been at a residential intensity consistent with the RMF-8 zone district.
- The RMF-8 zone district is compatible with the level of traffic on the adjacent roadways and provides a better buffer between the lower density residential to the south and the commercial development on the north.
- The RMF-8 zone district is consistent with the Growth Plan and the community's goals for urban infill and reduction of sprawl by increasing densities in areas serviced by existing, adequate infrastructure.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED THE RESIDENTIAL MULTIFAMILY 8 UNITS PER ACRE (RMF-8) ZONE DISTRICT:

A certain parcel of land lying in the East half (E ½) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter (E ¼) corner of said Section 17 and considering the South line of the South half of the Southeast Quarter of the Northeast Quarter (S ½ SE ¼ NE ¼) of said Section 17 to bear N 89°59'59" W with all bearings contained herein being relative thereto; thence N 89°59'59" W along the South line of the S ½ SE ¼ NE ¼ of said Section 17 a distance of 30.00 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning, S 00°00'33" W along a line 30.00 feet West of and parallel with the East line of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section 17, a distance of 30.00 feet to a point on the South right of way for D

½ Road; thence N 89°59'59" W, along the South right of way for D ½ Road, said line being 30.00 feet South of and parallel with the South line of the S ½ SE ¼ NE ¼ of said Section 17, a distance of 893.22 feet; thence N 00°05'59" W along the East line of the West 6.0 acres of the S ½ SE ¼ NE ¼, and its Southerly extension, a distance of 689.66 feet, more or less, to a point on the South line of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado; thence S 89°59'39" E along said Southerly line and the Easterly extension thereof, a distance of 894.24 feet, more or less, to a point on the West right of way for 30 Road; thence S 00°00'59" E, along said West right of way for 30 Road and its Southerly extension thereof, said line being 30.00 feet West of and parallel with the East line of the S ½ SE ¼ NE ¼ of said Section 17, a distance of 659.57 feet, more or less, to the Point of Beginning.

Containing 616,336.1 Square Feet or 14.149 Acres, more or less, as described.

INTRODUCED on first reading this 6th day of November, 2002.

PASSED and ADOPTED on second reading this 20th day of November, 2002.

Mayor

ATTEST:

City Clerk

