

**GRAND JUNCTION CITY COUNCIL  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
AGENDA**

**WEDNESDAY, FEBRUARY 19, 2003, 7:30 P.M.**

**CALL TO ORDER**

Pledge of Allegiance  
Invocation – Pastor Scott Hogue, First Baptist Church

**PROCLAMATIONS / RECOGNITIONS**

**APPOINTMENTS**

GRAND JUNCTION FORESTRY BOARD OF DIRECTORS

**SCHEDULED CITIZEN COMMENTS**

**\* \* \* CONSENT CALENDAR \* \* \***

**1. Minutes of Previous Meetings**

[Attach 1](#)

*Action: Approve the Summary of the February 3, 2003 Workshop, Minutes of the February 3, 2003 Special Meeting and the Minutes of the February 5, 2003 Regular Meeting*

**2. Mesa County Animal Control Contract**

[Attach 2](#)

The City of Grand Junction has had an ongoing, annually renewable agreement with Mesa County for the control of animals within the city limits. The City pays Mesa County a percentage of the Animal Control budget based upon the City's percent of total calls for service. The City's share for 2003 is 39.1% or \$187,163.08. The contract calls for four quarterly payments of \$46,790.77. In 2002 the City paid \$181,072 for Animal Control Services. The 2003 amount of \$187,163.08 represents a 3.4 percent increase over the 2002 amount paid.

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: Authorize the City Manager to Sign the Contract with Mesa County for Animal Control Services for 2003 in the Amount of \$187,163.08*

Staff presentation: Greg Morrison, Chief of Police

3. **Setting a Hearing for the 23 Road Right-of-Way Vacation** [File #VR-2002-224]  
[Attach 3](#)

The applicant proposes to vacate the 23 Road right-of-way in conjunction with an administrative review of a simple subdivision. In order to prevent a parcel from becoming landlocked upon vacation of 23 Road, the applicant will be required to secure an access easement across City property. The resolution granting the access easement will be considered with the second reading of the ordinance to vacate 23 Road right-of-way. The proposed easement will be temporary. The parcel which would be accessed via the easement will likely be sold to the adjoining property owner to the west. The Planning Commission recommended approval concerning the right-of-way vacation on January 14, 2003.

Proposed Ordinance Vacating 23 Road Right-Of-Way North of the Colorado River to River Road Known as 2301 River Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for March 5, 2003*

Staff presentation: Ronnie Edwards, Associate Planner

4. **Setting a Hearing for the Hubbartt Annexation located at 2976 Gunnison Avenue** [File #ANX-2003-008] [Attach 4](#)

The Hubbartt Annexation is comprised of 1 parcel of land consisting of 1.2731 acres located at 2976 Gunnison Avenue. The owner is seeking annexation in anticipation of constructing a 5,000 square foot auto body repair shop, pursuant to the 1998 Persigo Agreement with Mesa County.

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

Resolution No. 14-03 - 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, Hubbartt Annexation Located at 2976 Gunnison Avenue and Including a Portion of Gunnison Avenue Right-of-Way

*\*Action: Adopt Resolution No. 14-03*

**b. Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hubbartt Annexation, Approximately 1.2731 Acres, Located at 2976 Gunnison Avenue and Including a Portion of Gunnison Avenue Right-of-Way

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 16, 2003*

Staff presentation: Ronnie Edwards, Associate Planner

**5. Setting a Hearing for Fairway Pines Annexation Located at 2970 B Road [File # ANX-2003-021] [Attach 5](#)**

The Fairway Pines Annexation is an annexation comprised of 1 parcel of land located at 2970 B Road, comprising a total of 6.4295 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. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 16-03 - 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, Fairway Pines Annexation, Located at 2970 B Road

*\*Action: Adopt Resolution No. 16-03*

**b. Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fairway Pines Annexation, Approximately 6.4295 Acres Located at 2970 B Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 16, 2003*

Staff presentation: Pat Cecil, Development Services Supervisor

**6. Setting a Hearing for the Grand Meadows South Annexation Located at 466 30 Road [File #ANX-2003-010] [Attach 6](#)**

The 4.8995-acre Grand Meadows South Annexation area consists of one parcel with a single-family residence. 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. 17-03 – 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, Grand Meadows South Annexation Located at 466 30 Road

*\*Action: Adopt Resolution No. 17-03*

**b. Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Grand Meadows South Annexation, Approximately 4.8995 Acres Located at 466 30 Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 16, 2003*

Staff presentation: Lisa Gerstenberger, Senior Planner

**7. Setting a Hearing for the Seriani Annexation No. 1 & 2 Located at 2986 Gunnison Avenue [File #ANX-2003-025] [Attach 7](#)**

The Seriani Annexation No. 1 & 2 is a serial annexation consisting of a total of 0.68 acres and can be legally described as Lot 12, Banner Industrial Park and is located at 2986 Gunnison Avenue and is currently being used as a storage yard.

The petitioner's intent is to annex and then develop the property as light industrial by constructing an office/shop building for their concrete business. The proposed annexation lies within the Persigo 201 sewer district.

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

Resolution No. 18-03 – 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, Seriani Annexation No. 1 & 2, a Serial Annexation Comprising Seriani Annexation No. 1 and Seriani Annexation No. 2 Located at 2986 Gunnison Avenue

*\*Action: Adopt Resolution No. 18-03*

**b. Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Seriani Annexation No. 1, Approximately 0.3444 Acres Located at 2986 Gunnison Avenue

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Seriani Annexation No. 2, Approximately 0.3436 Acres Located at 2986 Gunnison Avenue

*Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for April 16, 2003*

Staff presentation: Scott D. Peterson, Associate Planner

**8. Setting a Hearing for the Summit Meadows West Annexation Located at 3134 and 3138 D ½ Road [File #ANX-2003-016] [Attach 8](#)**

The 10.8266-acre Summit Meadows West Annexation is a serial annexation consisting of two parcels. There are two single-family residences and various agricultural buildings on both of the parcels being annexed. Both of the property owners have signed a petition for annexation.

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

Resolution No. 19-03 – 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, Summit Meadows West Annexation Located at 3134 and 3138 D ½ Road

*\*Action: Adopt Resolution No. 19-03*

**b. Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Summit Meadows West Annexation No. 1, Approximately 5.9092 Acres Located at 3134 D ½ Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Summit Meadows West Annexation No. 2, Approximately 4.9174 Acres Located at 3138 D ½ Road

*Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for April 16, 2003*

Staff presentation: Lisa Gerstenberger, Senior Planner

**9. Kresin Annexation Located at 2052 South Broadway [Attach 9](#)**

The Kresin Annexation is an annexation comprised of 1 parcel of land located at 2052 South Broadway, comprising a total of 8.2013 acres. The petitioner, at the September 18, 2002 hearing requested that the annexation request be placed on hold, while he decided whether to proceed with a preliminary plat for the property or to pursue a lot line adjustment with Mesa County.

The petitioner decided to process a lot line adjustment with the County, and is requesting to be allowed to withdraw his annexation request.

*\*Action: Approval of the Request to Withdraw the Annexation*

Staff presentation: Pat Cecil, Development Services Supervisor

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

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

**10. Public Hearing - North Avenue Center Annexation Located at 2938 North Avenue [File #ANX-2002-243] [Attach 10](#)**

The North Avenue Center Annexation consists of 5.44 acres of land that is located at 2938 North Avenue and is currently vacant. The petitioner's intent is to annex and then subdivide the property into two (2) lots through the Simple Subdivision Plat process and develop the area as commercial lease retail/office space that would be named Palace Pointe Market Place. The proposed annexation lies within the Persigo 201 sewer district. The petitioner's request acceptance of the Annexation Petition, and Second Reading of the Annexation Ordinance.

**a. Accepting Petition**

Resolution No. 20-03 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as North Avenue Center Annexation is Eligible for Annexation Located at 2938 North Avenue

*\*Action: Adopt Resolution No. 20-03*

**b. Annexation Ordinance**

Ordinance No. 3497 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, North Avenue Center Annexation, Approximately 5.44 Acres Located at 2938 North Avenue

*\*Action: Adopt Ordinance No. 3497 on Second Reading*

Staff presentation: Scott D. Peterson, Associate Planner

**11. Public Hearing – Zoning the North Avenue Center Annexation Located at 2938 North Avenue [File #ANX-2002-243] [Attach 11](#)**

The North Avenue Center Annexation consists of 5.44 acres of land that is located at 2938 North Avenue and is currently vacant. The petitioner's intent is to annex and then subdivide the property into two (2) lots through the Simple Subdivision Plat process and develop the area as commercial lease retail/office space that would be named Palace Pointe Market Place. The proposed zoning

is C-1, Light Commercial. The Planning Commission recommended approval at its January 28, 2003 meeting.

Ordinance No. 3498 – An Ordinance Zoning the North Avenue Center Annexation to Light Commercial (C-1) Located at 2938 North Avenue

*\*Action: Adopt Ordinance No. 3498 on Second Reading*

Staff presentation: Scott D. Peterson, Associate Planner

12. **Public Hearing – Red Tail Ridge Annexation No. 1 & 2, South End of Buena Vista Drive** [File #ANX-2002-230] [Attach 12](#)

The Red Tail Ridge Annexation is an annexation comprised of 2 parcels of land located at the south end of Buena Vista Drive, comprising a total of 13.5199 acres and includes portions of the Highway 50 South right-of-way. 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. 21-03 – A Resolution Accepting a Petition for the Annexation, Making Certain Findings, Determining that the Property Known as the Red Tail Ridge Annexation No. 1 & 2 Located at the South End of Buena Vista Road and Including Portions of the Highway 50 South Right-Of-Way

*\*Action: Adopt Resolution No. 21-03*

**b. Annexation Ordinances**

Ordinance No. 3499 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Red Tail Ridge Annexation No. 1, Approximately 3.1399 Acres Located within the Highway 50 South Right-Of-Way

Ordinance No. 3503 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Red Tail Ridge Annexation No. 2, Approximately 10.38 Acres Located within the Highway 50 South Right-Of-Way

*\*Action: Adopt Ordinance No. 3499 and Ordinance No. 3503 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor



13. **Public Hearing – Zoning the Red Tail Ridge Annexation Located at the South End of Buena Vista Drive** [File # ANX-2002-230] [Attach 13](#)

The Red Tail Ridge Annexation is requesting that a zoning of RSF-4 be applied to the 9.88 acres. The Planning Commission at its January 28, 2003 hearing recommended approval of the zone of annexation.

Ordinance No. 3504 – An Ordinance Zoning the Red Tail Ridge Annexation to the Residential Single Family – 4 Dwelling Units Per Acre (RSF-4) District Located at Southerly End of Buena Vista Road

*\*Action: Adopt Ordinance No. 3504 on Second Reading*

Staff presentation: Pat Cecil, Development Services Supervisor

14. **Public Hearing – Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)** [File #PLN-2002-161] [Attach 14](#)

A request to approve a District Map, as a part of the Grand Valley Circulation Plan, bounded by 25 ½ Road, 26 Road, F ¾ Road, and G Road.

The Planning Commission reviewed the proposed District Map on January 28, 2003 and recommended approval.

Resolution No. 22-03 – A Resolution Amending the Grand Valley Circulation Plan to Provide for a District Map for the Area Bounded on the East by 26 Road, on the West by 25 ½ Road, on the North by G Road and the South on F ¾ Road

*\*Action: Adopt Resolution No. 22-03*

Staff presentation: Tim Moore, Public Works Manager

15. **Public Hearing – The City Manager’s Salary for 2003** [Attach 15](#)

Article VII, Section 57 of the Charter states the City Manager’s salary is to be fixed by the Council by ordinance. The City Council has determined the salary for the Grand Junction City Manager shall be increased the same as the pay plan for most city employees for 2003, 2.7%.

Ordinance No. 3505 – An Ordinance Amending Ordinance 3481, Section 3, Setting the Salary of the City Manager

*\*Action: Adopt Ordinance No. 3505 on Second Reading*

Staff Presentation: Cindy Enos-Martinez

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

**17. OTHER BUSINESS**

**18. ADJOURNMENT**

**Attach 1  
Minutes from Previous Meetings**

**GRAND JUNCTION  
CITY COUNCIL WORKSHOP**

**February 3, 2003**

The City Council of the City of Grand Junction, Colorado met on Monday, February 3, 2003 at 7:08 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobold and President of the Council Cindy Enos-Martinez. Absent was Councilmember Dennis Kirtland.

**Summaries and action on the following topics:**

1. **STRATEGIC PLAN REVIEW & UPDATE:** City Manager Kelly Arnold introduced the first progress report on the Strategic Plan. The organization of the updates was discussed. Color-coding for each Solution was proposed. Councilmember Terry suggested a table of contents with the items for discussion being denoted with an asterisk.
  - Economic Development Fund – A contribution and expenditure history of the fund was provided. A report developed by Lockwood Greene that compared Grand Junction's economic development history with three other communities was included for Council's review. The Council was interested in listening to the discussions being held with the three entities for which the report was conducted.
  - Fire Department update regarding the delivery of emergency services – City Manager Arnold suggested Council review the report as it is a good overview of the services in the valley.
  - Review of codes and enforcement practices – Mayor Enos-Martinez and Councilmember Theobold volunteered to serve on this committee.
  - Drought management plan – City Manager Arnold suggested that the plan be presented to Council at the March 31<sup>st</sup> workshop.
  - Transportation – Councilmember Kirtland had provided a memo requesting a Council discussion on additional funding for GVT.
  - Gateways and entrances – Public Works Director Mark Relph suggested a team consisting of Mike McDill, Terry Franklin and Shawn Cooper. Councilmember Terry volunteered for the team.
  - Youth involvement – The City Manager and Assistant City Manager have met with School District representatives and students. A coordinator has been assigned, an Americorp volunteer Karen Franklin. Councilmembers were invited to participate.

- Neighborhood programs – Councilmembers Butler and McCurry were assigned to this work group.
- CDBG Program – The application process for CDBG starts in March so if additional guidelines are to be developed they need to be done soon. Councilmember Terry urged the Council to have a public hearing for the adoption of any new policies. A special luncheon meeting was scheduled for February 19 in the Administration Conference Room at 11:30 am.

A Strategic Plan update will be scheduled for the first workshop of each month.

2. **RIGHT-OF-WAY/UTILITIES ORDINANCE:** Public Works Manager Tim Moore will review the proposal to regulate the use of public rights-of-way by utility providers. He reviewed the comments that were solicited from the utility providers. Councilmember Theobald inquired about his potential of conflict of interest. The attorney advised that tonight's discussion is information only. Mr. Moore reviewed five specific areas that would be a change in the code. 1) Boring is encouraged, 2) Advanced planning (overall plan), 3) Timely relocation and removal, 4) Location of utilities in regards to depth as well as horizontally, and also have locates during the design phase for capital projects, and 5) GIS as-built data.

Councilmember Terry expressed that she would consider the City splitting the cost of those advance locates and depth locations. Councilmember Spehar added that all providers should be treated equally, if the City is sharing the cost for one for relocations, it should be for all. Councilmember Terry added it may be only in the case when advanced notice could not be provided.

City Attorney Wilson further advised the federal ruling that protects telecommunication providers from "discrimination" which is another reason for developing rules to apply to all providers. Congress has authorized the City to charge for the cost of administering the right-of-ways. The locate requirement leads to the fifth item and that is the requirement for GIS as-built data be provided. The ordinance would also require that the future plans be posted in advance. Councilmember Terry stated that the providers should be mailed the plan.

Public Works Manager Moore asked that he be allowed to schedule this ordinance next month. Council agreed.

Wade Haerle, XCel Energy, asked that the ordinance be explained to them further at a presentation. Councilmember Terry asked for the inclusion of a financial analysis of the impacts.

Bill Byers, Grand Valley Rural Power, agreed with Mr. Haerle and voiced his concerns on the impacts and the relationship with the City.

**CONVENED INTO SPECIAL SESSION AT 9:05 P.M.**

**ADJOURN**

City Council for the City of Grand Junction

Special Meeting

February 3, 2003

The City Council of the City of Grand Junction convened into special session on the 3rd day of February, 2003 in the City Auditorium. Those present were Councilmembers Harry Butler, Bill McCurry, Jim Spehar, Janet Terry, and President of the Council Cindy Enos-Martinez. Councilmember Dennis Kirtland Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

Councilmember Terry moved to go into executive session for the purpose of

1. Discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S.. Section 24-6-402(4)(A) for Fire Station #5, the bus depot and other downtown properties; and
2. Discussing personnel matters under C.R.S. 24-6-402(4)(f)(i) relative to City Council appointed employees.

Councilmember Spehar seconded. The motion carried. Council adjourned to the Administration Conference Room for executive session at 9:06 p.m. Present for item #1 of the executive session were City Manager Kelly Arnold, City Attorney Dan Wilson and Public Works & Utilities Director Mark Relph. No staff was present under item #2.

Stephanie Tuin, CMC  
City Clerk

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

**February 5, 2003**

The City Council of the City of Grand Junction convened into regular session on the 5<sup>th</sup> day of February 2003, at 7:31 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobold and President of the Council Cindy Enos-Martinez. Councilmember Dennis Kirtland 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 Pastor Jim Hale of the Spirit of Life Christian Fellowship.

**PROCLAMATIONS / RECOGNITIONS**

PRESENTATION OF DISTINGUISHED BUDGET AWARD FOR THE 2002-2003 BIENNIAL BUDGET AND CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING IN 2001 TO BUDGETING AND ACCOUNTING MANAGER LANNY PAULSON, ACCOUNTING SUPERVISOR KIM MARTENS AND ACCOUNTANT/ANALYST JAY VALENTINE

PRESENTATION OF COLORADO APA AWARD FOR THE MESA COUNTY SEPARATORS PROJECT

**SCHEDULED CITIZEN COMMENTS**

The Mayor recognized Mesa State College students (American Government class) who were present.

There were also some students from Central and Grand Junction High School present who are interested in serving on the Youth Council. Heather, Whitney, Josie and Karen Franklin, the coordinator, said R-5 might also be included in the Youth Council.

Councilmember Spehar suggested including private and home schools too.

**CONSENT CALENDAR**

It was moved by Councilmember Theobold, seconded by Councilmember McCurry and carried to approve Consent Items #1 through 9.

1. **Minutes of Previous Meetings**

*Action: Approve the Summary of the January 13, 2003 Workshop, the Minutes of the January 13, 2003 Special Meeting and the Minutes of the January 15, 2003 Regular Meeting*

2. **Notice of Election for the Regular Election to be Held on April 8, 2003**

Both the Charter and the Municipal Election Code have specific publication requirements for the election notice. The proposed notice contained within the resolution being presented meets those requirements.

Resolution No. 10-03 - A Resolution Setting Forth the Notice of Election for the Regular Municipal Election to be Held on April 8, 2003 in the City of Grand Junction

*Action: Adopt Resolution No. 10-03*

3. **Annual Hazardous Materials Agreement with Mesa County**

The Fire Department is requesting renewal of the City of Grand Junction/Mesa County Intergovernmental Agreement for the Grand Junction Fire Department to provide Superfund Amendment Reauthorization Act (SARA) and Designated Emergency Response Authority (DERA) services to Mesa County outside the City of Grand Junction. The DERA services are for response to accidents involving the release of hazardous materials. The SARA program involves collection of information regarding storage, handling, and manufacturing of hazardous materials.

*Action: Authorize the City Manager to Sign the Annual SARA/DERA Agreement*

4. **Setting a Hearing for Zoning the North Avenue Center Annexation Located at 2938 North Avenue** [File #ANX-2002-243]

The North Avenue Center Annexation consists of 5.44 acres of land that is located at 2938 North Avenue and is currently vacant. The petitioner's intent is to annex and then subdivide the property into two (2) lots through the Simple Subdivision Plat process and develop the area as commercial lease retail/office space that would be named Palace Pointe Market Place. The proposed zoning is C-1, Light Commercial.



Proposed Ordinance Zoning the North Avenue Center Annexation to Light Commercial (C-1) Located at 2938 North Avenue

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 19, 2003*

5. **Setting a Hearing on Zoning the Red Tail Ridge Annexation, Located at the South End of Buena Vista Drive** [File # ANX-2002-230]

The Red Tail Ridge Annexation is requesting that a zoning of RSF-4 be applied to the 9.88 acres. The Planning Commission at its January 28, 2003 hearing recommended approval of the zone of annexation.

Proposed Ordinance Zoning the Red Tail Ridge Annexation to the Residential Single Family – 4 Dwelling Units Per Acre (RSF-4) District Located at Southerly End of Buena Vista Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 19, 2003*

6. **Conveyance of a Nonexclusive Easement Across City Property in the Ridges to the Public Service Company of Colorado**

Public Service Company is requesting an easement across City property in the Ridges to accommodate new facilities being installed in conjunction with the Ridges electrical system upgrade.

Resolution No. 11-03 – A Resolution Concerning the Granting of a Non-Exclusive Electric Utility Easement to the Public Service Company of Colorado

*Action: Adopt Resolution No. 11-03*

7. **Conveyance of a Nonexclusive Easement Across the City's Canyon View Park Property to the Grand Junction Drainage District**

The Grand Junction Drainage District has requested an easement across the City's Canyon View Park property to accommodate the piping of an existing open drainage channel known as the Mitchell Drain.

Resolution No. 12-03 – A Resolution Concerning the Granting of a Non-Exclusive Drainage Easement to the Grand Junction Drainage District

*Action: Adopt Resolution No. 12-03*

**8. Water Conservation Grant Applications**

Request for authorization to apply with the Bureau of Reclamation for two (2) water conservation grants for Water Year 2003. Deadline is February 15, 2003.

*Action: Authorize the City Manager to Sign the Grant Applications*

**9. Setting a Hearing on the City Manager's Salary for 2003**

Article VII, Section 57 of the Charter states the City Manager's salary is to be fixed by the Council by ordinance. The City Council has determined the salary for the Grand Junction City Manager shall be increased the same as the pay plan for most city employees for 2003, 2.7%.

Proposed Ordinance Amending Ordinance 3481, Section 3, Setting the Salary of the City Manager

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing on the Ordinance for February 19, 2003*

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

**Commitment to the Grand Junction Downtown Partnership**

The Downtown Development Authority (DDA) and the Downtown Association (DTA) are joining in forming a Downtown Partnership to work together in building a program to promote vitality and economic activity in the downtown area.

Doug Simons, DDA Chair, and Leneé Grisier, DTA Vice Chair were present to address Council. Mr. Simons advised Council of their application to the Main Street Program and that the application was denied. He said the two groups have decided to form a partnership to accomplish the same goals. They were requesting that the City Council reaffirm its financial commitment of \$75,000 for three years.

Mr. Simons and Ms. Grisier explained that additional funding would come from the downtown merchants, the DDA, and from DTA dues, and that the Partnership wants to promote a vital downtown.

Councilmember Terry asked about the proposal to hire a program director. Ms. Grisier replied they are anxious to start the program by April 1<sup>st</sup> and therefore they will be moving forward right away to hire a program director.

Mr. Simons advised Council that there is a National Main Street program. The Partnership is looking into their program and plans to apply for membership. He said it was okay not to be accepted into the state program and a local program might be even better.

**Resolution No. 13-03 – A Resolution Endorsing the Grand Junction Downtown Partnership Program**

Upon motion made by Councilmember Terry, seconded by Councilmember Spehar, and carried by a roll call vote, Council confirmed its \$75,000 one-year commitment and adopted Resolution No. 13-03.

**Construction of Park Restrooms**

New construction of new restrooms at Riverside and Columbine Parks. The structure will consist of concrete masonry block walls, hipped tile roof, new plumbing and light fixtures per DKO Architect design.

Classic Constructors	Grand Junction	\$81,647.00
Alpine C. M.	Grand Junction	\$83,680.00
FCI Constructors	Grand Junction	\$84,395.00
Tusca II	Grand Junction	\$98,163.00
Phipps Newell Const.	Grand Junction	\$103,000.00
Groves Masonry	Grand Junction	\$115,400.00
Brown Construction	Westminster	\$129,600.00

Joe Stevens, Director of Parks & Recreation, reviewed this item. He noted that the remaining \$75,000 from the Legacy Grant could be transferred to the Riverside Restroom project. Mr. Stevens said the contractor has also agreed to build a second restroom facility at Columbine Park for the same price.

Councilmember Theobald asked about the Parks Board recommendation. Mr. Stevens said the five members he was able to contact concurred.

Councilmember Terry asked for clarification on the additional attachment in the package. Mr. Stevens explained that it summarizes the discussion with the Parks Board at the budget review meeting.

Councilmember Spehar clarified that once the bids for Canyon View are completed, the Parks Board will review the other items in the Canyon View Park Improvements Plan to prioritize them. He also asked for assurance that the improvements to the area adjacent to the Urruty handball court are included in the Canyon View Improvements Plan. Mr. Stevens affirmed that they are.

City Manager Kelly Arnold recommended the motion include the award of the bid to Classic Constructors and extending the bid to Classic Constructors to build the second restroom at Columbine Park and for partial funding from the GOCO Legacy Grant.

Upon motion made by Councilmember Theobald, seconded by Councilmember Spehar, and carried by a roll call vote, Council approved funding of \$75,000 from the GOCO Legacy Grant and authorized the City Manager to execute a contract with Classic Constructors to build a restroom at Riverside Park and to extend the bid for construction of a restroom at Columbine Park.

#### **Public Hearing – Amendment to Retirement Plans to Conform to Changes in Federal Law**

The City of Grand Junction, Colorado Employees Retirement Plan, the New Hire Fire Money Purchase Plan and the New Hire Police Money Purchase Plan are being amended to incorporate Internal Revenue Code (IRC) amendments that have recently been passed by Congress. These amendments must be incorporated into the aforementioned Plans.

The public hearing was opened at 8:08 p.m.

Ron Lappi, Administrative Services Director, reviewed this item.

There were no public comments.

The public hearing was closed at 8:09 p.m.

Ordinance No. 3496 - An Ordinance Adopting Amendments to Retirement Plans for Specified City of Grand Junction Employee Groups

Upon motion made by Councilmember Spehar, seconded by Councilmember Terry, and carried by a roll call vote, Ordinance No. 3496 was adopted on Second Reading and ordered published.

#### **Public Hearing – Rice Annexation #1 & #2 at 135 Burns Drive and Zoning Rice Annexations #1 & #2 at 135 Burns Drive** [File #ANX-2002-214]

Resolution for Acceptance of Petition to Annex/Second Reading of the Annexation Ordinance. The 4.8673-acre Rice Annexation is a serial annexation consisting of one parcel of land and a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive right-of-way.

Second Reading of the Zoning Ordinance for the Rice Annexations #1 & #2 located at 135 Burns Drive. The 4.8673-acre Rice Annexation is a serial annexation consisting of one parcel of land and a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive rights-of-way.

The public hearing was opened at 8:09 p.m.

Senta Costello, Associate Planner, started to review this item. She stated the property owner was present earlier but had left the room. The hearings on these items were tabled in order to locate the applicant.

**Public Hearing – Siena View No. 1 and No. 2 – Annexation Located at 2495 D ½ Road and Zoning the Siena View Annexation, 2945 D ½ Road** [File #ANX-2002-228]

Siena View Annexation, a serial annexation comprised of 4.6 acres, located at 2945 D ½ Road, has presented a petition for annexation as part of a preliminary plan. The applicants request acceptance of the Annexation Petition, and second reading of the Annexation Ordinance.

The public hearing was opened at 8:10 p.m.

Lori V. Bowers, Senior Planner, reviewed this item and the zoning request in one presentation. She explained the requests and showed the location of the proposed higher density. She said the Planning Commission recommended the zoning designation of RMF-8 and found that the property is consistent with the Growth Plan and the Zoning and Development Code.

Councilmember Terry asked about proposed densities in the area and the work being done by the Growth Plan committee. Community Development Director Bob Blanchard said the committee's recommendation would be finalized in April.

Paul Bibeau, who lives at 2108 Orchard Avenue, said he agrees with Councilmember Terry that the area is a hodgepodge mess. He said a zoning of RSF-4 would be environmentally friendly, that he is opposed to the higher density, and so are other neighbors. He pointed out that many items like irrigation have not been addressed,

railroad yards are farther to the west, and that commercial development should be done west of 30 Road.

Councilmember Spehar clarified that the zoning being requested is RSF-8 and that details such as irrigation will be addressed later on in the process.

Councilmember Terry asked about the surrounding growth plan. Ms. Bowers displayed the Growth Plan on the screen.

Councilmember Terry requested that the annexation and zoning motions be separate motions.

The public hearing was closed at 8:21 p.m.

**a. Accepting Petition**

Resolution No. 15-03 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Siena View Annexation No. 1, and Siena View Annexation No. 2, is Eligible for Annexation Located at 2945 D ½ Road

**b. Annexation Ordinance**

Ordinance No. 3500 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Siena View Annexation No. 1, Approximately 0.377 Acres Located at 2945 D ½ Road

Ordinance No. 3501 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Siena View Annexation No. 2, Approximately 4.47 Acres Located at 2945 D ½ Road

Resolution for Acceptance of Petition to Annex/Second reading of the annexation ordinance. The 4.8673-acre Rice Annexation is a serial annexation consisting of one parcel of land and a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive right-of-way.

Upon motion made by Councilmember Theobald, seconded by Councilmember McCurry, and carried by a roll call vote, Resolution No. 15-03 was approved and Ordinances No. 3500 and No. 3501 were approved on Second Reading and ordered published.

**c. Zoning Ordinance**

The Siena View Annexation area consists of one parcel of land, approximately 4.6 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 2945 D ½ Road.

Ordinance No. 3502 - An Ordinance Zoning the Siena View Annexation to Residential Multi-Family, Not to Exceed 8 Dwelling Units Per Acre (RMF-8) Located at 2945 D ½ Road

Upon motion made by Councilmember Theobold, seconded by Councilmember Spehar, and carried by a roll call vote, with Councilmember Terry voting no, Ordinance No. 3502 was adopted on Second Reading and ordered published.

**Public Hearing – Rice Annexation #1 & #2 at 135 Burns Drive** [File #ANX-2002-214]

Resolution for Acceptance of Petition to Annex/Second reading of the annexation ordinance. The 4.8673-acre Rice Annexation is a serial annexation consisting of one parcel of land and a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive right-of-way.

The public hearing on this item was reopened at 8:22 p.m.

Senta Costello, Associate Planner, reviewed this item. She stated the property owner had requested a Simple Subdivision, which resulted in an annexation petition. However due to the review comments, the applicant has requested the withdrawal of the annexation petition.

Councilmember Theobold asked if the situation was a result of the subdivision or the development. Ms. Costello explained that in order for the subdivision to be approved, a fire hydrant would have to be installed or the house must be built with sprinklers. She said the current fire hydrant is over 250 feet away. Councilmember McCurry explained that Ute Water's lines are not big enough to carry the water farther than that distance at the required pressure.

The applicant had left the meeting. Councilmember Spehar felt that since the annexation is based on development of the property and if the petitioner is not going to develop the parcel, the petition to annex can be withdrawn.

Councilmember Theobold asked City Attorney Dan Wilson if Council has the ability to grant the withdrawal request.

Mr. Wilson advised the Council that they could under a “not now” scenario. He recommended Council accept the withdrawal request rather than deny the annexation.

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

**a. Accepting Petition**

Resolution No. 14-03 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Rice Annexation, a Serial Annexation Comprising Rice Annexation No. 1 and Rice Annexation No. 2 is Eligible for Annexation Located at 135 Burns Drive

**b. Annexation Ordinance**

Ordinance No. 3497 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rice Annexation #1, Approximately 3.1399 Acres Located Near 135 Burns Drive Within the B Road, 29 ½ Road Rights-of-Way

Ordinance No. 3498 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rice Annexation #2, Approximately 1.7278 Acres Located at 135 Burns Drive and Includes a Portion of 29 ½ Road, 30 Road, Hwy 50, and Burns Drive Rights-Of-Way

Upon motion made by Councilmember Spehar, seconded by Councilmember Terry, and carried by a roll call vote, the petitioner’s request for withdrawal of the annexation request was accepted; Resolution No. 14-03, and Ordinances No. 3497 and No. 3498 were not adopted.

**Public Hearing - Zoning Rice Annexations #1 & #2 at 135 Burns Drive** [File #ANX-2002-214]

Second reading of the Zoning Ordinance for the Rice Annexations #1 & #2 located at 135 Burns Drive. The 4.8673-acre Rice Annexation is a serial annexation consisting of one parcel of land and a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive rights-of-way.

Ordinance No. 3499 - An Ordinance Zoning the Rice Annexation to RSF-4 (Residential Single Family Not to Exceed 4 Units/Acre) Located at 135 Burns Drive

Ordinance No. 3499 was not adopted on Second Reading because petitioner withdrew annexation request and Council accepted the withdrawal request.



**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 8:31 p.m.

Stephanie Tuin, CMC  
City Clerk

**Attach 2**  
**Mesa County Animal Control Contract**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>		Mesa County Animal Control Contract					
<b>Meeting Date</b>		February 19, 2003					
<b>Date Prepared</b>		February 5, 2003			<b>File #</b>		
<b>Author</b>		Mike Nordine		<b>Lieutenant</b>			
<b>Presenter Name</b>		Greg Morrison		<b>Chief of Police</b>			
<b>Report results back to Council</b>		<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>		<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>Name</b>	
<input checked="" type="checkbox"/>	<b>Workshop</b>	<input checked="" type="checkbox"/>	<b>Formal Agenda</b>		<input checked="" type="checkbox"/>	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** The City of Grand Junction has had an ongoing, annually renewable agreement with Mesa County for the control of animals within the city limits. The City pays Mesa County a percentage of the Animal Control budget based upon the City's percent of total calls for service. The City's share for 2003 is 39.1% or \$187,163.08. The contract calls for four quarterly payments of \$46,790.77.

**Budget:** The 2003 Police Department budget contains an appropriation of \$190,500 for this contract.

**Action Requested/Recommendation:** It is recommended that the 2003 agreement for Animal Control services be approved in the amount of \$187,163.08 and that authorization to sign the contract be granted.

**Attachments:** A copy of the 2003 Animal Control Contract between the City of Grand Junction and Mesa County.

**Background Information:** Mesa County has provided Animal Control services to the City of Grand Junction under similar agreements for several years.

## **AGREEMENT**

### **BETWEEN MESA COUNTY AND THE CITY OF GRAND JUNCTION PERTAINING TO ANIMAL SERVICES.**

The City of Grand Junction, ("City") and Mesa County ("County") or ("Animal Control") have determined to provide for dog control within the City of Grand Junction by Animal Control, pursuant to the City's home rule powers and under the provisions of 29-1-201, et. Seq., C.R.S. as amended. The Agreement entered into \_\_\_\_\_, is intended to provide the basis for dog control for the year 2003.

## **AGREEMENT**

- 1) The City has adopted Chapter 6, Article III & IV of the Grand Junction Code of Ordinances, ("Code" or "the Code") for the control of dogs within the City. The City hereby agrees to provide the County with authority necessary to administer and enforce City regulations ("Code"), relating to dog control, within the City.
- 2) The County agrees to enforce the Code as codified and amended, in accordance with its provisions, consistent with proper enforcement practice and on a uniform basis throughout the City.
- 3) During the term hereof, the City will pay to the County, One Hundred Eighty-seven Thousand, One Hundred Sixty-three dollars and 08/100, (\$187,163.08). One-fourth of that amount, Forty-six Thousand, Seven Hundred Ninety dollars and 77/100, (\$ 46,790.77) shall be paid quarterly on a prorated basis based on the number of days remaining in the quarter in relation to the total days in said quarter. All fines and shelter/impoundment revenues derived from enforcement under this Agreement shall be paid to the County as additional consideration for the services rendered.
- 4) The consideration paid by the City for the operation of the Animal Control Division of the County is sufficient to support this Agreement and the same is determined as follows:

Animal Control's projected 2003 expenditures shall be reduced by the projected 2002 carry-overs and the projected 2003 revenues. The resulting amount represents the budgeted 2003 ("the Budget" or "Budget") taxpayer expense of the overall, combined city-county animal control program.

As part of this Agreement (and past Agreements), Animal Control's dispatch and patrol stops are logged within a database. The percentage of Animal Control's workload attributable to the City is calculated from this data after administrative stops have been deleted.

**AGREEMENT**

**Page 2**

**Multiplying the Budget by the percentage of the workload attributable to enforcement activity within the City yields an amount representing the cost of providing service to the City. The resulting figure is the amount due Mesa County under this Agreement for providing animal control services in 2003.**

**Listed below is the calculation:**

<b>\$659,273.00</b>	<b>projected 2003 expenditures</b>
<b>\$ 0.00</b>	<b>projected 2002 carry-overs</b>
<b>\$180,595.00</b>	<b>projected 2003 revenues</b>
<b>\$478,678.00</b>	<b>overall cost of city-county program</b>
<b>X 39.1</b>	<b>City's percentage of Animal Control Responses (September 2001 through August 2002)</b>
<b>\$187,163.08</b>	<b>contract amount due Mesa County In 2003. Contract amount divided by four (4) quarterly payments.</b>
<b>\$ 46,790.77</b>	<b>QUARTERLY PAYMENTS DUE Mesa County</b>

**Note: Both Parties agree that at the time this agreement is executed the 39.1% is a fair and reasonable projection of the City's percentage of responses during the term of this agreement. This 39.1% factor shall be reviewed by both Parties in November 2003 and the actual responses for the period of September 1, 2002 through August 31, 2003 shall be calculated to determine a revised percentage. This revised percentage shall then be substituted in the calculation of the Contract amount due Mesa County. In the event the revised percentage amount results in a change to the Contract amount due Mesa County (either an increase or decrease in such dollar amount); such increase or decrease shall be prorated in it's entirety to the Quarterly Payment due Mesa County in the October to December 2003 quarterly period.**

**5) In providing the animal control service agreed to in this Agreement, the County shall provide said services during those hours best suited, as determined by the County, for enforcement; County shall provide a standby system for other hours. In situations that cannot be handled solely by the County, the Police Department may be called by the Animal Control Division to dispatch a uniformed Officer to assist.**

## **AGREEMENT**

**Page 3**

**6) The County will select and supervise personnel for its Animal Control Division. Mesa County shall provide to the City, all necessary or required reports on the activities of the Animal Control Division.**

**7) Enforcement actions arising out of or under the Code shall be prosecuted in the Grand Junction Municipal Court. The City agrees to reasonably cooperate with the County in enforcement and prosecution activities.**

**8) The County agrees that it will indemnify and hold harmless the City of Grand Junction and City officers and employees from and with respect to any and all claims, demands and causes of action, including the costs of defense and attorney's and expert's fees, arising out of or related to the duties, acts and omissions of the County's officers and employees under this Agreement. The City agrees to hold harmless and to indemnify the County, its officers and employees for any and all claims, demands and causes of action, including the costs of defense and attorney's and expert's fees arising out of or related to the duties, acts and omissions of the City and Municipal Court of the City under this Agreement.**

**In the event that the claim, demand or cause of action alleges tortuous or other wrongful acts on the part of both the City and the County arising out of or under this Agreement, the parties agree that each will abide by the determination of a court of competent jurisdiction with respect to the allocation of the expenses, costs, damages and payments of moneys based on the relative misconduct of each. The parties agree that claims, demands and causes of action arising out of allegedly tortuous acts or tortuous failure(s) to act and claims, demands and causes of actions which allege a violation of the federal Civil Rights Act are included within the hold harmless and indemnity provisions set forth herein.**

**9) This Agreement shall terminate upon six months' written notice of intent to terminate, or on December 31, 2003 if the parties to this contract enter into a new contract for the provision of animal control services in the succeeding year as set forth below. Notice to terminate if issued, shall be sent to the appropriate signatory of this Agreement by certified mail.**

**10) It shall be the responsibility of the County to provide the City with a proposed Animal Control Services contract for 2004 animal control services no later than August 1, 2003. After review of the proposed contract the City of Grand Junction will, on or before September 30, 2003, either issue a preliminary acceptance of the proposed contract or a written notice of termination of the existing contract and a statement of their intent not to enter the proposed contract for animal control services in the succeeding calendar year.**

**AGREEMENT**

Page 4

11) If preliminary acceptance has been given, the proposed contract shall not become effective until expiration of the then existing contract and until signed by the parties. The City's preliminary acceptance may be withdrawn at any time prior to contract signing by notification of termination being sent to the County as specified in paragraph nine. If preliminary acceptance is withdrawn by a notice of termination, the City will pay for, and the County will provide, animal control services for six months from the date of the notice of termination.

12) The terms and rates for the six months service continuation period after notice of termination shall be those agreed to by the parties in the 2003 contract, unless the six months extends beyond December 31, 2003, in which case the remainder of the six months shall be controlled by the terms and rates of the proposed contract which shall be effective during the service period following December 31, 2003 until the completion of the six months termination period.

13) If terms and conditions of the proposed contract are not accepted by the parties in the form of a signed written contract on or before December 31, 2003, the provision of animal control services to the City of Grand Junction shall cease June 30, 2004.

Attest: City of Grand Junction

\_\_\_\_\_  
City Clerk: Stephanie Tuin

Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor:

Date: \_\_\_\_\_

Attest: County of Mesa

\_\_\_\_\_  
County Clerk: Janice Ward

Date: \_\_\_\_\_

\_\_\_\_\_  
Board of County Commissioners  
Chairperson:

Date: \_\_\_\_\_

**Attach 3  
23 Road Right-of-Way Vacation**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>						
<b>Subject</b>	Setting a hearing for the 23 Road Right-of-Way Vacation					
<b>Meeting Date</b>	February 19, 2003					
<b>Date Prepared</b>	February 3, 2003				File #VR-2002-224	
<b>Author</b>	Ronnie Edwards		Associate Planner			
<b>Presenter Name</b>	Ronnie Edwards		Associate Planner			
<b>Report results back to Council</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>Name</b>	
	<b>Workshop</b>	<input checked="" type="checkbox"/>	<b>Formal Agenda</b>	<input checked="" type="checkbox"/>	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** The applicant proposes to vacate the 23 Road right-of-way in conjunction with an administrative review of a simple subdivision. In order to prevent a parcel from becoming landlocked upon vacation of 23 Road, the applicant will be required to secure an access easement across City property. The resolution granting the access easement will be considered with the second reading of the ordinance to vacate 23 Road right-of-way. The proposed easement will be temporary. The parcel which would be accessed via the easement will likely be sold to the adjoining property owner to the west. The Planning Commission recommended approval concerning the right-of-way vacation on January 14, 2003.

**Budget:** N/A

**Action Requested/Recommendation:** First reading of the ordinance and set hearing for March 5, 2003.

**Attachments:**

1. Site Location Map
2. Aerial Photo Map
3. Future Land Use Map
4. Existing City and County Zoning Map
5. Ordinance with right-of-way exhibit

**Background Information:** See attached Staff Report

<b>BACKGROUND INFORMATION</b>					
<b>Location:</b>		2301 River Road			
<b>Applicants:</b>		Grand Junction Pipe & Supply Company			
<b>Existing Land Use:</b>		Mining Operations			
<b>Proposed Land Use:</b>		Same			
<b>Surrounding Land Use:</b>	<b>North</b>	Commercial/Industrial			
	<b>South</b>	Colorado River			
	<b>East</b>	Industrial			
	<b>West</b>	Industrial/Conservation			
<b>Existing Zoning:</b>		I-2 and CSR			
<b>Proposed Zoning:</b>		I-2 and CSR			
<b>Surrounding Zoning:</b>	<b>North</b>	Industrial			
	<b>South</b>	Colorado River			
	<b>East</b>	Industrial			
	<b>West</b>	Commercial/Industrial			
<b>Growth Plan Designation:</b>		Industrial and Conservation			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

***Staff Analysis:*** The applicant proposes to vacate a portion of the 23 Road Right-of-Way in conjunction with a request to replat four lots into two in I-2 and CSR zone districts. Utility easements on Lot 1 and a drainage easement on Lot 1 and 2 have been recorded for the benefit of the Wilsea Drain, existing Ute water line and existing Xcel power lines. Approval of an access easement by the City Council across City property to a parcel owned by the Bureau of Land Management (BLM) is required to maintain access to BLM land. The BLM parcel will likely be conveyed to the State of Colorado, the property owner to the west.

***Project Background:***

The petitioner obtained approval for a Conditional Use Permit on July 9, 2002 to expand its existing mining operations from the east side of 23 Road to the adjacent property on the west side of the right-of-way, file #CUP-2002-113. One of the requirements of the approval was to construct half street improvements on the west side of 23 Road unless the right-of-way was vacated.



Vacation of 23 Road will eliminate existing access to BLM property along the Colorado River, which is adjacent to the proposed Lot 2. Colorado State Parks is presently in the process of acquiring this property from the BLM for their trail system. The applicant was notified that this transfer of ownership process could take up to a year to complete. The four parcels are being combined so that none become landlocked. As part of the subdivision process, Lot 2 is being created to be used by Colorado State Parks for their trail system. Legal access to the parcel owned by the BLM is being requested to be provided by the City via an easement until such time the State acquires the BLM parcel, at which time Lot 2 will provide access from 22 ¾ Road.

**VACATION OF RIGHT-OF-WAY REVIEW CRITERIA:**

**Section 2.11 of the Zoning and Development Code:**

**C. Approval Criteria.** *The vacation of the right-of-way shall conform with the following:*

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

Granting the vacation does not conflict with the Growth Plan, major street plan or other adopted plans and policies of the City.

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

A parcel belonging to the BLM would become landlocked with the granting of this vacation. Conveyance of an access easement is part of this application. The easement would remain in place until such time as the transfer of property ownership creates access through Lot 2 from 22 ¾ Road. The easement was prepared by Tim Woodmansee, City Real Estate Manager. It specifically states the easement is for non-motorized access purposes limited to ingress and egress for pedestrians for commuting and recreational purposes.

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

Access to any parcel will not be restricted, if the conveyance of an easement is approved prior to vacating the right-of-way. Concurrent with this application, the replat of these lots will create one large lot to be utilized as part of the mining operations previously approved and one smaller lot that will eventually become part of the future Colorado State Parks trail corridor.

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

Vacation of the 23 Road Right-of-Way does not create any adverse impacts on the general community and the quality of public facilities and services provided will not be reduced.

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

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Code, as existing utilities will remain with appropriate easements on the property and are shown on the subdivision plat.

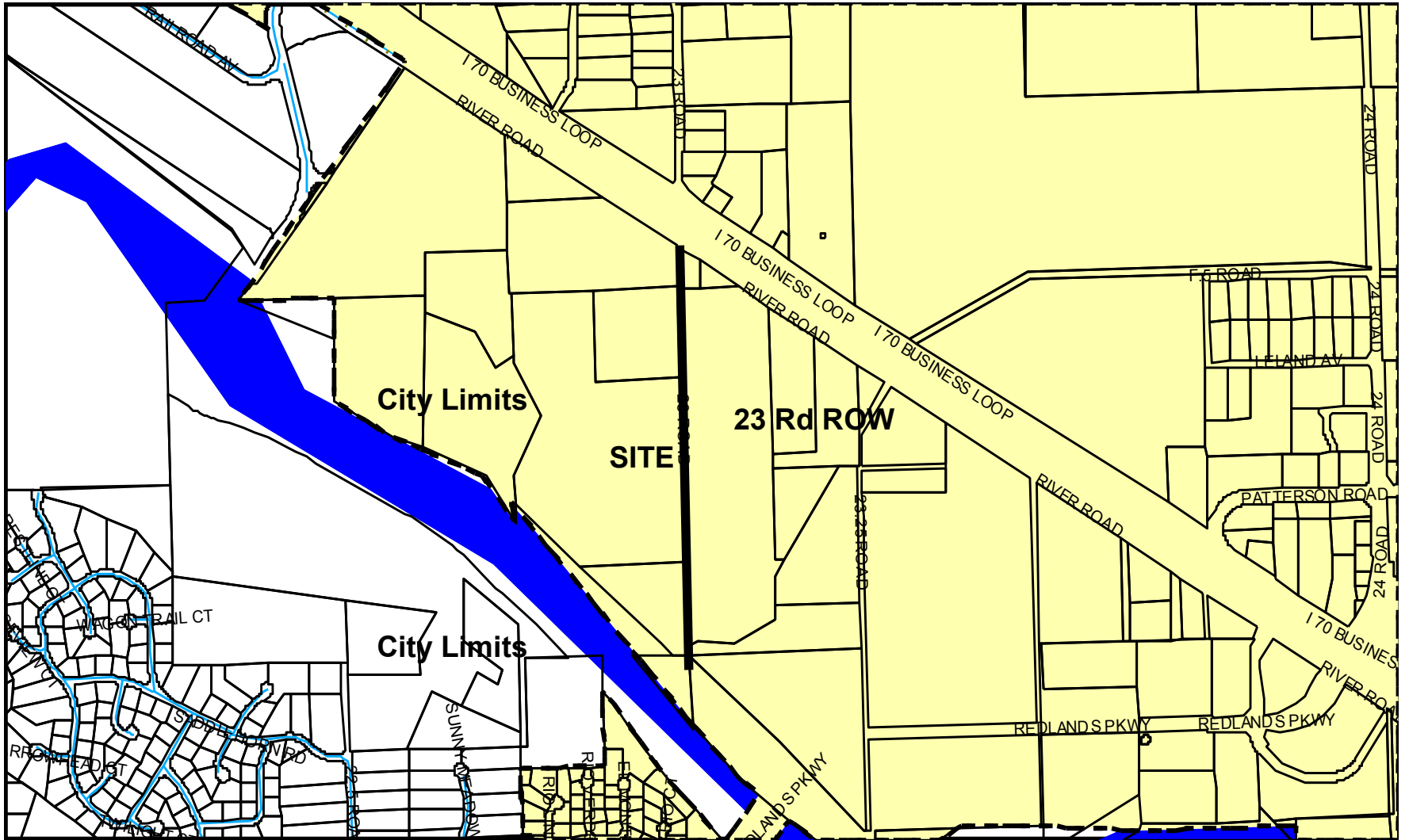
6. *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The proposal provides a benefit to the City by allowing further development of an existing mining operation. The access easement being requested will be for non-motorized access purposes and has a provision for automatic termination when alternative access is provided. The agreement places responsibility upon the grantee for all maintenance of the easement area in respects to snow and trash removal. The requested vacation will allow the right-of-way to become part of the lower portion of the property that will eventually be a large pond during the reclamation phase.

**STAFF RECOMMENDATION:** Recommend First reading of the ordinance for the vacation of 23 Road right-of-way and set hearing for March 5, 2003; and Consideration of the resolution conveying an access easement across City property to serve the BLM parcel, with a finding that it conforms with the Growth Plan and Section 2.11.C of the Zoning and Development Code.

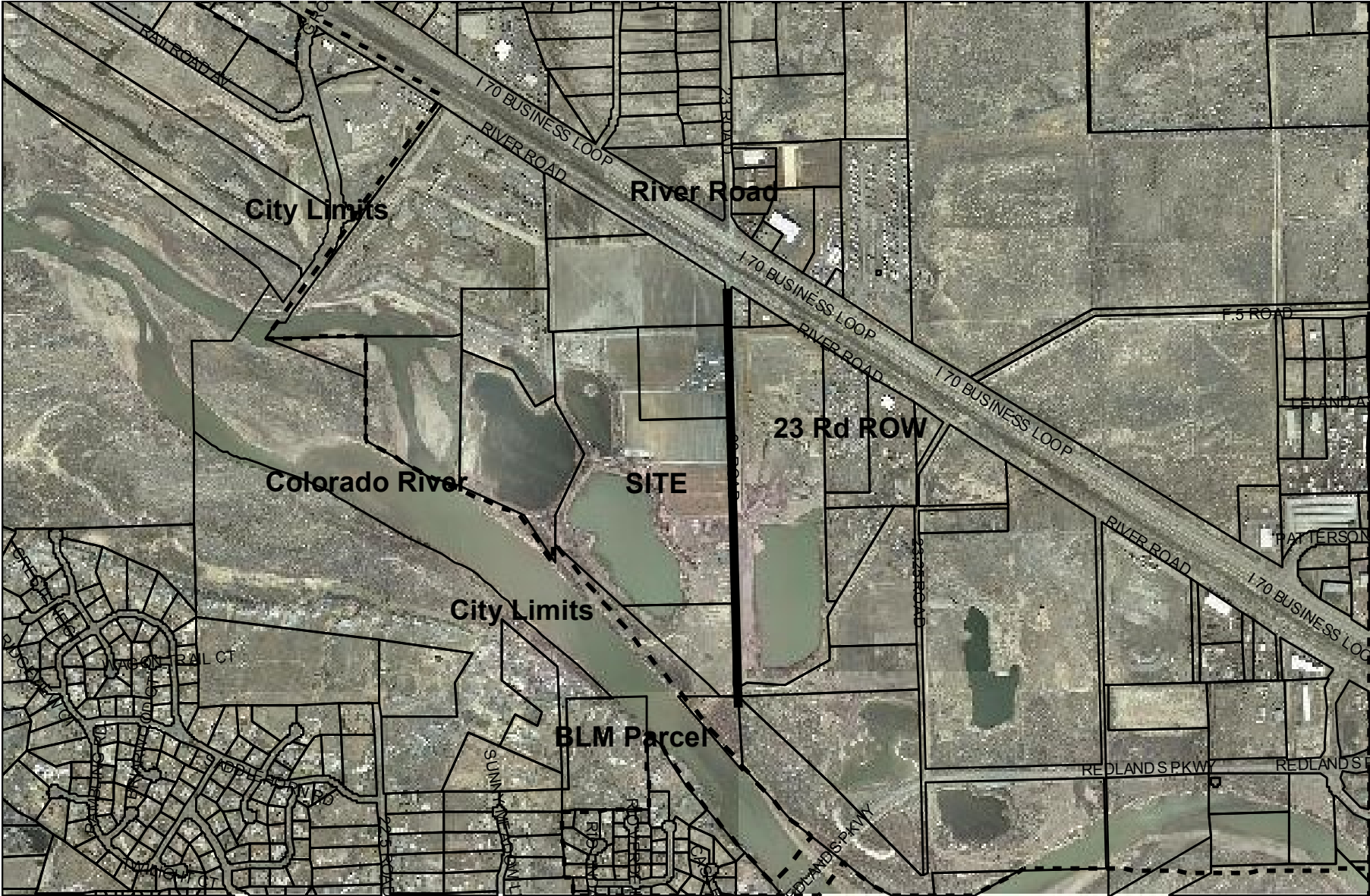
# Site Location Map

Figure 1



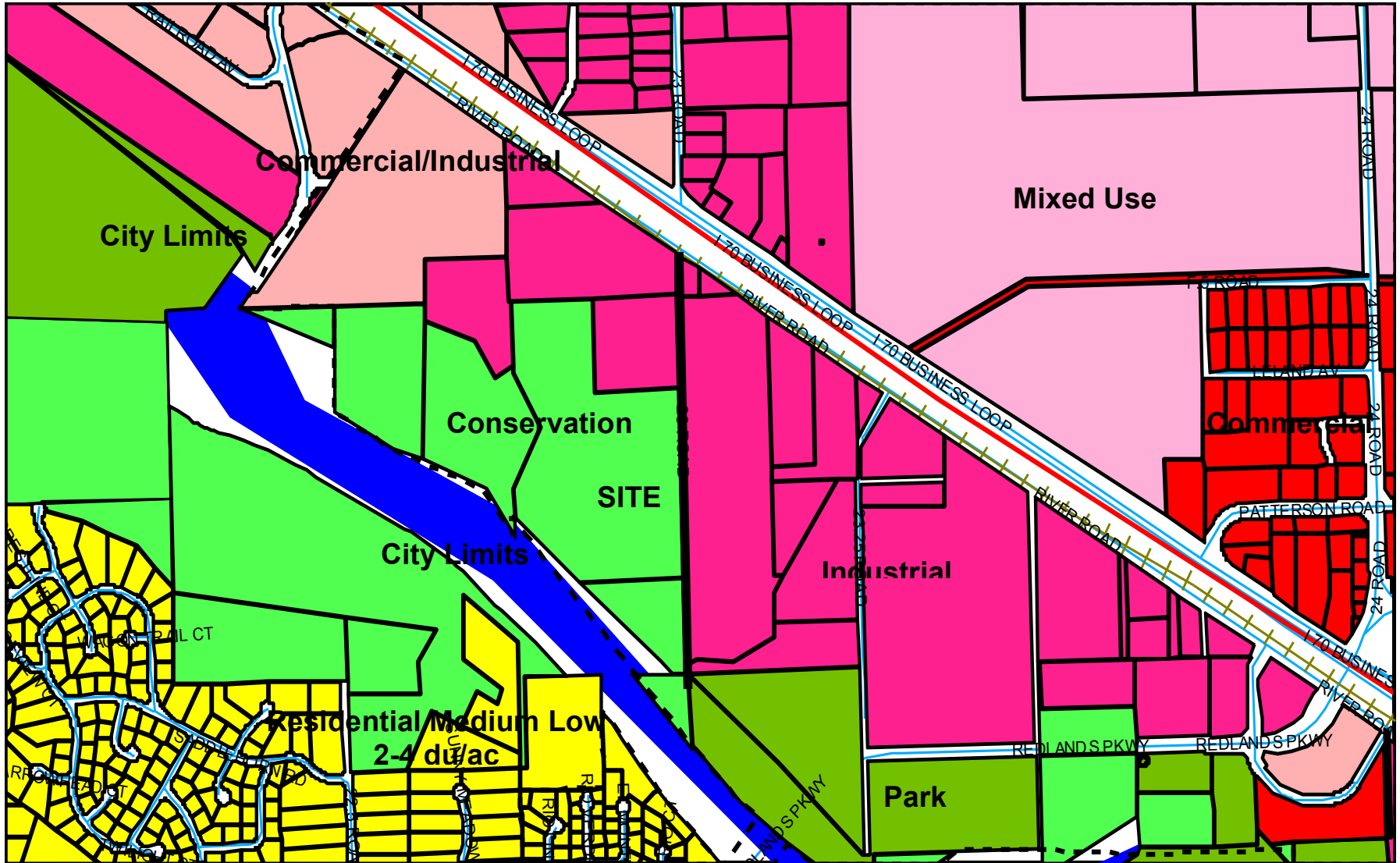
# Aerial Photo Map

Figure 2



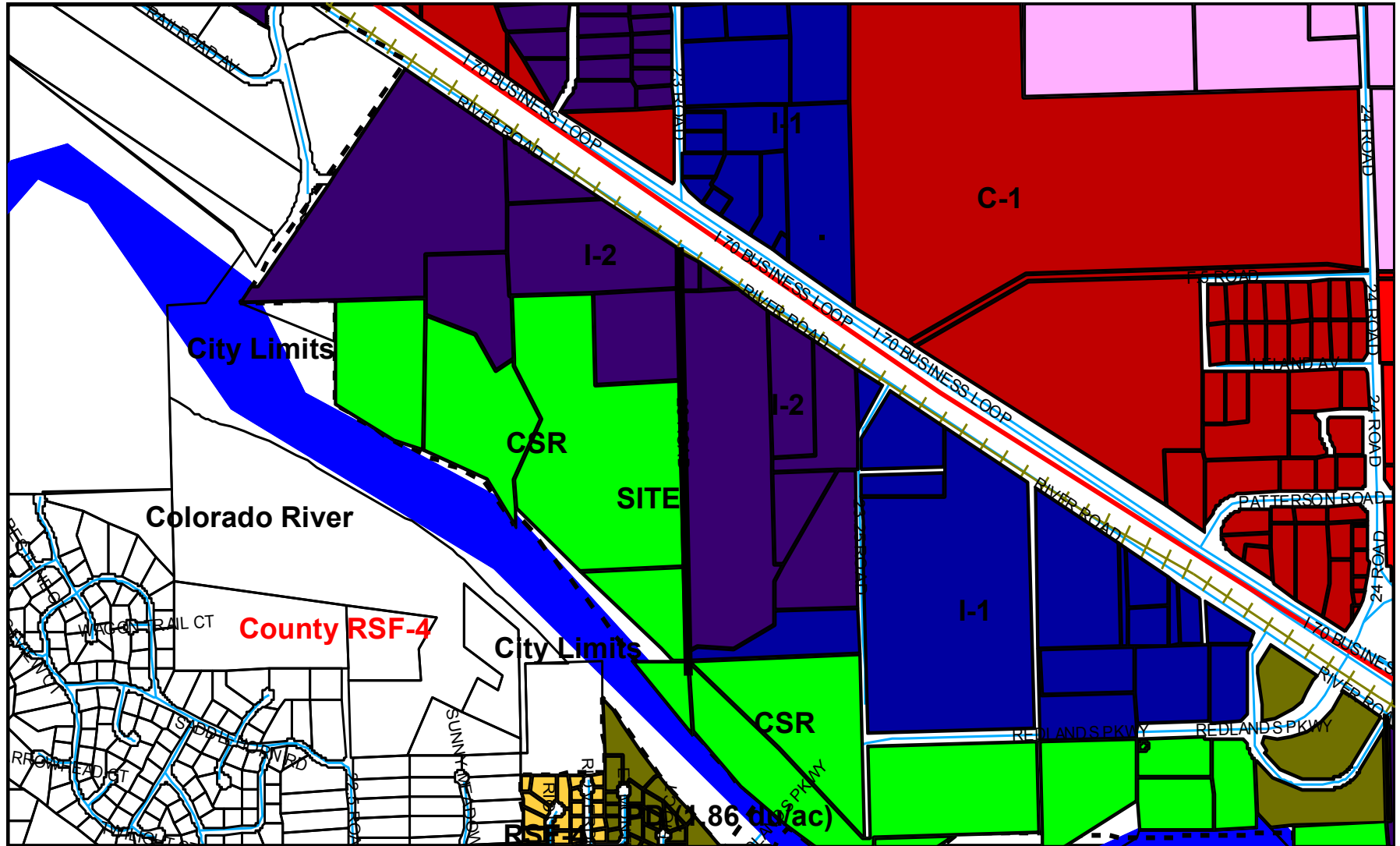
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

**CITY OF GRAND JUNCTION**

**Ordinance No. \_\_\_\_\_**

AN ORDINANCE VACATING 23 ROAD RIGHT-OF-WAY  
NORTH OF THE COLORADO RIVER TO RIVER ROAD  
KNOWN AS 2301 RIVER ROAD

RECITALS:

In conjunction with a request for approval of a replat of four lots into two, the applicant proposes to vacate the 23 Road right-of way. Utility and drainage easements have been retained for the benefit of the Wilsea Drain, existing Ute water line in the 23 Road right-of-way, and the existing Xcel power lines.

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

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

1. The following described right-of-way is hereby vacated, subject to an Xcel easement recorded on Book 3227 Page 238, a Ute Water easement recorded on Book 3232 Page 54 and a Grand Junction Drainage District easement recorded on Book 3227 Page 478:

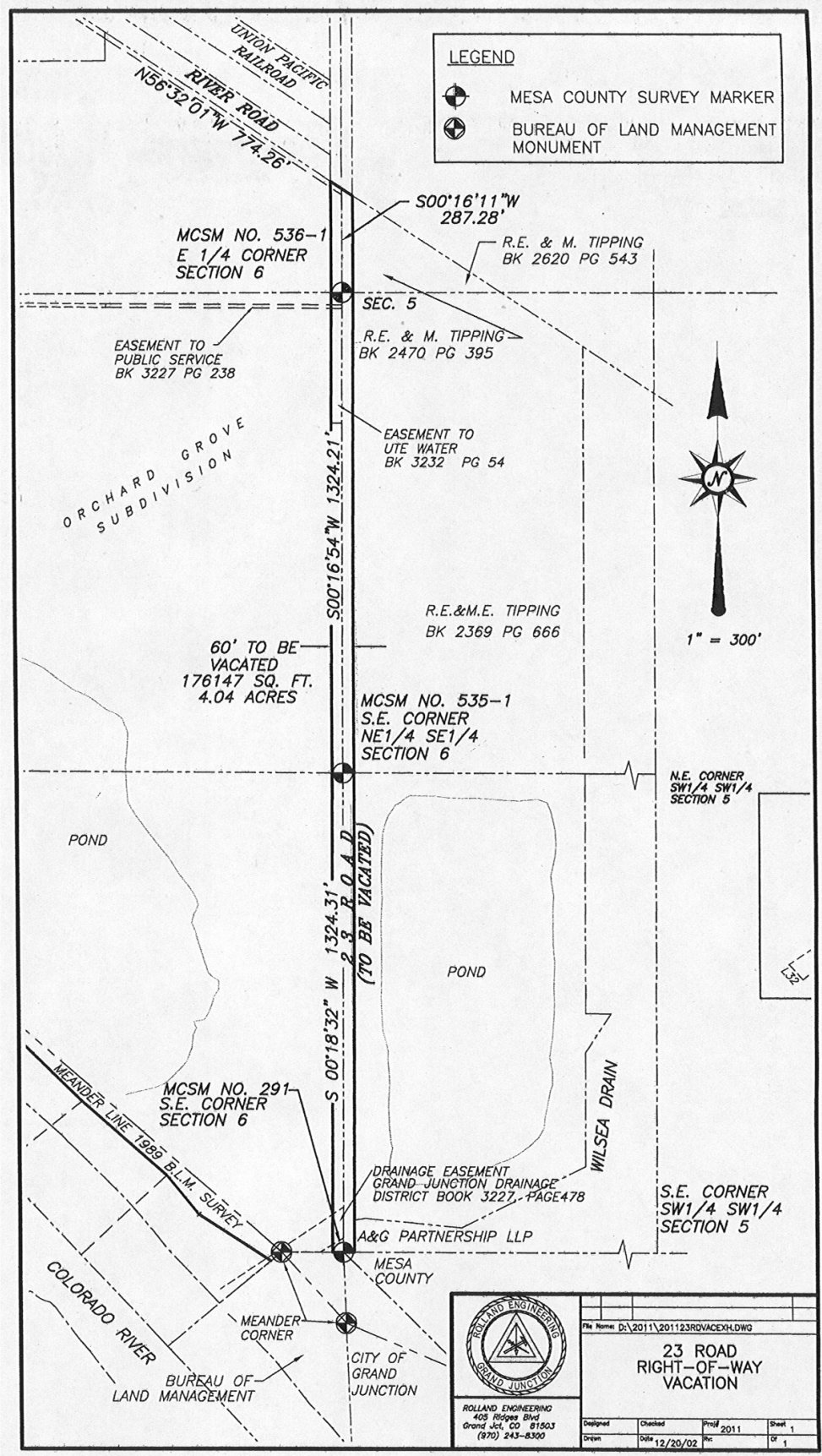
Thirty feet right and thirty feet left of the following described centerline (the sidelines of which extend or terminate at the intersection of right-of-way lines and section lines): Beginning at a Mesa County Survey Marker for the southeast corner of said Section 6; thence N00°18'32"E 1324.31 feet to a Mesa County Survey Marker for the southeast corner of the NE1/4SE1/4 of said Section 6; thence N00°16'54"E 1324.21 feet to a Mesa County Survey Marker for the E1/4 corner of said Section 6; thence N00°16'11"E 287.28 feet to the southerly right-of-way line of River Road, which was recorded in Plat Book No. 2 Page 126, as shown on the attached Exhibit A.

PASSED and ADOPTED this 5th day of March, 2003.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of City Council



<p>ROLLAND ENGINEERING 403 Ridge Blvd Grand Jct, CO 81503 (970) 243-8300</p>	File Name: D:\2011\201123ROVACEXH.DWG			
	<b>23 ROAD RIGHT-OF-WAY VACATION</b>			
Designed Drawn	Checked Date: 12/20/02	Proj# 2011	Sheet 1 Of 1	



**Attach 4  
Hubbartt Annexation**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>	Setting a Hearing for the Hubbartt Annexation located at 2976 Gunnison Avenue						
<b>Meeting Date</b>	February 19, 2003						
<b>Date Prepared</b>	January 24, 2003				File #ANX-2003-008		
<b>Author</b>	Ronnie Edwards		<b>Associate Planner</b>				
<b>Presenter Name</b>	Ronnie Edwards		<b>Associate Planner</b>				
<b>Report results back to Council</b>	X	No		Yes	When		
<b>Citizen Presentation</b>		Yes	X	No	Name		
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** The Hubbartt Annexation is comprised of 1 parcel of land consisting of 1.2731 acres located at 2976 Gunnison Avenue. The owner is seeking annexation in anticipation of constructing a 5,000 s.f. auto body repair shop, pursuant to the 1998 Persigo Agreement with Mesa County.

**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 April 16, 2003.

**Attachments:**

1. Site Location Map
2. Aerial Photo Map
3. Future Land Use Map
4. Existing City and County Zoning Map
5. Annexation Map
6. Resolution of Referral
7. Annexation Ordinance

**Background Information:** See attached Staff Report

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>2976 Gunnison Avenue</b>	
<b>Applicants:</b>		<b>Rodney and Kay Hubbartt</b>	
<b>Existing Land Use:</b>		<b>Vacant</b>	
<b>Proposed Land Use:</b>		<b>Auto Body Repair Shop</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Residential</b>	
	<b>South</b>	<b>Vacant</b>	
	<b>East</b>	<b>Gymnastics Center</b>	
	<b>West</b>	<b>Residential</b>	
<b>Existing Zoning:</b>		<b>County I-2</b>	
<b>Proposed Zoning:</b>		<b>City I-1</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>County I-2</b>	
	<b>South</b>	<b>County I-2</b>	
	<b>East</b>	<b>City I-1</b>	
	<b>West</b>	<b>County I-2</b>	
<b>Growth Plan Designation:</b>		<b>Commercial/Industrial</b>	
<b>Zoning within density range?</b>		<b>N/A</b>	<b>Yes</b>
			<b>No</b>

**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 Hubbartt 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.

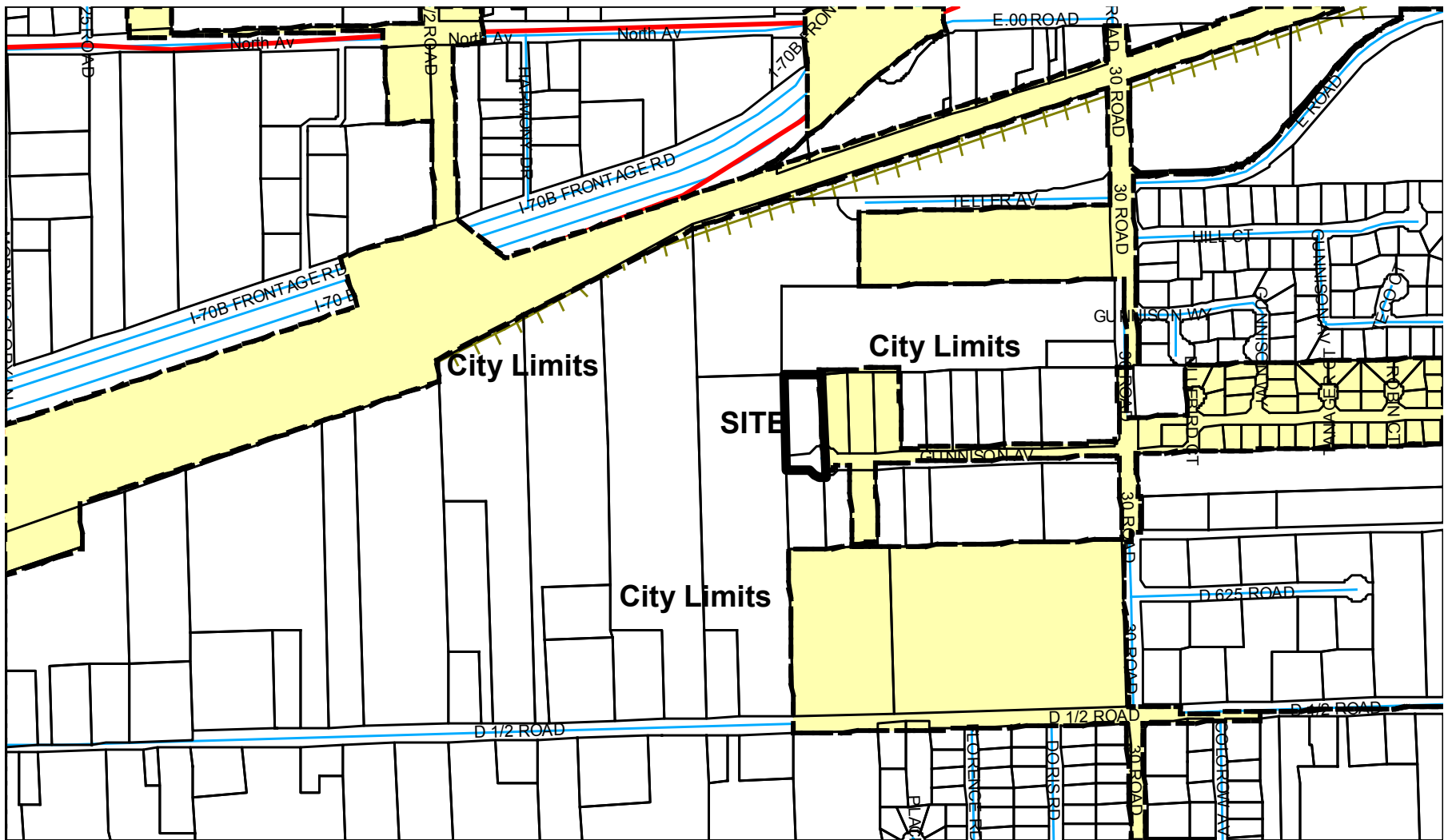
<b><u>HUBBARTT ANNEXATION SUMMARY</u></b>		
<b>File Number:</b>		<b>ANX-2003-008</b>
<b>Location:</b>		<b>2976 Gunnison Avenue</b>
<b>Tax ID Number:</b>		<b>2943-171-07-007</b>
<b>Parcels:</b>		<b>1</b>
<b>Estimated Population:</b>		<b>3</b>
<b># of Parcels (owner occupied):</b>		<b>1</b>
<b># of Dwelling Units:</b>		<b>0</b>
<b>Acres land annexed:</b>		<b>1.2731 acres for annexation area</b>
<b>Developable Acres Remaining:</b>		<b>1.0139 acres</b>
<b>Right-of-way in Annexation:</b>		<b>151.32' of Gunnison Avenue; See Map</b>
<b>Previous County Zoning:</b>		<b>I-2</b>
<b>Proposed City Zoning:</b>		<b>I-1</b>
<b>Current Land Use:</b>		<b>Vacant</b>
<b>Future Land Use:</b>		<b>Auto Body Repair Shop</b>
<b>Values:</b>	<b>Assessed:</b>	<b>= \$ 18,040</b>
	<b>Actual:</b>	<b>= \$ 62,200</b>
<b>Address Ranges:</b>		<b>2976 Gunnison Avenue</b>
<b>Special Districts:</b>	<b>Water:</b>	<b>Ute Water District</b>
	<b>Sewer:</b>	<b>Central Grand Valley Sanitation</b>
	<b>Fire:</b>	<b>Grand Junction Rural Fire District</b>
	<b>Drainage:</b>	<b>Grand Junction Drainage District</b>
	<b>School:</b>	<b>District 51</b>

The following annexation and zoning schedule is being proposed.

<b><i>ANNEXATION SCHEDULE</i></b>	
<b>February 19, 2003</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>February 25, 2003</b>	Planning Commission considers Zone of Annexation
<b>April 2, 2003</b>	First Reading on Zoning by City Council
<b>April 16, 2003</b>	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
<b>May 18, 2003</b>	Effective date of Annexation and Zoning

# Site Location Map

Figure 1



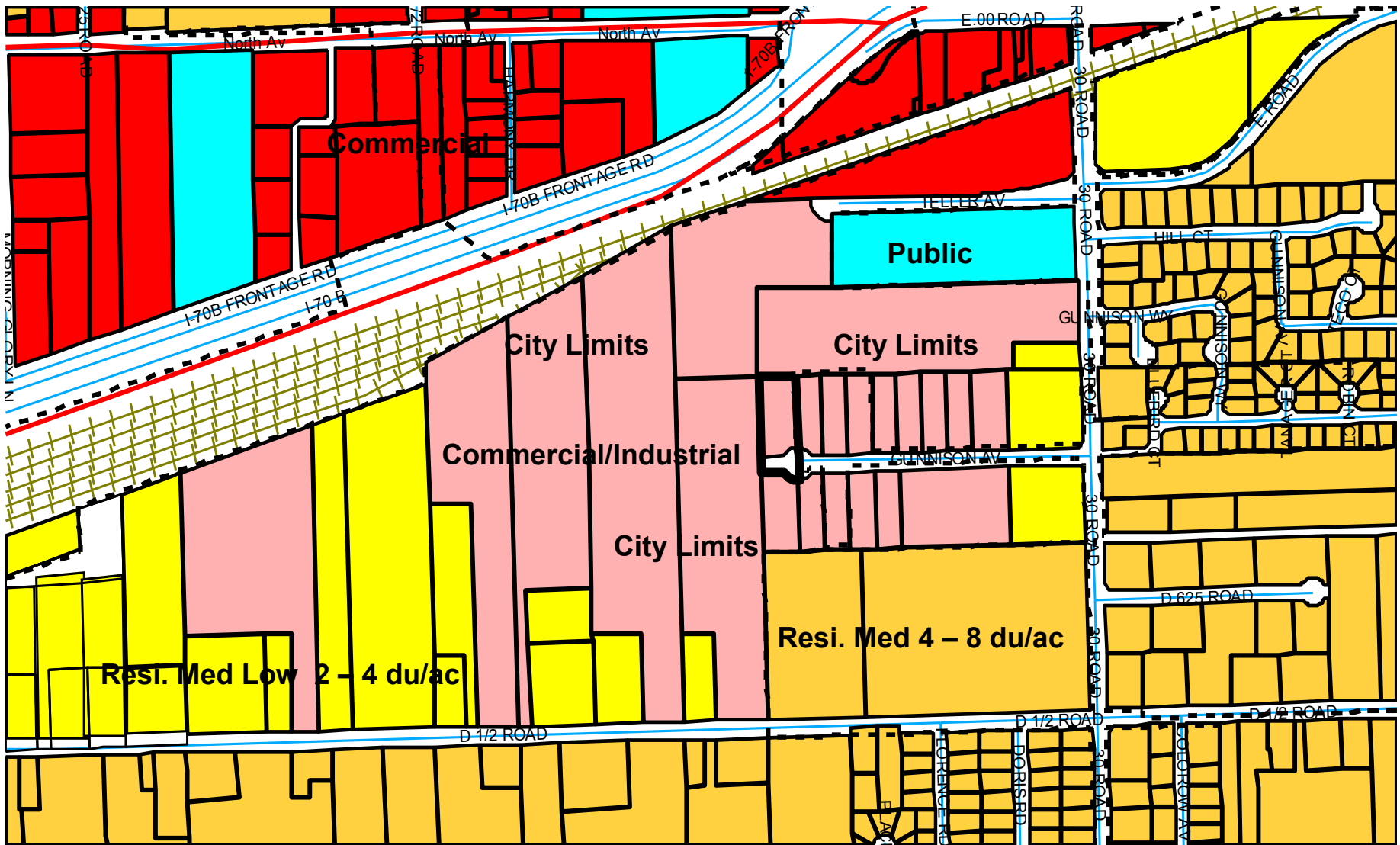
# Aerial Photo Map

Figure 2



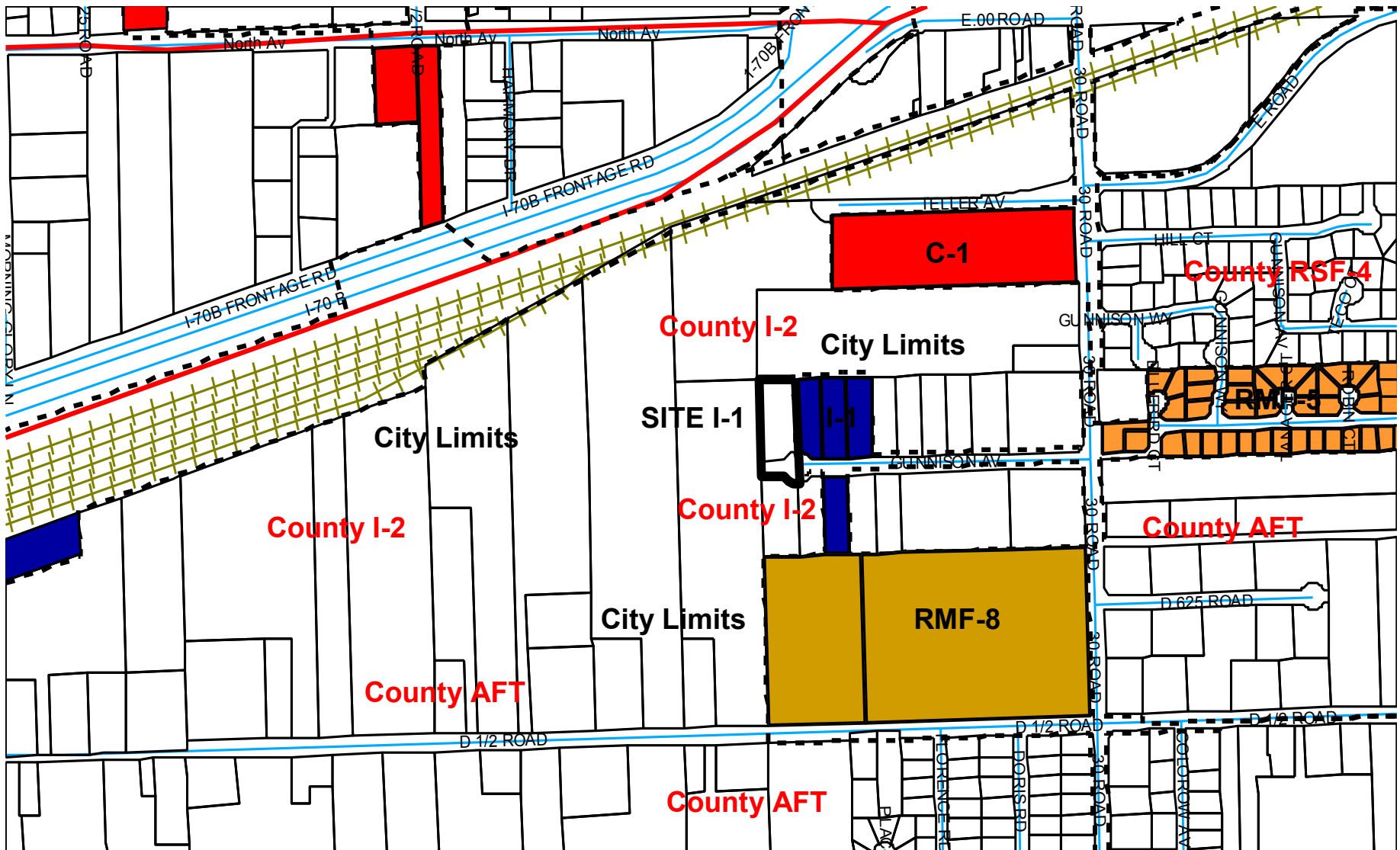
# Future Land Use Map

Figure 3



# Existing City and County Zoning

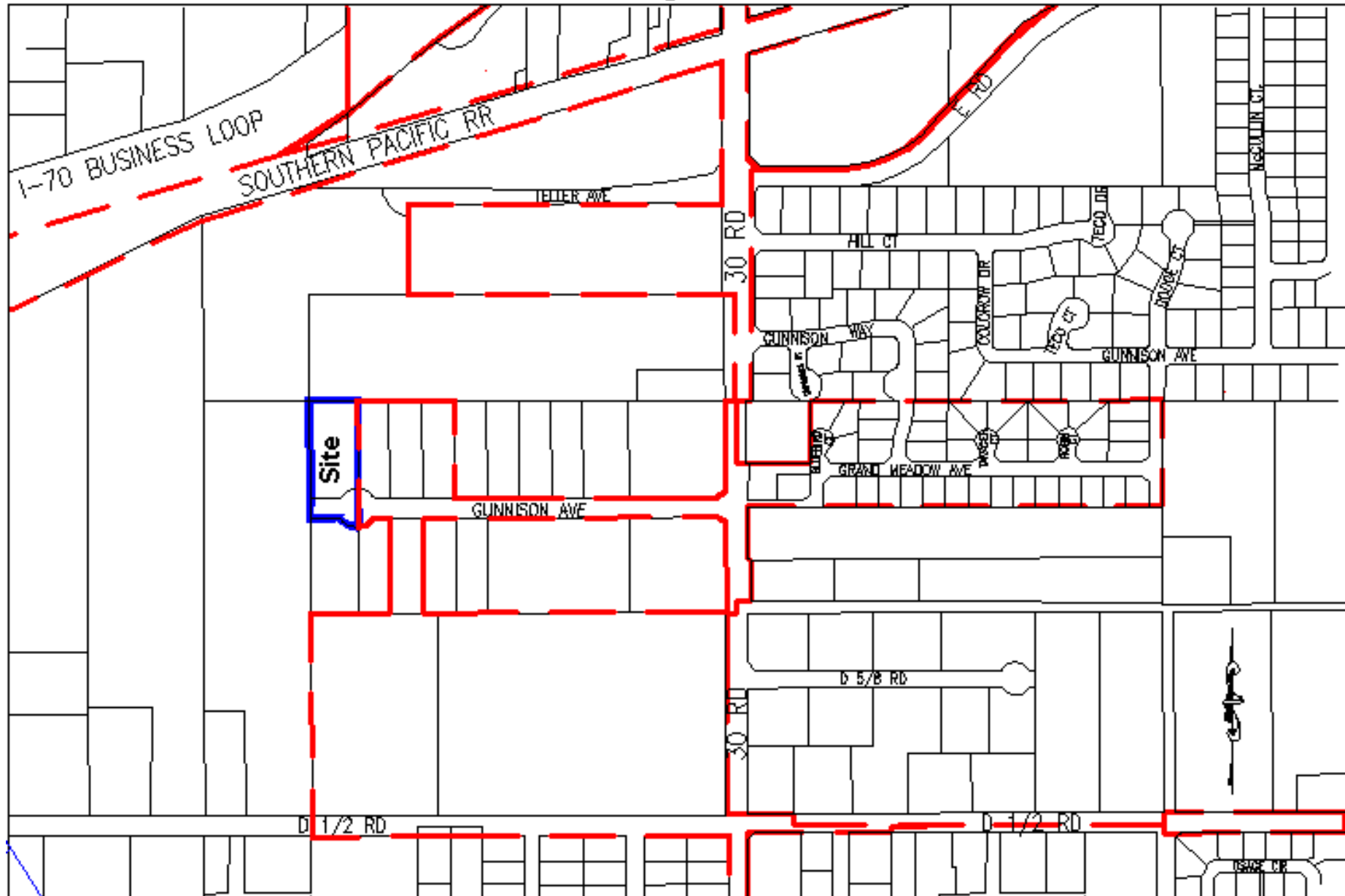
Figure 4





# HUBBARTT ANNEXATION

Figure 5



**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 19<sup>th</sup> day of February, 2003, 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**

**HUBBARTT ANNEXATION**

**LOCATED AT 2976 GUNNISON AVENUE AND INCLUDING  
A PORTION OF GUNNISON AVENUE RIGHT-OF-WAY**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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**  
**HUBBARTT ANNEXATION**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 7 and a portion of Gunnison Avenue, as shown on the Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 7, Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 89°58'26" E along the North line of said Banner Industrial Park, a distance of 151.32 feet to a point being the Northeast corner of said Lot 7; thence S 00°00'00" W along the East line, and the Southerly projection thereof of said Lot 7, a distance of 389.69 feet to a point being the Northeast corner of Lot 6, said Banner Industrial Park; thence Westerly along the North line

of said Lot 6, being the South right of way for Gunnison Avenue, the following three (3) courses:

1. Westerly along the arc of a 60.00 foot radius curve, non-tangent to the previously described line, concave North, whose long chord bears N64°20'09" W, through a central angle of 51°20'23", an arc distance of 53.76 feet to a point of reverse curvature; thence...

2. Westerly along the arc of a 20.00 foot radius curve, concave South, whose long chord bears N 64°19'20" W, through a central angle of 51°19'04", an arc distance of 17.91 feet to a point; thence...

3. N 89°58'41" W along the South line of said Gunnison Avenue, a distance of 88.33 feet to a point being the Northwest corner of said Lot 6;

thence N 00°05'01" W along the West line of said Banner Industrial Park, also being the West line of said Lot 7, a distance of 359.71 feet, more or less, to the Point of Beginning.

CONTAINING 1.2731 Acres (55,456.69 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 16<sup>th</sup> day of April 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 19<sup>th</sup> day of February, 2003.

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>
<b>February 21, 2003</b>
<b>February 28, 2003</b>
<b>March 7, 2003</b>
<b>March 14, 2003</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**HUBBARTT ANNEXATION**

**APPROXIMATELY 1.2731 ACRES**

**LOCATED AT 2976 GUNNISON AVENUE AND INCLUDING  
A PORTION OF GUNNISON AVENUE RIGHT-OF-WAY**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16<sup>th</sup> day of April 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  
HUBBARTT ANNEXATION**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 7 and a portion of Gunnison Avenue, as shown on the Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 7, Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public

Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 89°58'26" E along the North line of said Banner Industrial Park, a distance of 151.32 feet to a point being the Northeast corner of said Lot 7; thence S 00°00'00" W along the East line, and the Southerly projection thereof of said Lot 7, a distance of 389.69 feet to a point being the Northeast corner of Lot 6, said Banner Industrial Park; thence Westerly along the North line of said Lot 6, being the South right of way for Gunnison Avenue, the following three (3) courses:

1. Westerly along the arc of a 60.00 foot radius curve, non-tangent to the previously described line, concave North, whose long chord bears N64°20'09" W, through a central angle of 51°20'23", an arc distance of 53.76 feet to a point of reverse curvature; thence...

2. Westerly along the arc of a 20.00 foot radius curve, concave South, whose long chord bears N 64°19'20" W, through a central angle of 51°19'04", an arc distance of 17.91 feet to a point; thence...

3. N 89°58'41" W along the South line of said Gunnison Avenue, a distance of 88.33 feet to a point being the Northwest corner of said Lot 6;

thence N 00°05'01" W along the West line of said Banner Industrial Park, also being the West line of said Lot 7, a distance of 359.71 feet, more or less, to the Point of Beginning.

CONTAINING 1.2731 Acres (55,456.69 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 19<sup>th</sup> day February, 2003.

**ADOPTED** and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council



**Attach 5**  
**Fairway Pines Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>		Fairway Pines Annexation, 2970 B Road					
<b>Meeting Date</b>		February 19, 2003					
<b>Date Prepared</b>		February 7, 2003			File #ANX-2003-021		
<b>Author</b>		Pat Cecil		Development Services Supervisor			
<b>Presenter Name</b>		Pat Cecil		Development Services Supervisor			
<b>Report results back to Council</b>		X	No		Yes	When	
<b>Citizen Presentation</b>			Yes	X	No	Name	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** The Fairway Pines Annexation is an annexation comprised of 1 parcel of land located at 2970 B Road, comprising a total of 6.4295 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 of Referral, first reading of the Annexation Ordinance, exercise land use immediately and set hearing for April 16, 2003.

**Attachments:**

1. Staff report/Background information
2. General Location Map
3. Aerial Photo
4. Growth Plan Map
5. Zoning Map
6. Annexation map
7. Resolution of Referral Petition
8. Annexation Ordinance

**Background Information:** See attached Staff Report/Background Information

**Staff Report/ Background Information**

<b>Location:</b>		2970 B Road	
<b>Applicants:</b>		Furukawa Family Trust – Petitioners Thompson-Langford - Representatives	
<b>Existing Land Use:</b>		Existing Residence	
<b>Proposed Land Use:</b>		Residential Subdivision	
<b>Surrounding Land Use:</b>	<b>North</b>	Chipeta Golf Course	
	<b>South</b>	Mesa View Elementary School	
	<b>East</b>	Chipeta Pines Subdivision	
	<b>West</b>	Chipeta Golf Course	
<b>Existing Zoning:</b>		RSF-R (County)	
<b>Proposed Zoning:</b>		RSF-4 (Residential Single Family -4 dwelling units per acre.	
<b>Surrounding Zoning:</b>	<b>North</b>	PD (County) Chipeta Golf Course	
	<b>South</b>	RSF-R (County) Mesa View Elem. School	
	<b>East</b>	PD (City) Chipeta Pines Subdivision (.25 DU/AC)	
	<b>West</b>	PD (County) Chipeta Pines Golf Course	
<b>Growth Plan Designation:</b>		Residential Medium Low 2-4	
<b>Zoning within density range?</b>	<b>X</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 6.4295 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.

<b><u>ANNEXATION SCHEDULE</u></b>	
<b>02/19/03</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>03/11/03</b>	Planning Commission considers Zone of Annexation
<b>04/2/03</b>	First Reading on Zoning by City Council
<b>04/16/03</b>	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
<b>05/18/03</b>	Effective date of Annexation and Zoning

**FAIRWAY PINES ANNEXATION SUMMARY**

<b>File Number:</b>		ANX-2003-021
<b>Location:</b>		2970 Road
<b>Tax ID Number:</b>		2943-294-00-144
<b>Parcels:</b>		1
<b>Estimated Population:</b>		2
<b># of Parcels (owner occupied):</b>		1
<b># of Dwelling Units:</b>		1
<b>Acres land annexed:</b>		6.4295 acres
<b>Developable Acres Remaining:</b>		6.4295 acres
<b>Right-of-way in Annexation:</b>		0
<b>Previous County Zoning:</b>		RSF-R
<b>Proposed City Zoning:</b>		RSF-4
<b>Current Land Use:</b>		Undeveloped
<b>Future Land Use:</b>		Residential Medium Low 2-4
<b>Values:</b>	<b>Assessed:</b>	\$17,960
	<b>Actual:</b>	\$196,320
<b>Address Ranges:</b>		East to West: 2958 through 2974 North to South: 200 through 212
<b>Special Districts:</b>	<b>Water:</b>	Ute Water District
	<b>Sewer:</b>	Orchard Mesa Sanitation
	<b>Fire:</b>	GJ Rural Fire District
	<b>Drainage:</b>	Orchard Mesa
	<b>School:</b>	District 51
	<b>Pest:</b>	N/A



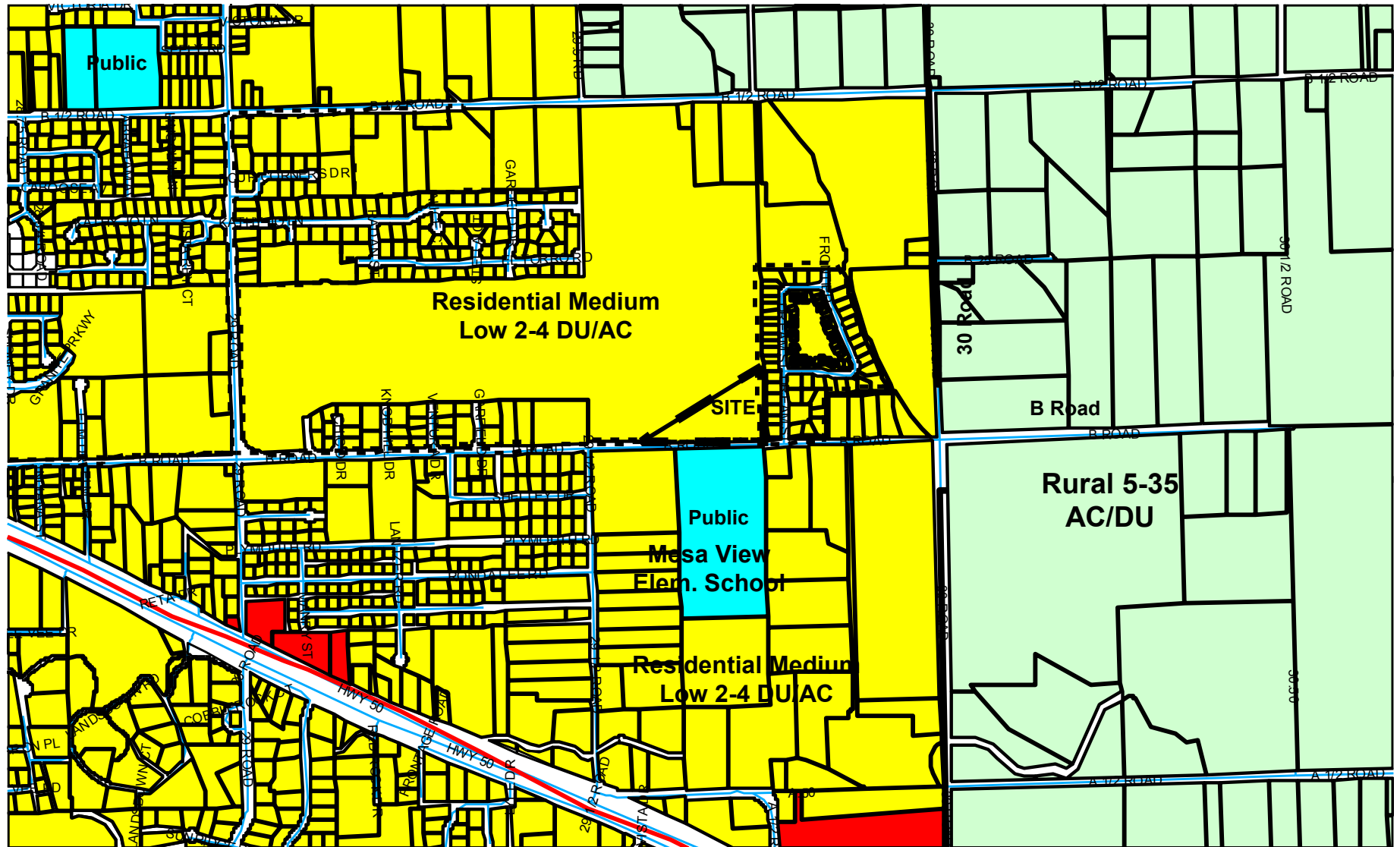
# Aerial Photo Map

Figure 2



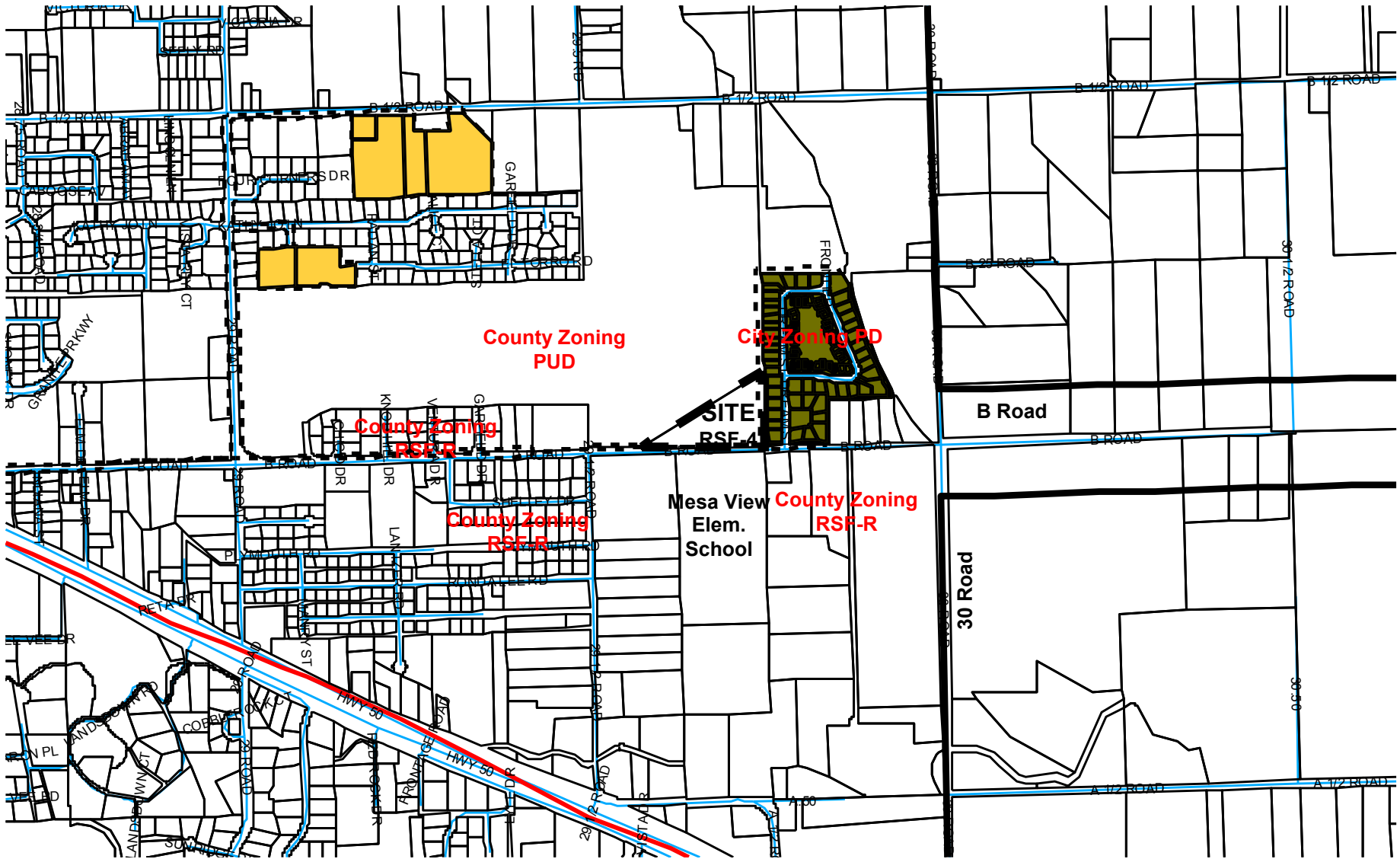
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4

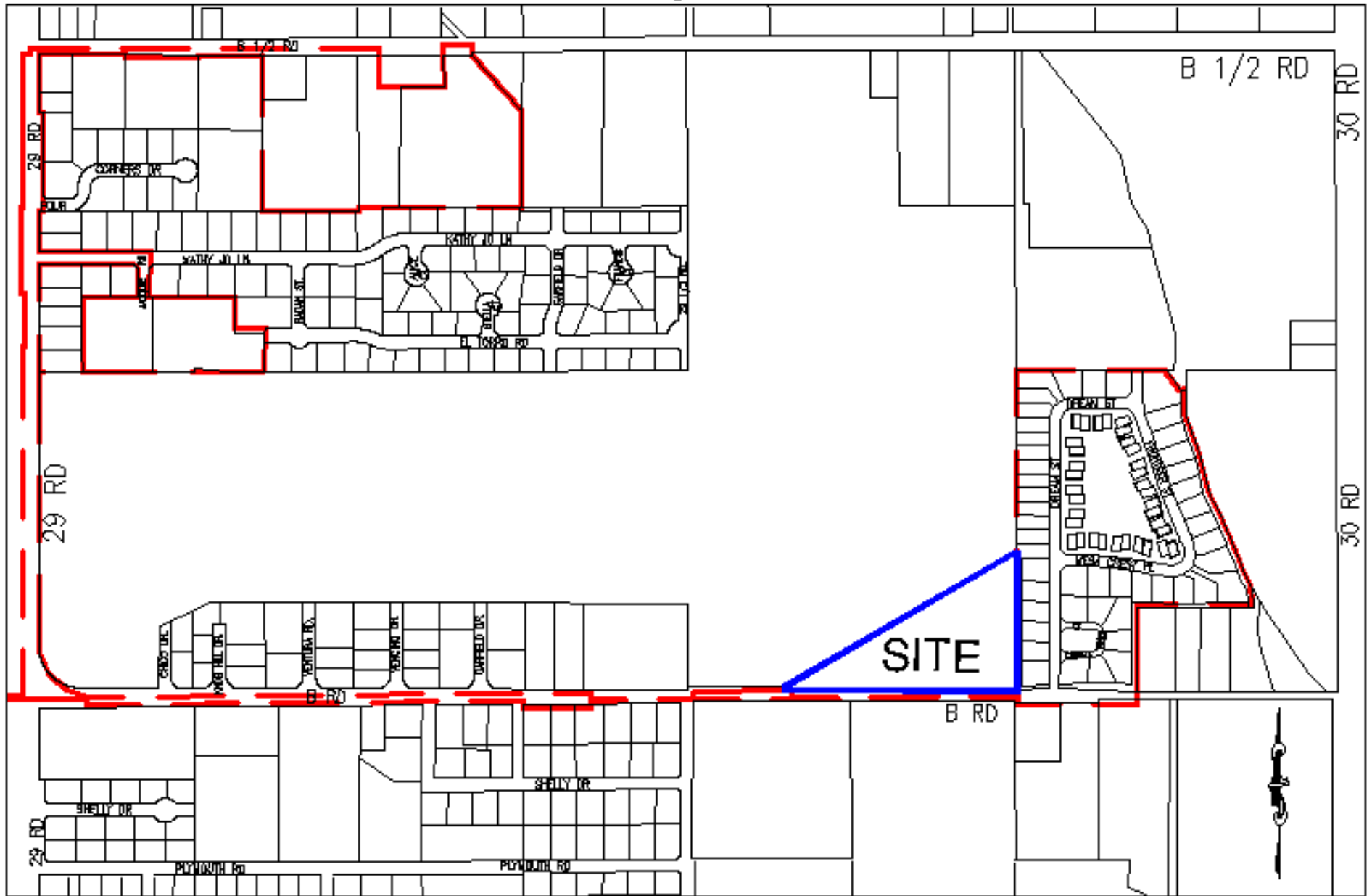


NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."



# FAIRWAY PINES ANNEXATION

Figure 5



--- City Limits      — Annexation Boundary

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

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 15th day of January, 2003, the following Resolution was adopted:

**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**

**FAIRWAY PINES ANNEXATION**

**LOCATED at 2970 B ROAD**

**WHEREAS**, on the 19th day of February, 2003, 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 Southwest Quarter of the Southeast Quarter (SW 1/4 SE 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 Southeast corner of the SW 1/4 SE 1/4 of said Section 29 and assuming the South line of the SW 1/4 SE 1/4 of said Section 29 bears S 89°52'01" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'43" W along the East line of the SW 1/4 SE 1/4 of said Section 29 a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°52'01" W along a line 5.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.92 feet; thence N 00°07'59" W a distance of 28.00 feet to a point on the North Right of Way for B Road, as same is recorded in Book 1319, Page 33, Public Records of Mesa County, Colorado; thence N 58°59'12" E a distance of 1074.64 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 29, also being the West line of Chipeta Pines Subdivision, as same is recorded in Plat Book 17, Pages 171 and 172, Public Records of Mesa County, Colorado; thence S 00°05'43" E along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 579.56 feet, more or less, to the Point of Beginning.

CONTAINING 6.4295 Acres (280,068.54 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 16<sup>th</sup> day of April, 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 19<sup>th</sup> day of February, 2003.

Attest:

---

President of the Council

---

City Clerk

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

\_\_\_\_\_  
City Clerk

<i>PUBLISHED</i>
<b>February 21, 2003</b>
<b>February 28, 2003</b>
<b>March 7, 2003</b>
<b>March 14, 2003</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**FAIRWAY PINES ANNEXATION**

**APPROXIMATELY 6.4295 ACRES**

**LOCATED AT 2970 B ROAD**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16<sup>th</sup> day of April, 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 situated in Mesa County, Colorado, and described to wit:

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 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 Southeast corner of the SW 1/4 SE 1/4 of said Section 29 and assuming the South line of the SW 1/4 SE 1/4 of said Section 29 bears S 89°52'01" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'43" W along the East line of the SW 1/4 SE 1/4 of said Section 29 a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°52'01" W along a line 5.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.92 feet; thence N 00°07'59" W a distance of 28.00

feet to a point on the North Right of Way for B Road, as same is recorded in Book 1319, Page 33, Public Records of Mesa County, Colorado; thence N 58°59'12" E a distance of 1074.64 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 29, also being the West line of Chipeta Pines Subdivision, as same is recorded in Plat Book 17, Pages 171 and 172, Public Records of Mesa County, Colorado; thence S 00°05'43" E along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 579.56 feet, more or less, to the Point of Beginning.

CONTAINING 6.4295 Acres (280,068.54 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 19<sup>th</sup> day of February, 2003.

**ADOPTED** and ordered published this \_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**Attach 6  
Grand Meadows South Annexation  
CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>							
<b>Subject</b>	Setting a Hearing for the Grand Meadows South Annexation located at 466 30 Road						
<b>Meeting Date</b>	February 19, 2003						
<b>Date Prepared</b>	February 10, 2003				File # <b>ANX-2003-010</b>		
<b>Author</b>	Lisa Gerstenberger			<b>Senior Planner</b>			
<b>Presenter Name</b>	As above			<b>As above</b>			
<b>Report results back to Council</b>	X	No		Yes	When		
<b>Citizen Presentation</b>		Yes	X	No	Name		
	Workshop	X	<b>Formal Agenda</b>		X	Consent	<b>Individual Consideration</b>

**Summary:** The 4.8995-acre Grand Meadows South Annexation area consists of one parcel with a single-family residence. 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 April 16, 2003.

**Attachments:**

8. Staff Report
9. Site Location Map (Figure 1)
10. Aerial Photo Map (Figure 2)
11. Future Land Use Map (Figure 3)
12. Existing City and County Zoning Map (Figure 4)
13. Annexation Map (Figure 5)
14. Resolution of Referral
15. Annexation Ordinance

**Background Information:** See attached staff report



**STAFF REPORT / BACKGROUND INFORMATION**

<b>Location:</b>		<i>466 30 Road</i>	
<b>Applicant:</b>		<b>Terry Lawrence dba Darter, LLC, Owner</b>	
<b>Existing Land Use:</b>		<i>Single Family Residence</i>	
<b>Proposed Land Use:</b>		<i>Residential</i>	
Surrounding Land Use:	<b>North</b>	<i>Residential</i>	
	<b>South</b>	<b>Residential</b>	
	<b>East</b>	<b>Residential</b>	
	<b>West</b>	<b>Industrial/Residential</b>	
<b>Existing Zoning:</b>		<b>RSF-R (Mesa County)</b>	
<b>Proposed Zoning:</b>		<b>RMF-5 (Residential Multi-Family, not to exceed 5 units/acre)</b>	
Surrounding Zoning:	<b>North</b>	<i>RMF-5 (City)</i>	
	<b>South</b>	<b>RSF-R (Mesa County)</b>	
	<b>East</b>	<b>RSF-R (Mesa County)</b>	
	<b>West</b>	<b>RSF-R (Mesa County)</b>	
<b>Growth Plan Designation:</b>		<b>Residential Medium, 4-8 units/acre</b>	
<b>Zoning within density range?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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.

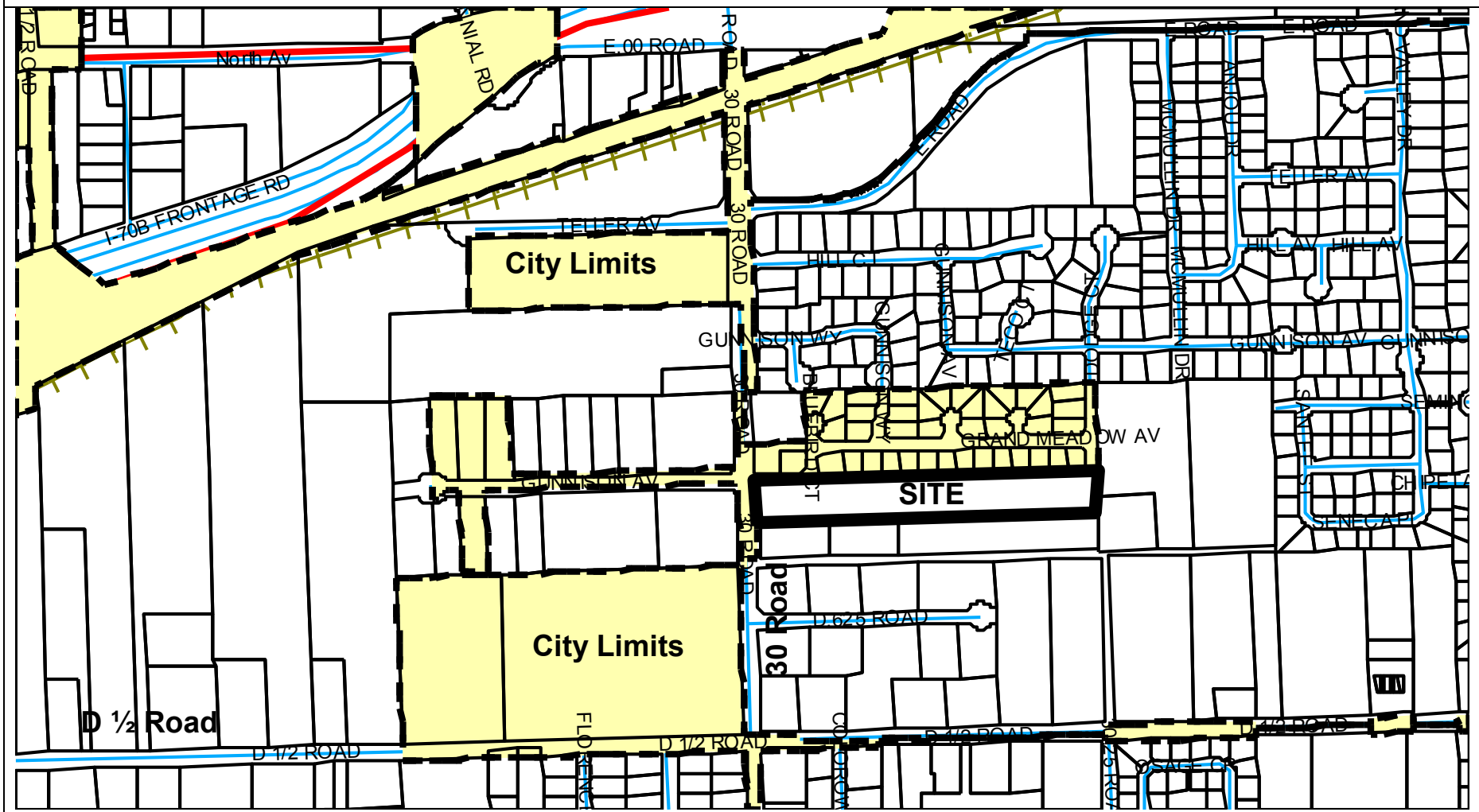
The following annexation and zoning schedule is being proposed.

<b>ANNEXATION SCHEDULE</b>	
<b>2-19-03</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>3-11-03</b>	Planning Commission recommendation for City zone district
<b>4-02-03</b>	First Reading of Zoning Ordinance by City Council
<b>4-16-03</b>	Acceptance of Petition and Public hearing on Annexation and Second Reading of Zoning Ordinance by City Council
<b>5-18-03</b>	Effective date of Annexation and City Zoning

<b>SUMMARY</b>		
<b>File Number:</b>	<b>ANX-2003-010</b>	
<b>Location:</b>	<b>466 30 Road</b>	
<b>Tax ID Number:</b>	<b>2943-162-00-023</b>	
<b>Parcels:</b>	<b>1</b>	
<b>Estimated Population:</b>	<b>2</b>	
<b># of Parcels (owner occupied):</b>	<b>1</b>	
<b># of Dwelling Units:</b>	<b>1</b>	
<b>Acres land annexed:</b>	<b>4.8995 acres for annexation area</b>	
<b>Developable Acres Remaining:</b>	<b>0 acres</b>	
<b>Right-of-way in Annexation:</b>	<b>0 acres</b>	
<b>Previous County Zoning:</b>	<b>RSF-R (Mesa County)</b>	
<b>Proposed City Zoning:</b>	<b>RMF-5, Residential Multi-Family not to exceed 5 units/acre</b>	
<b>Current Land Use:</b>	<b>Single Family Residence</b>	
<b>Future Land Use:</b>	<b>Residential</b>	
<b>Values:</b>	<b>Assessed:</b>	<b>\$ 9,210</b>
	<b>Actual:</b>	<b>\$ 100,700</b>
<b>Census Tract:</b>	<b>8</b>	
<b>Address Ranges:</b>	<b>West to East: 3000-3025 North to South: 463-465</b>	
<b>Special Districts:</b>	<b>Water:</b>	<b>Ute Water/Clifton Water</b>
	<b>Sewer:</b>	<b>Central Grand Valley Sanitation</b>
	<b>Fire:</b>	<b>Clifton Fire</b>
	<b>Drainage:</b>	<b>Grand Junction Drainage</b>
	<b>School:</b>	<b>District 51</b>
	<b>Pest:</b>	<b>Upper Grand Valley Pest</b>

# Site Location Map

Figure 1



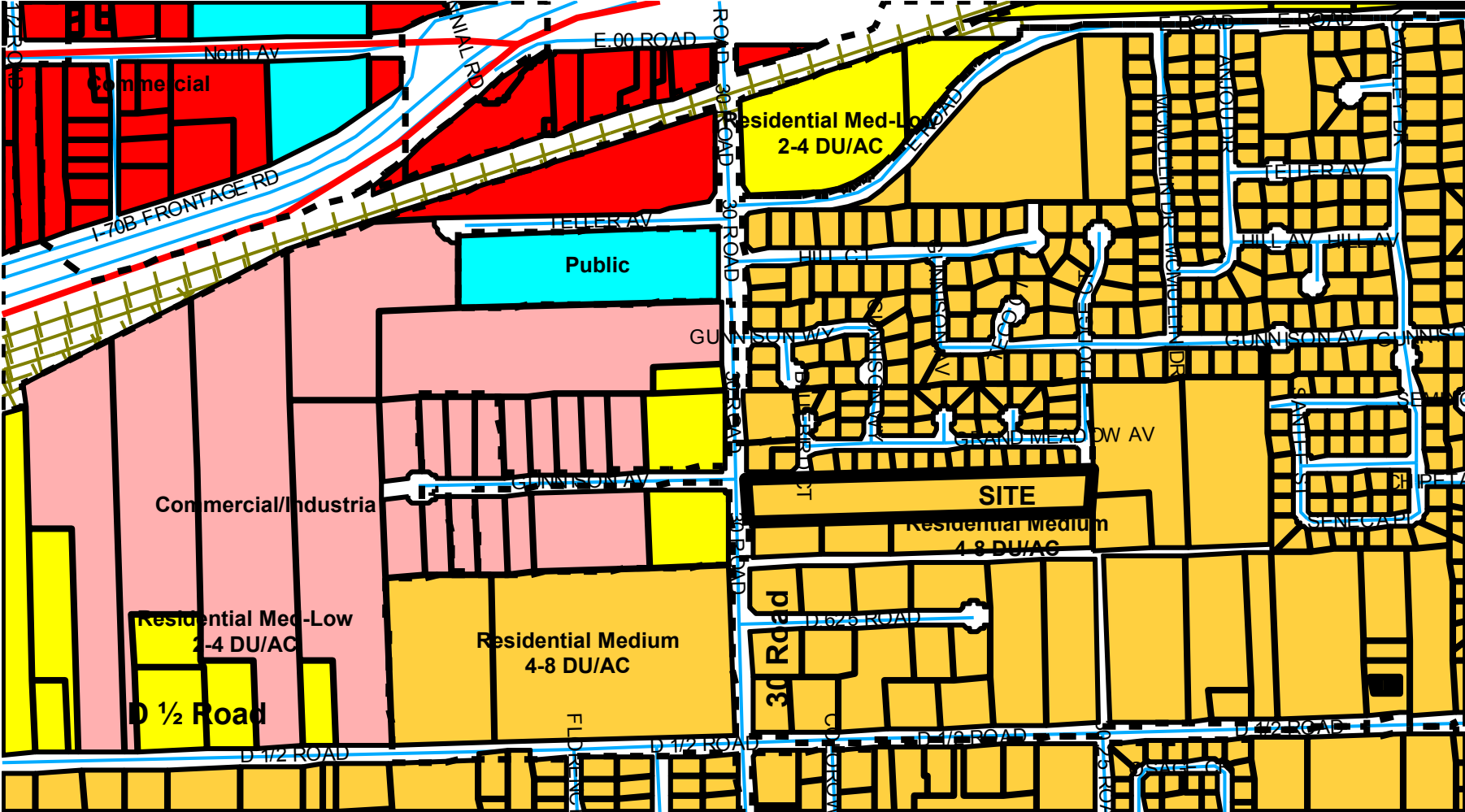
# Aerial Photo Map

Figure 2



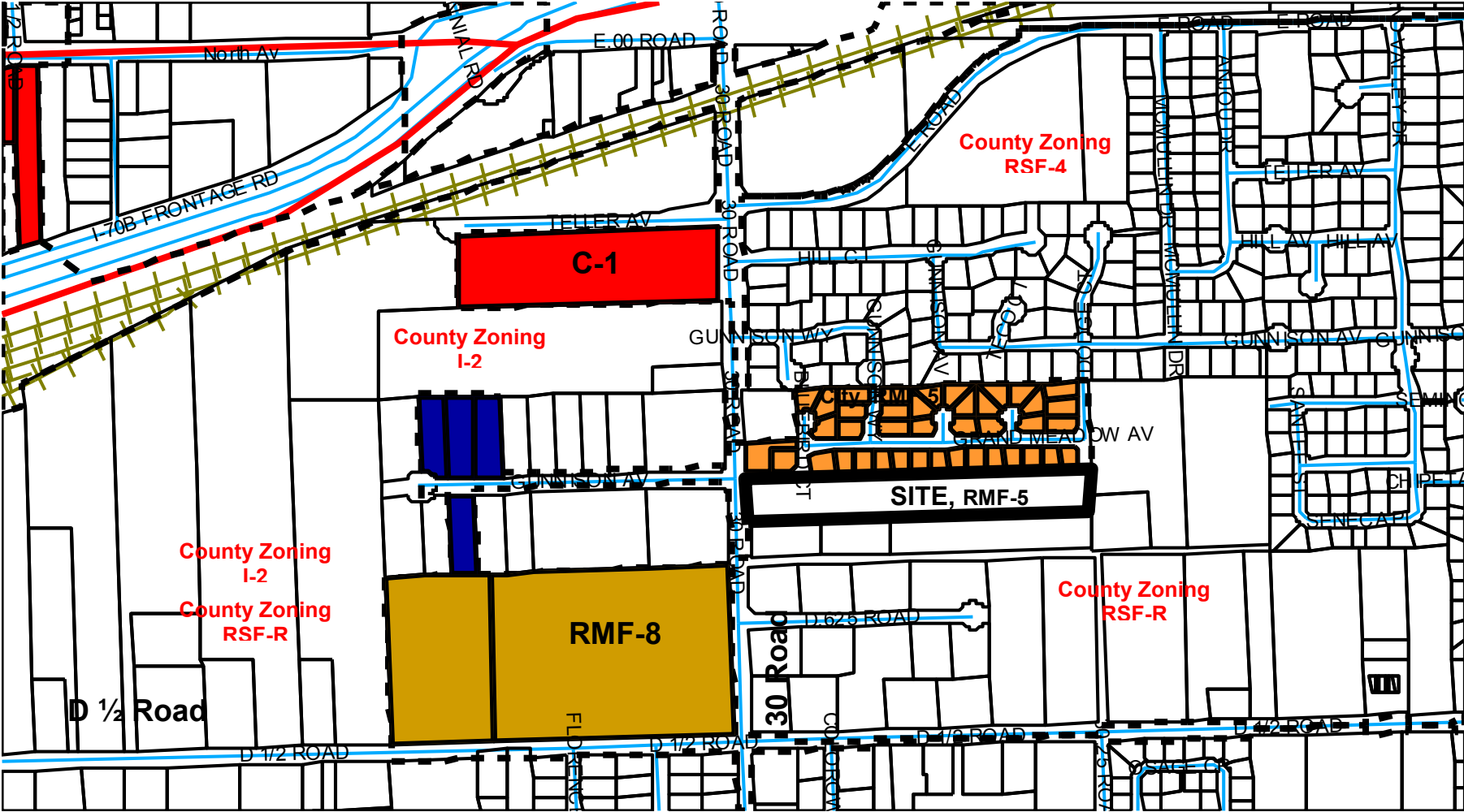
# Future Land Use Map

Figure 3



# Existing City and County Zoning

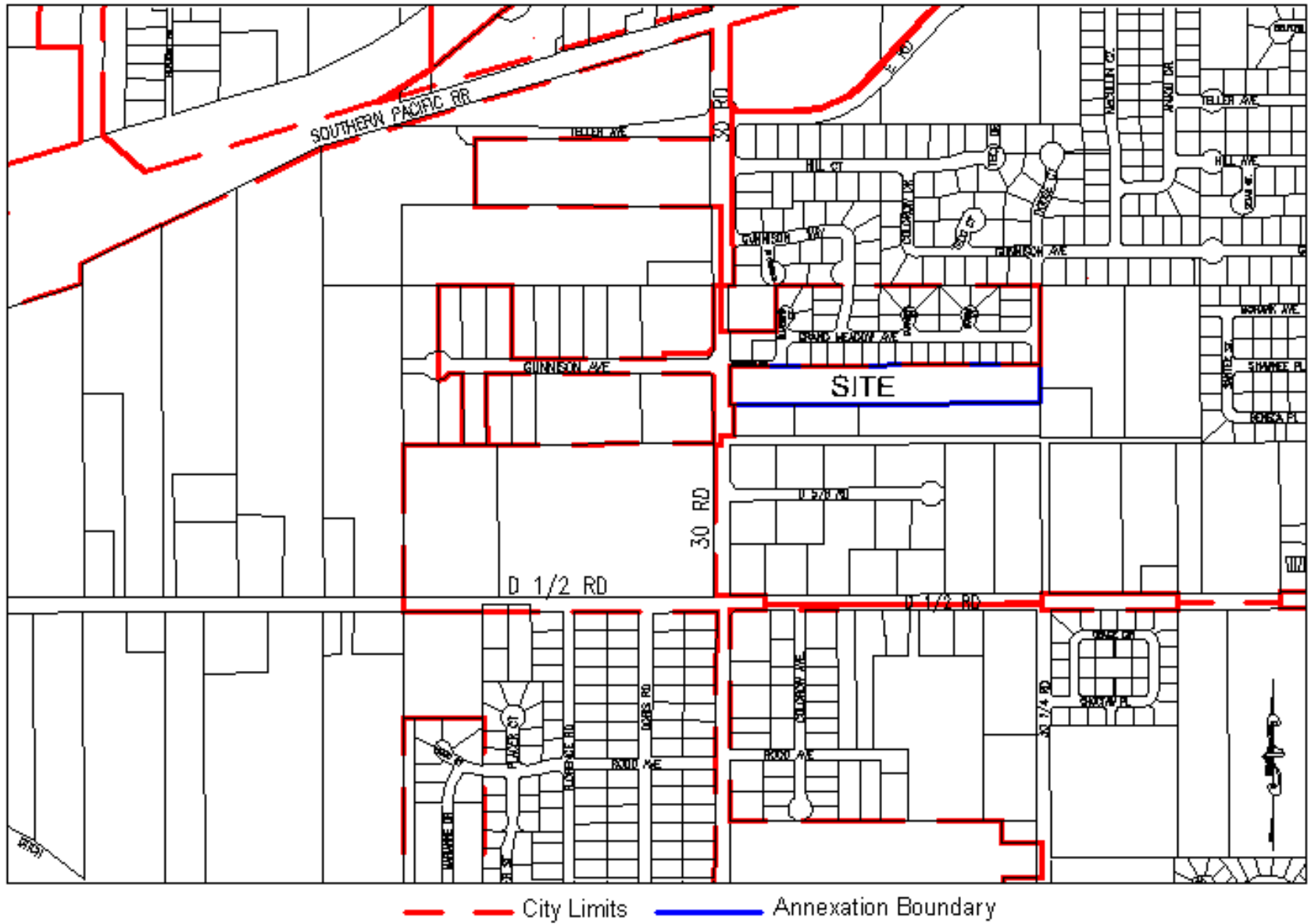
Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

# GRAND MEADOWS SOUTH ANNEXATION

Figure 5





**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 19th day of February, 2003, 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*

**GRAND MEADOWS SOUTH ANNEXATION**

**LOCATED AT 466 30 ROAD**

WHEREAS, on the 19th day of February, 2003, 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:

**GRAND MEADOWS SOUTH ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 NW 1/4 of said Section 16, and considering the East line of the SW 1/4 NW 1/4 of said Section 16 to bear S 00°05'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16 a distance of 329.80 feet to a point being the Southeast corner of Grand Meadows Subdivision, as same is recorded in Plat Book 19, Pages 61 and 62, Public Records of Mesa County, Colorado, said point being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00° 05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet; thence S 89°55'30" W along the South line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, a distance of 1292.42 feet to a point; thence N 00°00'00" E along a line 30.00 feet East of and parallel to, the West line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet to a point; thence N 89°55'30" E along the North line of the North 165.15 feet of the South-half of the North-half of the

SW 1/4 NW 1/4 of said Section 16, also being the South line of said Grand Meadows Subdivision, a distance of 1292.16 feet, more or less, to the Point of Beginning.

CONTAINING 4.8995 Acres (213,421.56 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 16th day of April, 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 \_\_\_\_\_, 2003.

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:

February 21, 2003

February 28, 2003

March 7, 2003

March 14, 2003

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**GRAND MEADOWS SOUTH ANNEXATION  
APPROXIMATELY 4.8995 ACRES  
LOCATED AT 466 30 ROAD**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16th day of April, 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:

**GRAND MEADOWS SOUTH ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 NW 1/4 of said Section 16, and considering the East line of the SW 1/4 NW 1/4 of said Section 16 to bear S 00°05'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16 a distance of 329.80 feet to a point being the Southeast corner of Grand Meadows Subdivision, as same is recorded in Plat Book 19, Pages 61 and 62, Public Records of Mesa County, Colorado, said point being the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00° 05'30" E along the East line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet; thence S 89°55'30" W

along the South line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, a distance of 1292.42 feet to a point; thence N 00°00'00" E along a line 30.00 feet East of and parallel to, the West line of the SW 1/4 NW 1/4 of said Section 16, a distance of 165.15 feet to a point; thence N 89°55'30" E along the North line of the North 165.15 feet of the South-half of the North-half of the SW 1/4 NW 1/4 of said Section 16, also being the South line of said Grand Meadows Subdivision, a distance of 1292.16 feet, more or less, to the Point of Beginning.

CONTAINING 4.8995 Acres (213,421.56 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 19<sup>th</sup> day of February, 2003.

**ADOPTED** and ordered published this \_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**Attach 7  
Seriana Annexation No. 1 & 2**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>	Setting a Hearing for the Seriani Annexation No. 1 & 2 located at 2986 Gunnison Avenue						
<b>Meeting Date</b>	February 19, 2003						
<b>Date Prepared</b>	February 12, 2003				<b>File #ANX-2003-025</b>		
<b>Author</b>	Scott D. Peterson		<b>Associate Planner</b>				
<b>Presenter Name</b>	Scott D. Peterson		<b>Associate Planner</b>				
<b>Report results back to Council</b>	X	<b>No</b>		<b>Yes</b>	<b>When</b>		
<b>Citizen Presentation</b>		<b>Yes</b>	X	<b>No</b>	<b>Name</b>		
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** The Seriani Annexation No. 1 & 2 is a serial annexation consisting of a total of 0.68 acres and can be legally described as Lot 12, Banner Industrial Park and is located at 2986 Gunnison Avenue and is currently being used as a storage yard. The petitioner’s intent is to annex and then develop the property as light industrial by constructing an office/shop building for their concrete business. The proposed annexation lies within the Persigo 201 sewer district.

**Budget:** N/A

**Action Requested/Recommendation:** Approve the Resolution of Referral, First Reading of the Annexation Ordinance, exercise land use jurisdiction immediately and also set a hearing for April 16<sup>th</sup>, 2003.

**Attachments:**

1. Background Information/Staff Analysis
2. Site Location Map
3. Aerial Location Map
4. Future Land Use Map
5. Existing City & County Zoning
6. Annexation Map
7. Resolution of Referrral
8. Annexation Ordinance

BACKGROUND INFORMATION				
Location:		2986 Gunnison Avenue		
Applicants:		Michael & Mary Jane Seriani		
Existing Land Use:		Storage yard		
Proposed Land Use:		Office/shop building for concrete business		
Surrounding Land Use:	North	Vacant		
	South	Industrial (RW Specialties Inc.)		
	East	Vacant (Storage yard)		
	West	Vacant (Telecommunications Tower)		
Existing Zoning:		I-2 (County)		
Proposed Zoning:		I-1 (City)		
Surrounding Zoning:	North	I-2 (County)		
	South	I-2 (County)		
	East	I-2 (County)		
	West	I-2 (County)		
Growth Plan Designation:		Commercial/Industrial		
Zoning within density range?		N/A	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 Seriani Annexation No. 1 & 2, a serial 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;



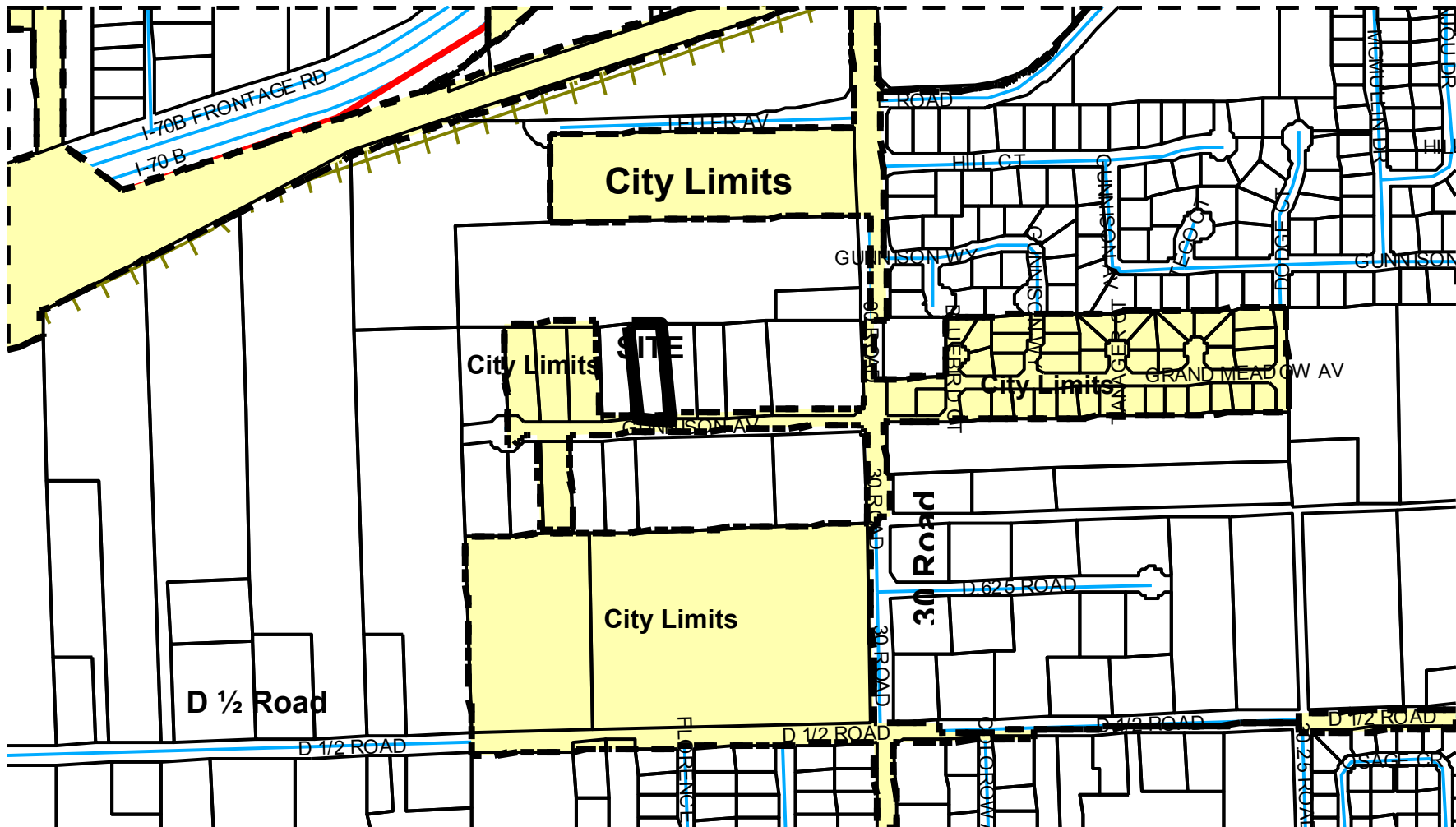
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

<b>SERIANI ANNEXATION No 1 &amp; 2 SUMMARY</b>		
<b>File Number:</b>		<b>ANX-2003-025</b>
<b>Location:</b>		<b>2986 Gunnison Avenue</b>
<b>Tax ID Number:</b>		<b>2943-171-07-012</b>
<b>Parcels:</b>		<b>1</b>
<b>Estimated Population:</b>		<b>0</b>
<b># of Parcels (owner occupied):</b>		<b>N/A</b>
<b># of Dwelling Units:</b>		<b>N/A</b>
<b>Acres land annexed:</b>		<b>0.68 acres</b>
<b>Developable Acres Remaining:</b>		<b>0.68 acres</b>
<b>Right-of-way in Annexation:</b>		<b>N/A</b>
<b>Previous County Zoning:</b>		<b>I-2</b>
<b>Proposed City Zoning:</b>		<b>Light Industrial (I-1)</b>
<b>Current Land Use:</b>		<b>Storage yard</b>
<b>Future Land Use:</b>		<b>Office/shop building for concrete business</b>
<b>Values:</b>	<b>Assessed:</b>	<b>= \$ 12,200</b>
	<b>Actual:</b>	<b>= \$ 42,080</b>
<b>Census Tract:</b>		<b>8</b>
<b>Address Ranges:</b>		<b>2986 (Even only)</b>
<b>Special Districts:</b>	<b>Water:</b>	<b>Ute Water District</b>
	<b>Sewer:</b>	<b>Central Grand Valley Sanitation</b>
	<b>Fire:</b>	<b>Grand Junction Rural Fire District</b>
	<b>Drainage:</b>	<b>Grand Junction Drainage District</b>
	<b>School:</b>	<b>District 51</b>

<b><i>ANNEXATION SCHEDULE</i></b>	
<b>February 19, 2003</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>February 25, 2003</b>	Planning Commission considers Zone of Annexation
<b>April 2, 2003</b>	First Reading on Zoning by City Council
<b>April 16, 2003</b>	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
<b>May 18, 2003</b>	Effective date of Annexation and Zoning

# Site Location Map

Figure 1



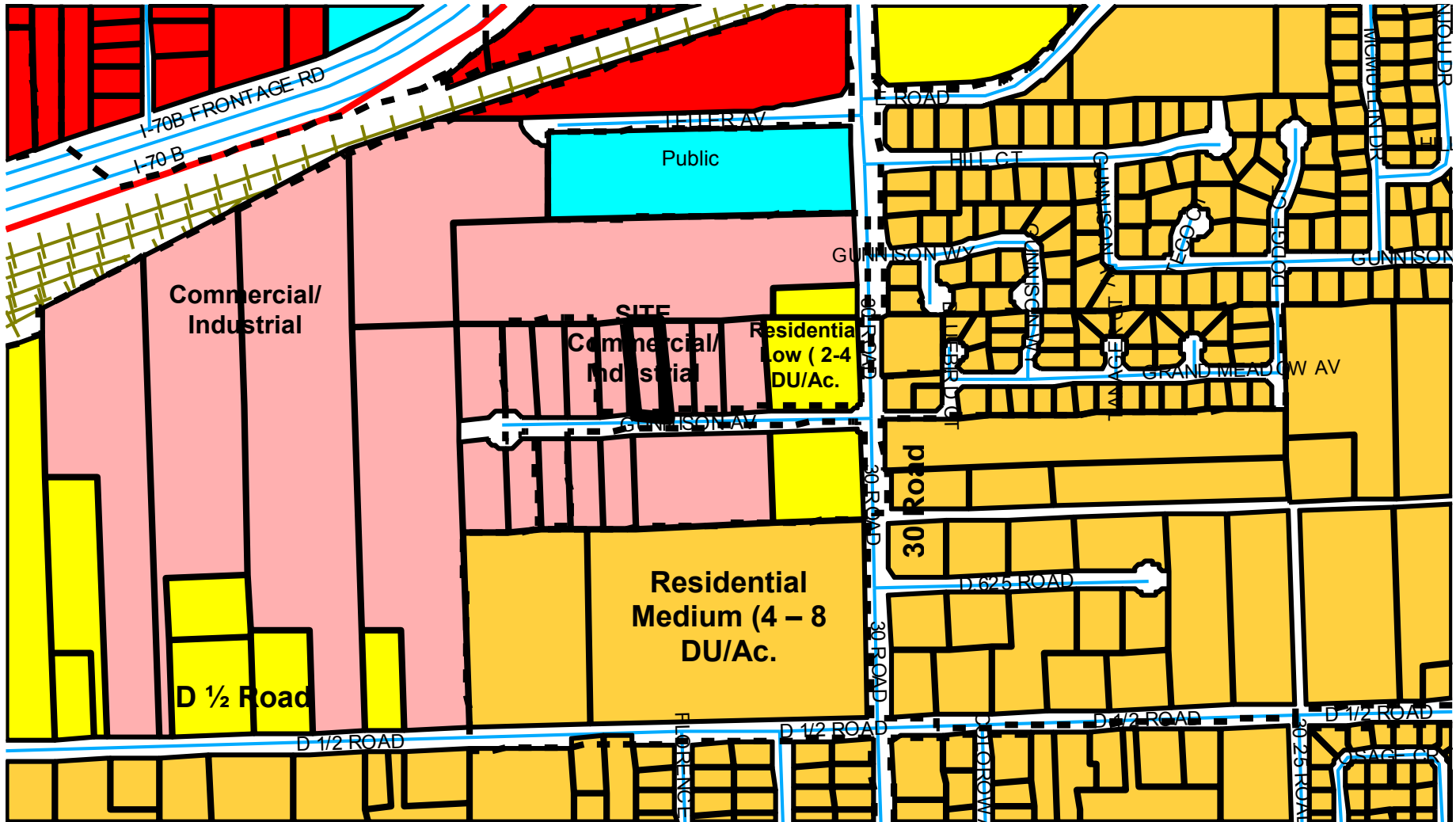
# Aerial Photo Map

Figure 2



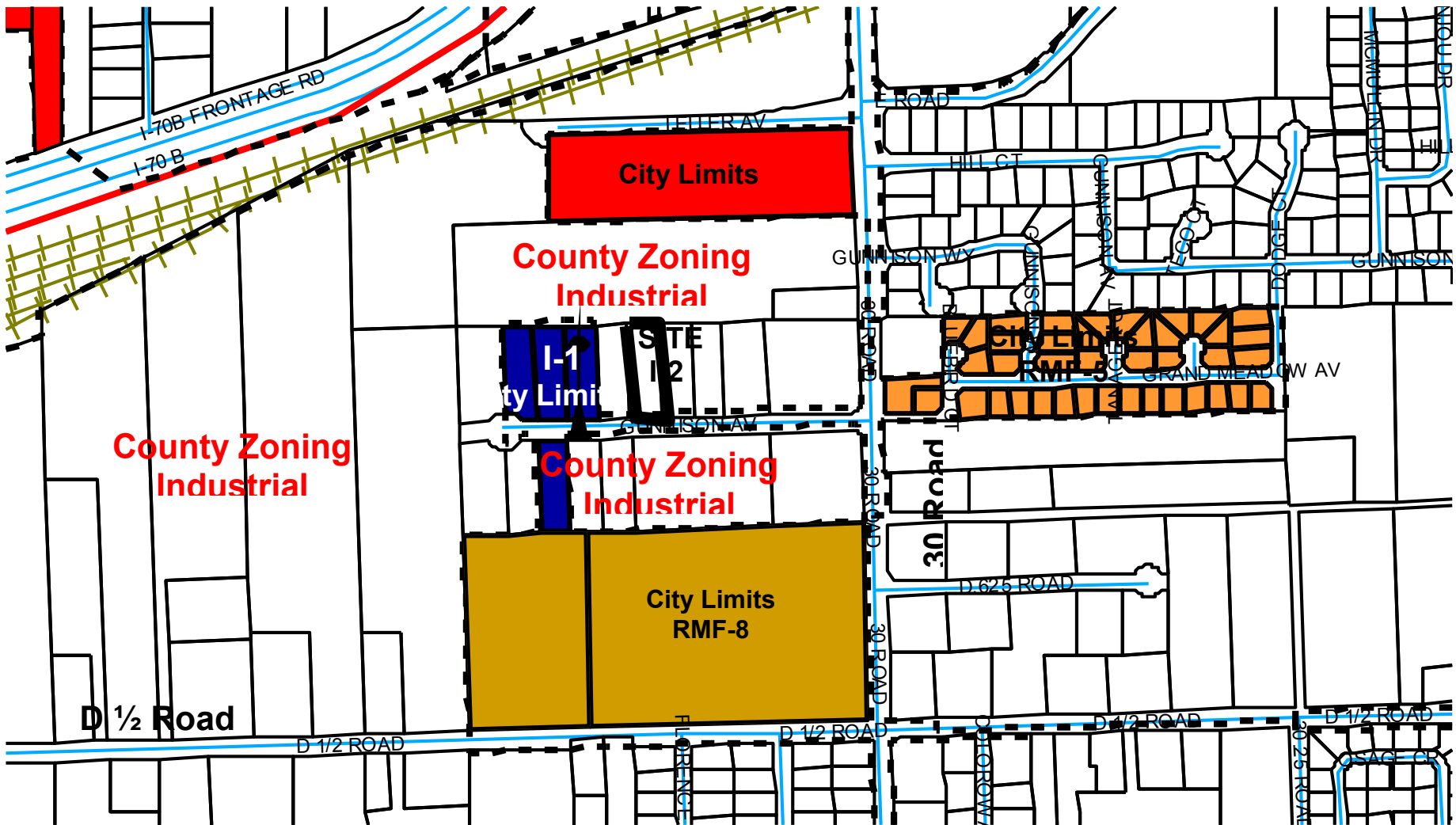
# Future Land Use Map

Figure 3



# Existing City and County Zoning

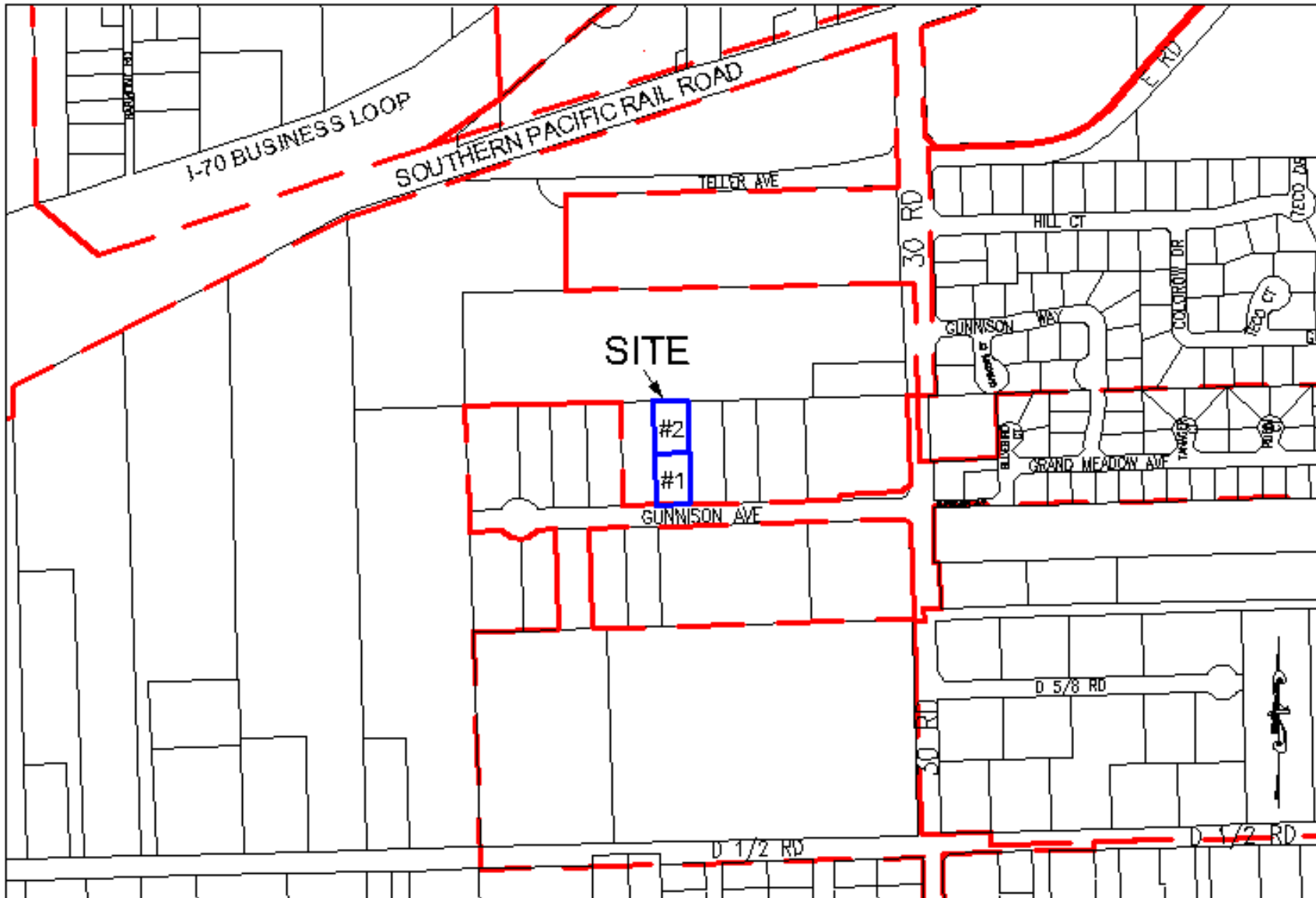
Figure 4





# SERIANI ANNEXATIONS #1 & #2

Figure 5



--- City Limits    — Annexation Boundary





**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 19<sup>th</sup> day of February, 2003, 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**

**SERIANI ANNEXATION NO. 1 & 2**

**A Serial Annexation Comprising Seriani Annexation No. 1 and Seriani Annexation  
No. 2**

**LOCATED AT 2986 Gunnison Avenue**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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**

**SERIANI ANNEXATION NO. 1**

A certain parcel of land lying in the Northeast Quarter (NE 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 Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet; thence S 89°58'41" E a distance of 100.00 feet to a point on the East line of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 150.00 feet to a point being the Southeast corner of said Lot 12; thence N 89°58'41" W along the South line of said Lot 12, also being the North Right of Way for Gunnison Avenue, a distance of 100.00 feet, more or less, to the Point of Beginning

CONTAINING 0.3444 Acres (15,000.00 Sq. Ft.), more or less, as described.

## SERIANI ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter (NE 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 Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of said Lot 12, a distance of 149.67 feet, more or less, to a point being the Northwest corner of said Lot 12; thence S 89°58'26" E along the North line of said Lot 12, a distance of 100.00 feet to a point being the Northeast corner of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 149.66 feet; thence N 89°58'41" W a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3436 Acres (14,966.50 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 16<sup>th</sup> day of April, 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 19<sup>th</sup> day of February, 2003.

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>
<b>February 21, 2003</b>
<b>February 28, 2003</b>
<b>March 7, 2003</b>
<b>March 14, 2003</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**SERIANI ANNEXATION NO. 1**

**APPROXIMATELY 0.3444 ACRES**

**LOCATED AT 2986 GUNNISON AVENUE**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16<sup>th</sup> day of April, 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  
SERIANI ANNEXATION NO. 1**

A certain parcel of land lying in the Northeast Quarter (NE 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 Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet; thence S 89°58'41" E a distance of 100.00 feet to a point on the East line of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 150.00 feet

to a point being the Southeast corner of said Lot 12; thence N 89°58'41" W along the South line of said Lot 12, also being the North Right of Way for Gunnison Avenue, a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3444 Acres (15,000.00 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 19<sup>th</sup> day February, 2003.

**ADOPTED** and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**SERIANI ANNEXATION NO. 2**

**APPROXIMATELY 0.3436 ACRES**

**LOCATED AT 2986 GUNNISON AVENUE**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16<sup>th</sup> day of April, 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  
SERIANI ANNEXATION NO. 2**

A certain parcel of land lying in the Northeast Quarter (NE 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 Southwest corner of Lot 12, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'00" E along the West line of said Lot 12, a distance of 150.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'00" E along the West line of said Lot 12, a distance of 149.67 feet,

more or less, to a point being the Northwest corner of said Lot 12; thence S 89°58'26" E along the North line of said Lot 12, a distance of 100.00 feet to a point being the Northeast corner of said Lot 12; thence S 00°00'00" W along the East line of said Lot 12, a distance of 149.66 feet; thence N 89°58'41" W a distance of 100.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.3436 Acres (14,966.50 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 19<sup>th</sup> day February, 2003.

**ADOPTED** and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council

**Attach 8**  
**Summit Meadows West Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
Subject		Setting a Hearing for the Summit Meadows West Annexation located at 3134 and 3138 D ½ Road					
Meeting Date		February 19, 2003					
Date Prepared		February 10, 2003			File #ANX-2003-016		
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 10.8266-acre Summit Meadows West Annexation is a Serial Annexation consisting of two parcels. There are two single-family residences and various agricultural buildings on both of the parcels being annexed. Both of the property owners have 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 April 16, 2003.

**Attachments:**

- 9. Staff Report
- 10. Site Location Map (Figure 1)
- 11. Aerial Photo Map (Figure 2)
- 12. Future Land Use Map (Figure 3)
- 13. Existing City and County Zoning Map (Figure 4)
- 14. Annexation Map (Figure 5)
- 15. Resolution of Referral
- 16. Annexation Ordinance

**Background Information:** See attached staff report

**STAFF REPORT / BACKGROUND INFORMATION**

<b>Location:</b>		<i>3134 and 3138 D 1/2 Road</i>			
<b>Applicant:</b>		<b>Diane L. Krieger, Owner Casa Tiara Development, Owner</b>			
<b>Existing Land Use:</b>		<i>Residential/Agricultural</i>			
<b>Proposed Land Use:</b>		<i>Residential</i>			
Surrounding Land Use:	<b>North</b>	<i>Residential</i>			
	<b>South</b>	<b>Residential/Agricultural</b>			
	<b>East</b>	<b>Residential/Agricultural</b>			
	<b>West</b>	<b>Residential</b>			
<b>Existing Zoning:</b>		<b>RSF-R (Mesa County)</b>			
<b>Proposed Zoning:</b>		<b>RMF-5 (Residential Multi-Family, not to exceed 5 units/acre)</b>			
Surrounding Zoning:	<b>North</b>	<i>PD, approx. 4 units/acre (Mesa County)</i>			
	<b>South</b>	<b>RSF-R/PD (Mesa County)</b>			
	<b>East</b>	<b>RSF-R (Mesa County)</b>			
	<b>West</b>	<b>RSF-4 (Mesa County)</b>			
<b>Growth Plan Designation:</b>		<b>Residential Medium, 4-8 units/acre</b>			
<b>Zoning within density range?</b>		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.

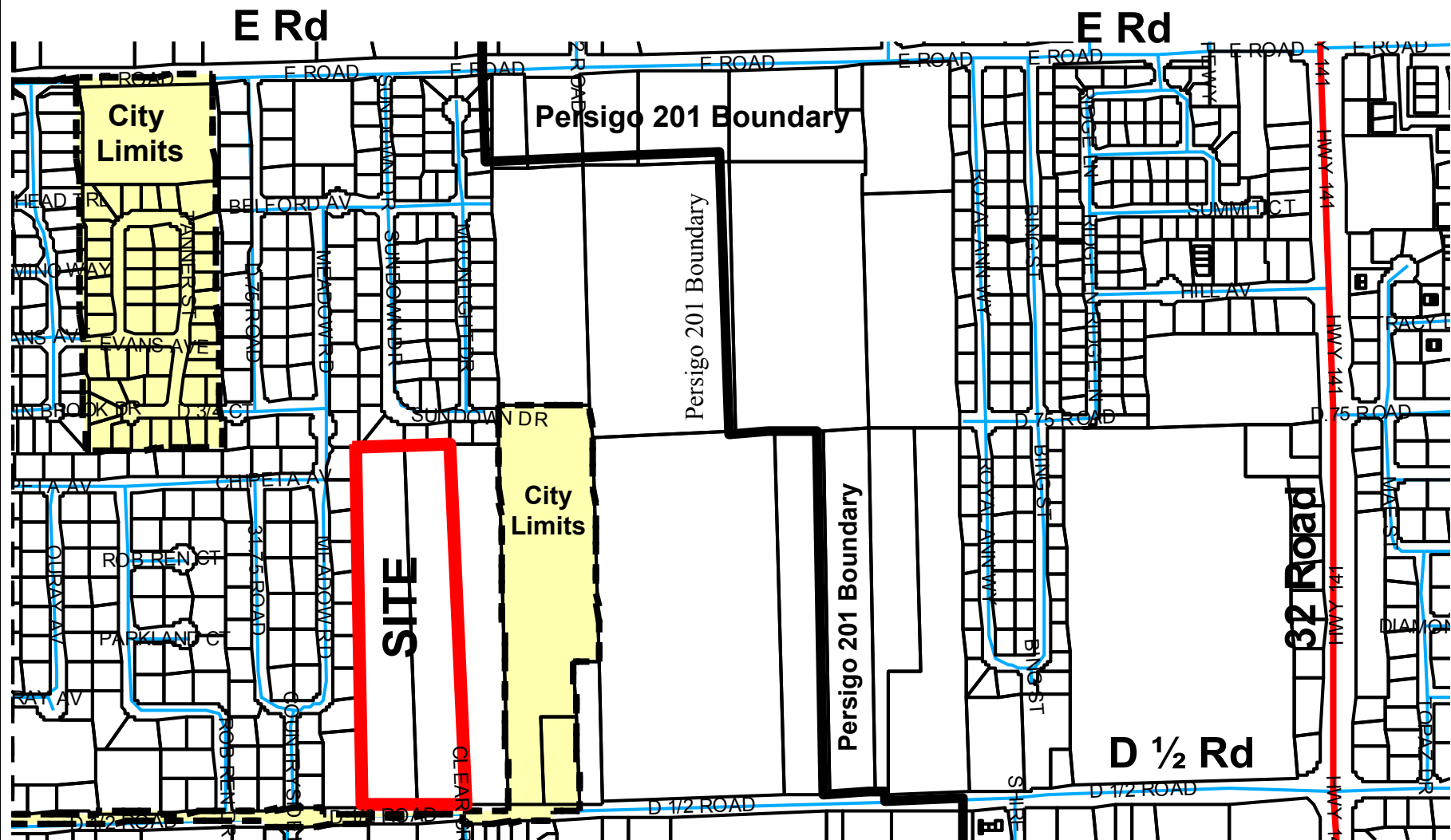
The following annexation and zoning schedule is being proposed.

<b>ANNEXATION SCHEDULE</b>	
<b>2-19-03</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>3-11-03</b>	Planning Commission recommendation for City zone district
<b>4-02-03</b>	First Reading of Zoning Ordinance by City Council
<b>4-16-03</b>	Acceptance of Petition and Public hearing on Annexation and Second Reading of Zoning Ordinance by City Council
<b>5-18-03</b>	Effective date of Annexation and City Zoning

<b>SUMMARY</b>		
<b>File Number:</b>	<b>ANX-2003-016</b>	
<b>Location:</b>	<b>3134 and 3138 D ½ Road</b>	
<b>Tax ID Number:</b>	<b>2943-152-00-125 &amp; 2943-152-00-025</b>	
<b>Parcels:</b>	<b>2</b>	
<b>Estimated Population:</b>	<b>4</b>	
<b># of Parcels (owner occupied):</b>	<b>1</b>	
<b># of Dwelling Units:</b>	<b>2</b>	
<b>Acres land annexed:</b>	<b>10.8266 acres for annexation area</b>	
<b>Developable Acres Remaining:</b>	<b>0 acres</b>	
<b>Right-of-way in Annexation:</b>	<b>0 acres</b>	
<b>Previous County Zoning:</b>	<b>RSF-R (Mesa County)</b>	
<b>Proposed City Zoning:</b>	<b>RMF-5, Residential Multi-Family not to exceed 5 units/acre</b>	
<b>Current Land Use:</b>	<b>Residential/Agricultural</b>	
<b>Future Land Use:</b>	<b>Residential</b>	
<b>Values:</b>	<b>Assessed:</b>	<b>\$ 16,540</b>
	<b>Actual:</b>	<b>\$ 175,590</b>
<b>Census Tract:</b>	<b>8</b>	
<b>Address Ranges:</b>	<b>West to East: 3134 to 3140 North to South: 450 to 475</b>	
<b>Special Districts:</b>	<b>Water:</b>	<b>Ute Water/Clifton Water</b>
	<b>Sewer:</b>	<b>Central Grand Valley Sanitation</b>
	<b>Fire:</b>	<b>Clifton Fire</b>
	<b>Drainage:</b>	<b>Grand Junction Drainage</b>
	<b>School:</b>	<b>District 51</b>
	<b>Pest:</b>	<b>Upper Grand alley Pest</b>

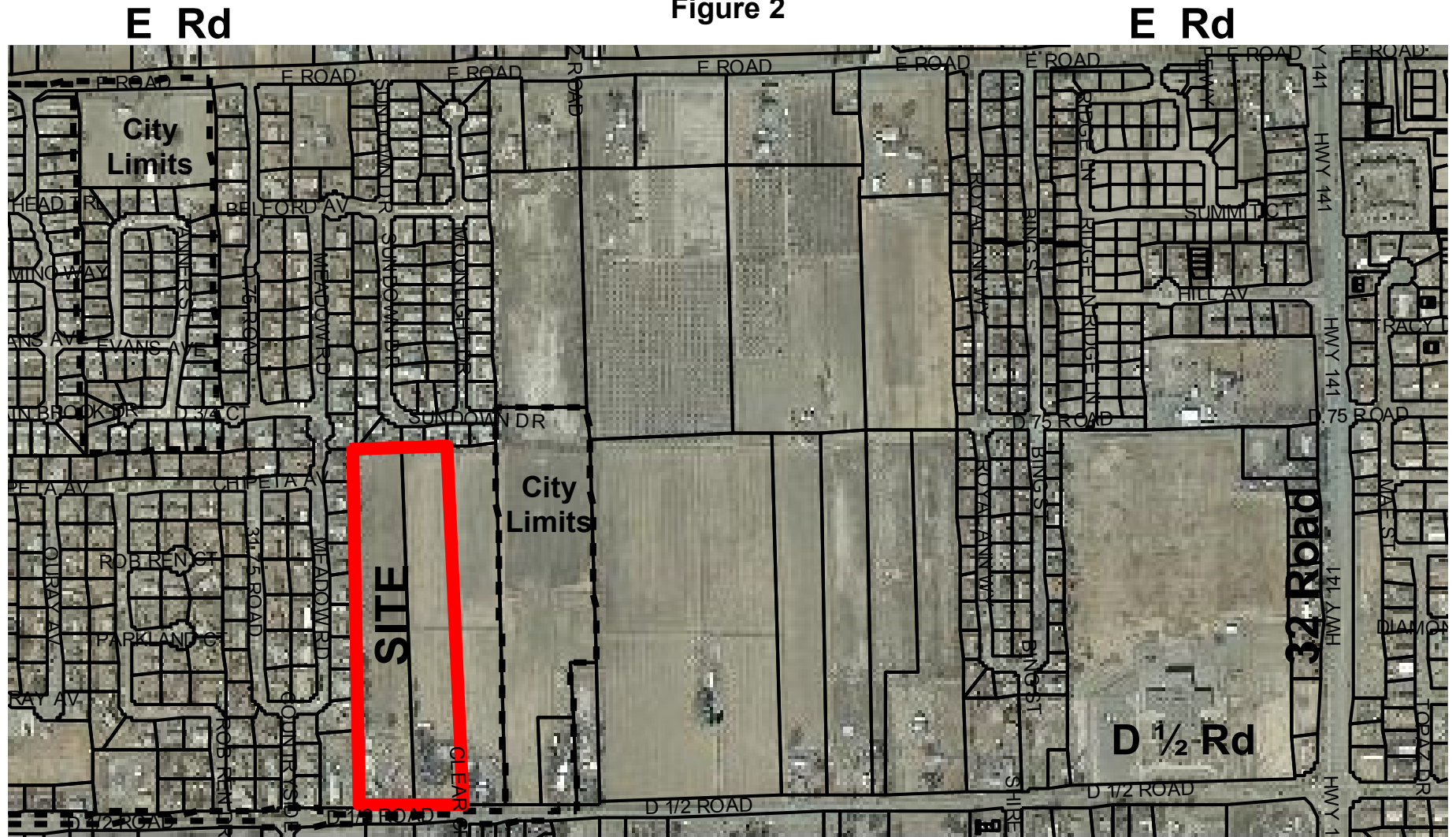
# Site Location Map

Figure 1



# Aerial Photo Map

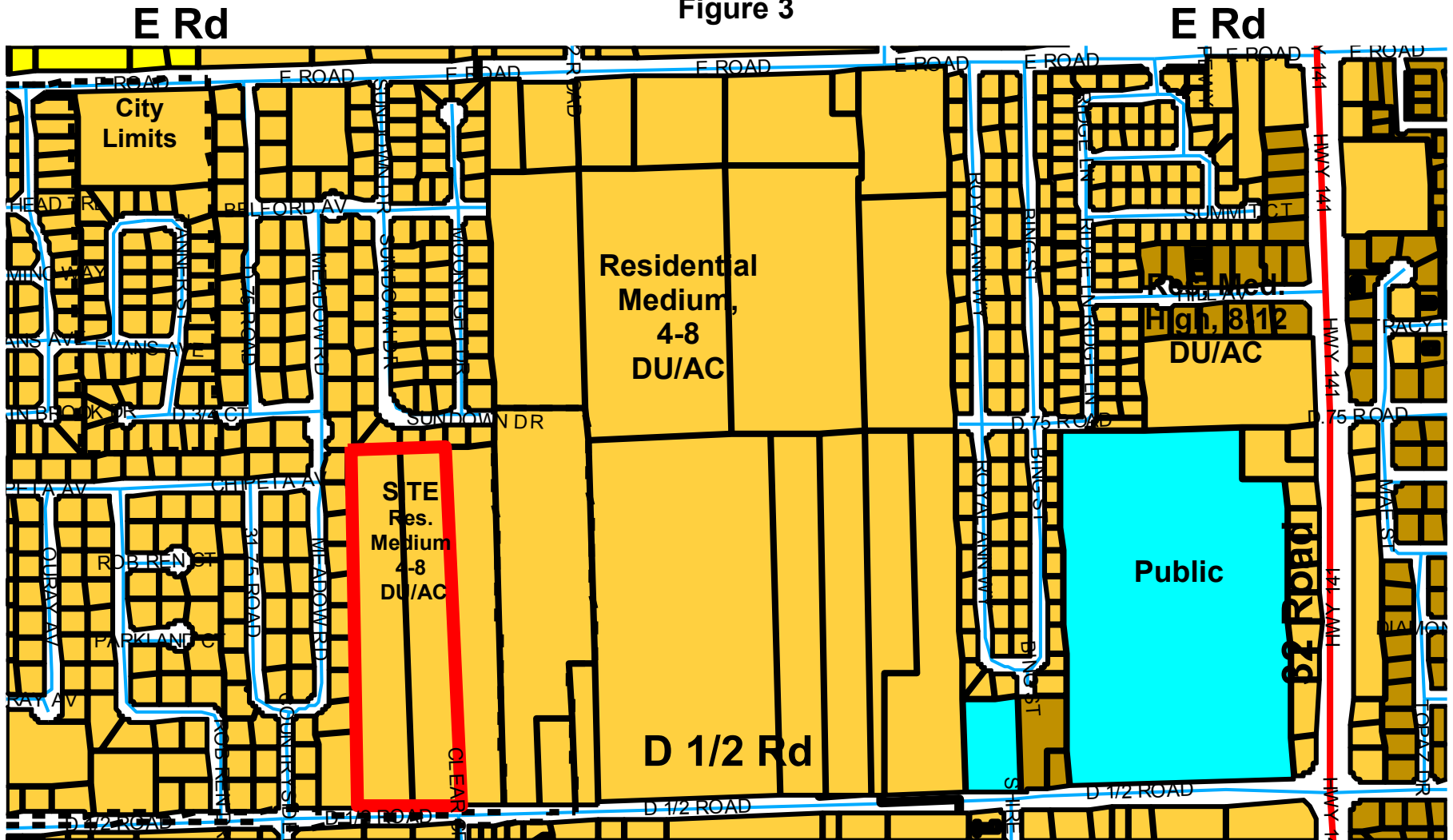
Figure 2





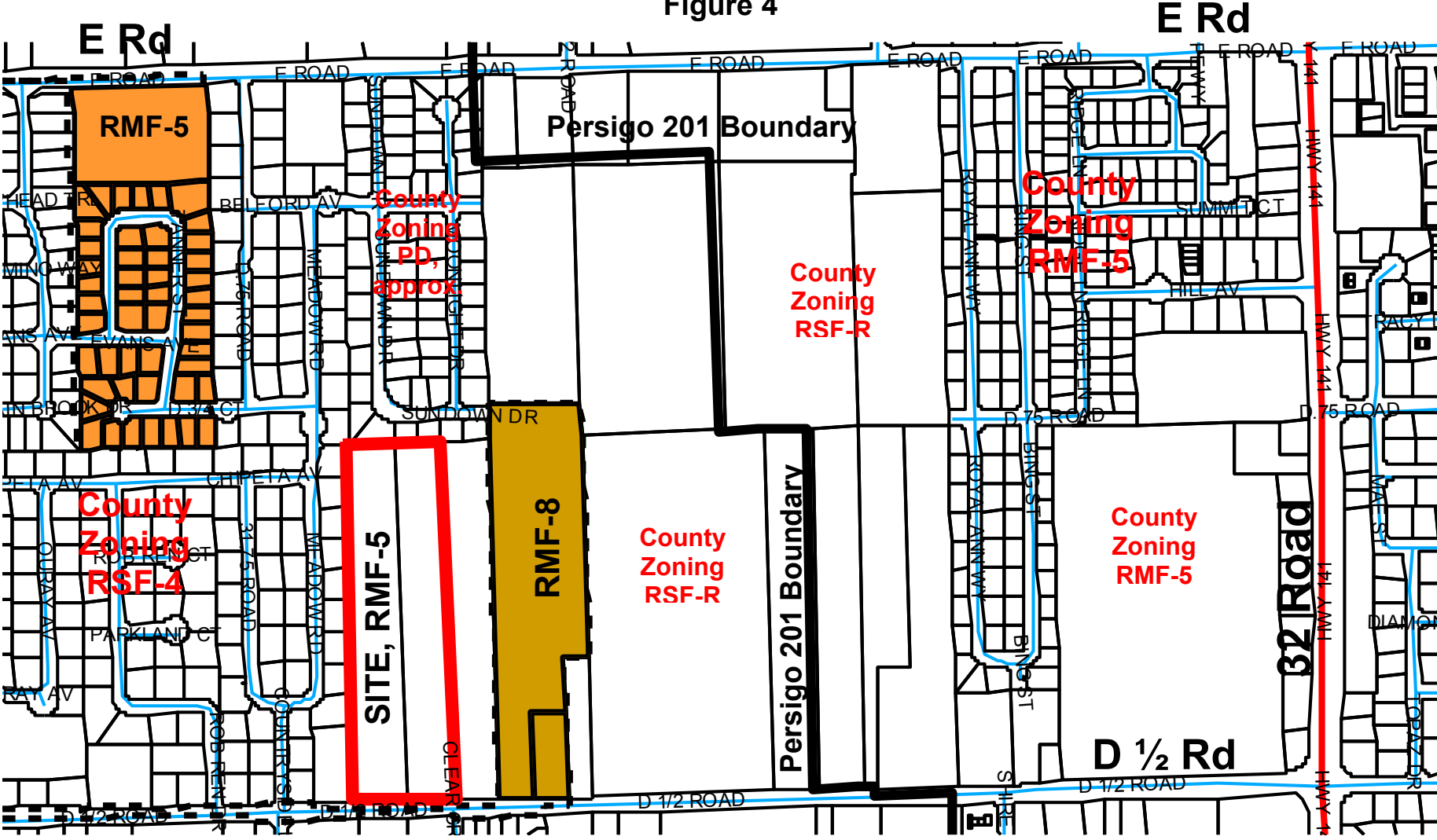
# Future Land Use Map

Figure 3



# Existing City and County Zoning

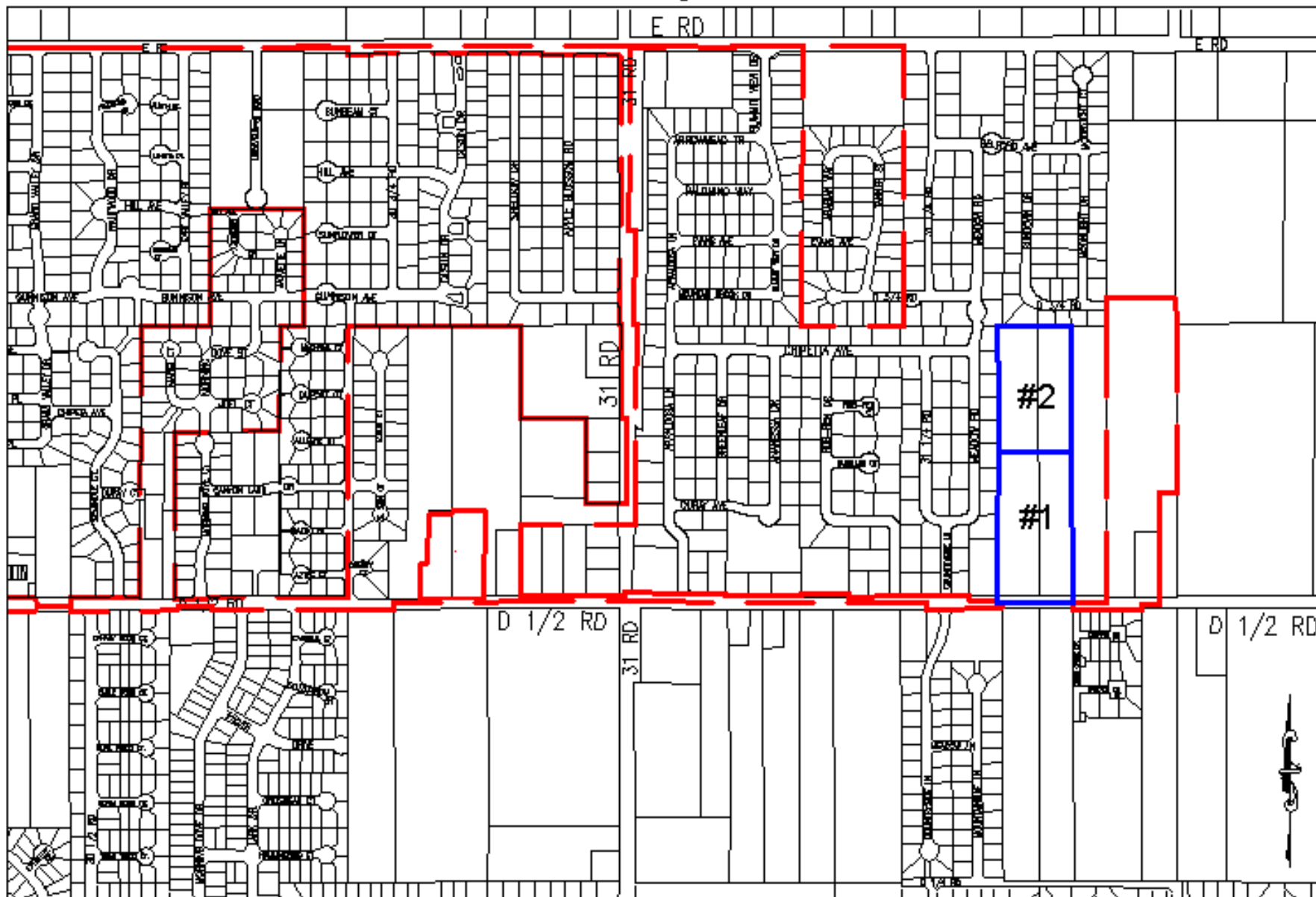
Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

# SUMMIT MEADOWS WEST ANNEXATIONS #1 & #2

Figure 5



--- City Limits      — Annexation Boundary

**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 19th day of February, 2003, 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**

**SUMMIT MEADOWS WEST ANNEXATION**

**LOCATED AT 3134 and 3138 D ½ ROAD**

WHEREAS, on the 19th day of February, 2003, 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:

**SUMMIT MEADOWS WEST ANNEXATION**

A Serial Annexation Comprising Summit Meadows West Annexation No. 1 and Summit Meadows West Annexation No. 2

**SUMMIT MEADOWS WEST ANNEXATION NO. 1**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, 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 Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along the East line, and its Southerly projection, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 717.00 feet; thence S 89°57'40" E a distance of 359.00 feet to a point on the East line of that certain parcel of land described in a Warranty

Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along said East line, a distance of 717.00 feet; thence N 89°57'40" W along a line 5.00 feet North of and parallel to, the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.9092 Acres, more or less, as described hereon.

SUMMIT MEADOWS WEST ANNEXATION NO. 2

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, 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 Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W along the East line, and the Southerly projection thereof, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 722.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along said East line, a distance of 596.79 feet more or less, to the Northeast corner of said Countryside Subdivision Filing No. Two; thence S 89°55'16" E along the North line of the SE 1/4 NW 1/4 of said Section 15, also being the South line of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado and the South line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, a distance of 359.00 feet to a point being the Northeast corner of that certain parcel of land described in a Warranty Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along the East line of said parcel of land, a distance of 596.54 feet; thence N 89°57'40" W a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.9174 Acres, more or less, as described hereon.

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 16th day of April, 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 \_\_\_\_\_, 2003.

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:

February 21, 2003

February 28, 2003

March 7, 2003

March 14, 2003



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**SUMMIT MEADOWS WEST ANNEXATION No. 1  
APPROXIMATELY 5.9092 ACRES  
LOCATED AT 3134 D ½ ROAD**

**WHEREAS**, on the 19<sup>th</sup> day of February, 2003, 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 16th day of April, 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:  
SUMMIT MEADOWS WEST ANNEXATION NO. 1

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, 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 Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'46" W along the East line, and its Southerly projection, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 717.00 feet; thence S 89°57'40" E a distance of 359.00 feet to a point on the East line of that certain parcel of land described in a Warranty

Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along said East line, a distance of 717.00 feet; thence N 89°57'40" W along a line 5.00 feet North of and parallel to, the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.9092 Acres, more or less, as described hereon

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

**INTRODUCED** on first reading on the 19<sup>th</sup> day of February, 2003.

**ADOPTED** and ordered published this \_\_\_ day of \_\_\_\_\_, 2003.

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**

**SUMMIT MEADOWS WEST ANNEXATION No. 2  
APPROXIMATELY 4.9174 ACRES  
LOCATED AT 3138 D 1/2 ROAD**

**WHEREAS**, on the 19th day of February, 2003, 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 16th day of April, 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:

**SUMMIT MEADOWS WEST ANNEXATION NO. 2**

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, 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 Southwest corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the South line of the SE 1/4 NW 1/4 bears S 89°57'40" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'40" E along the South line of the SE 1/4 NW 1/4 of said Section 15, a distance of 459.90 feet; thence N 00°02'46" W along the East line, and the Southerly projection thereof, of Countryside Subdivision Filing No. Two, as same is recorded in Plat Book 11, Page 274, Public Records of Mesa County, Colorado, a distance of 722.00 feet to the POINT OF BEGINNING; thence from said Point of

Beginning, continue N 00°02'46" W along said East line, a distance of 596.79 feet more or less, to the Northeast corner of said Countryside Subdivision Filing No. Two; thence S 89°55'16" E along the North line of the SE 1/4 NW 1/4 of said Section 15, also being the South line of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado and the South line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado, a distance of 359.00 feet to a point being the Northeast corner of that certain parcel of land described in a Warranty Deed recorded in Book 3174, Page 19, Public Records of Mesa County, Colorado; thence S 00°02'46" E, along the East line of said parcel of land, a distance of 596.54 feet; thence N 89°57'40" W a distance of 359.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.9174 Acres, more or less, as described hereon

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

**INTRODUCED** on first reading on the 19th day of February, 2003.

**ADOPTED** and ordered published this \_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**Attach 9  
Kresin Annexation**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>		Kresin Annexation, 2052 South Broadway					
<b>Meeting Date</b>		February 19, 2003					
<b>Date Prepared</b>		February 10, 2003			File #ANX-2002-157		
<b>Author</b>		Pat Cecil		Development Services Supervisor			
<b>Presenter Name</b>		Pat Cecil		Development Services Supervisor			
<b>Report results back to Council</b>		X	No		Yes	When	
<b>Citizen Presentation</b>			Yes	X	No	Name	
	<b>Workshop</b>	X	<b>Formal Agenda</b>	X	<b>Consent</b>		<b>Individual Consideration</b>

**Summary:** The Kresin Annexation is an annexation comprised of 1 parcel of land located at 2052 South Broadway, comprising a total of 8.2013 acres. The petitioner, at the September 18, 2002 hearing requested that the annexation request be placed on hold, while he decided whether to proceed with a preliminary plat for the property or to pursue a lot line adjustment with Mesa County.

The petitioner decided to process a lot line adjustment with the County, and is requesting to be allowed to withdraw his annexation request.

**Budget:** N/A

**Action Requested/Recommendation:** Approval of the request to withdraw the annexation.

**Attachment:** Letter requesting withdrawal of the annexation request

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

February 7, 2003

Attn: Mr. Robert Blanchard, ACIP

RE: Item. ANX-2002-157 KRESIN ZONE OF ANNEXATION

Please remove from the City Council Agenda the above referenced agenda item.

By this letter it is my intention to withdraw my request for annexation of the above referenced parcel to the City of Grand Junction.

This item needs to be withdrawn because of conflicting and confusing information and unresolved issues with the planning staff over the proposed annexation and development.

Thank You for your consideration

Bruce Kresin



**RECEIVED**

FEB 07 2003

COMMUNITY DEVELOPMENT  
DEPT.

**Attach 10**  
**North Avenue Center Annexation**  
**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>						
<b>Subject</b>	North Avenue Center Annexation located at 2938 North Avenue					
<b>Meeting Date</b>	February 19, 2003					
<b>Date Prepared</b>	February 10, 2003				File #ANX-2002-243	
<b>Author</b>	Scott D. Peterson		Associate Planner			
<b>Presenter Name</b>	Scott D. Peterson		Associate Planner			
<b>Report results back to Council</b>	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When	
<b>Citizen Presentation</b>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	<b>Formal Agenda</b>	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/> <b>Individual Consideration</b>

**Summary:** The North Avenue Center Annexation consists of 5.44 acres of land that is located at 2938 North Avenue and is currently vacant. The petitioner’s intent is to annex and then subdivide the property into two (2) lots through the Simple Subdivision Plat process and develop the area as commercial lease retail/office space that would be named Palace Pointe Market Place. The proposed annexation lies within the Persigo 201 sewer district. The petitioner’s request acceptance of the Annexation Petition, and Second Reading of the Annexation Ordinance.

**Budget:** N/A

**Action Requested/Recommendation:** Acceptance of the Annexation Petition and Second Reading of the Annexation Ordinance during a public hearing by City Council.

**Attachments:**

- 17. Background Information/Staff Analysis
- 18. Annexation Map
- 19. Summary Sheet
- 20. Resolution of Referral
- 21. Annexation Ordinance

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		<b>2938 North Avenue</b>	
<b>Applicants:</b>		<b>North Avenue Center, LLC</b>	
<b>Existing Land Use:</b>		<b>Vacant</b>	
<b>Proposed Land Use:</b>		<b>Commercial retail/office lease space</b>	
<b>Surrounding Land Use:</b>	<b>North</b>	<b>Residential (Palace Estates Condominiums)</b>	
	<b>South</b>	<b>Commercial &amp; Vacant (School Dist. Career Center)</b>	
	<b>East</b>	<b>Commercial (Auto Sales)</b>	
	<b>West</b>	<b>Commercial (Retail/Office)</b>	
<b>Existing Zoning:</b>		<b>County C-2</b>	
<b>Proposed Zoning:</b>		<b>C-1</b>	
<b>Surrounding Zoning:</b>	<b>North</b>	<b>County RMF-8</b>	
	<b>South</b>	<b>County C-2</b>	
	<b>East</b>	<b>County C-2</b>	
	<b>West</b>	<b>City C-1</b>	
<b>Growth Plan Designation:</b>		<b>Residential Medium (4 – 8 DU/Acre)</b>	
<b>Zoning within density range?</b>	N/A	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 North Avenue Center 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.

Currently, the Growth Plan Future Land Use Map indicates this area of North Avenue to be residential with a density of 4 to 8 units per acre, however this area is proposed to be revised during the next update of the Growth Plan to reflect the current County zoning of commercial and also the current land uses along North Avenue.

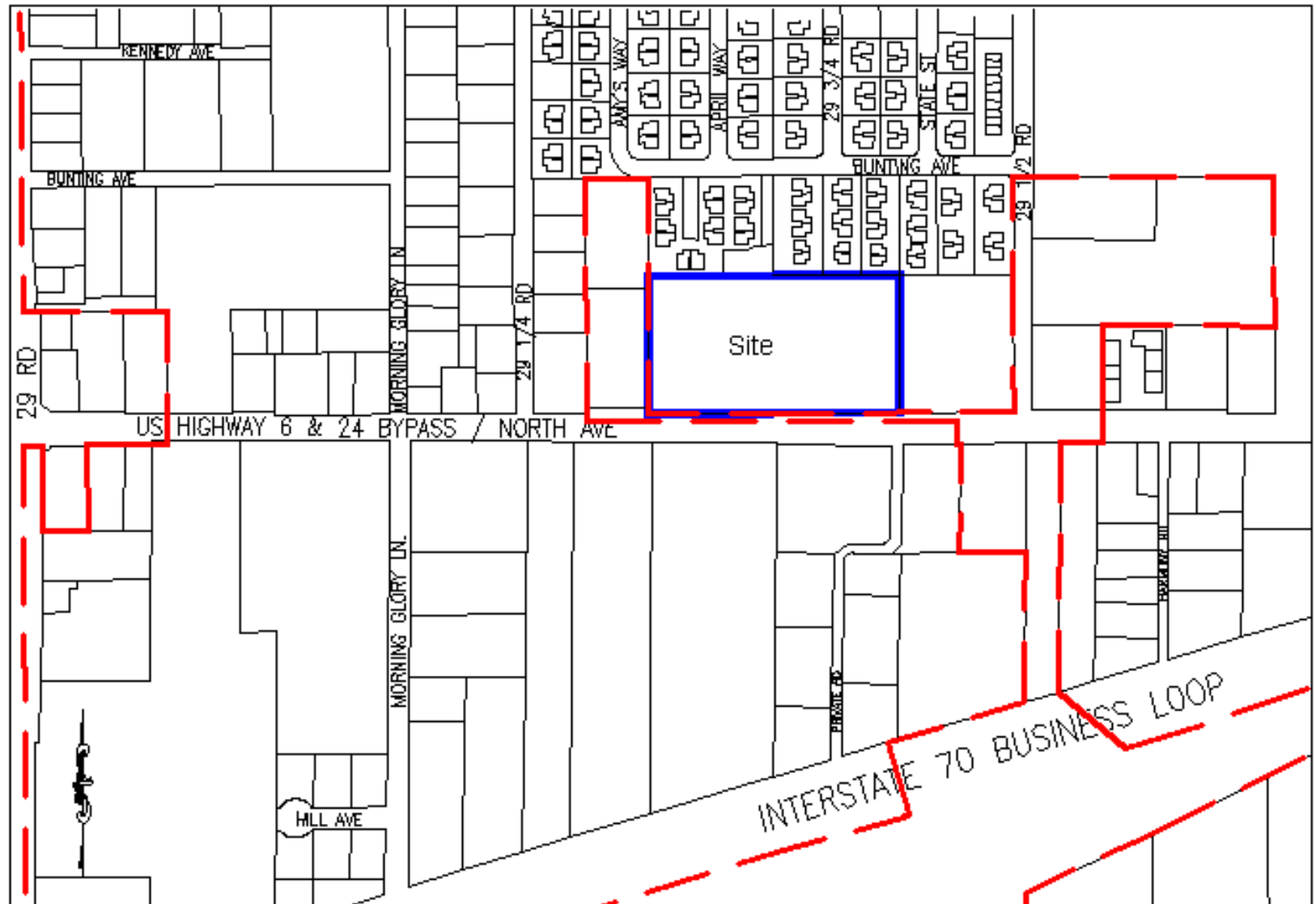
The proposed City zoning of commercial conforms to the current County zoning as allowed under the Persigo Agreement.

<b>NORTH AVENUE CENTER ANNEXATION SUMMARY</b>		
<b>File Number:</b>		<b>ANX-2002-243</b>
<b>Location:</b>		<b>2938 North Avenue</b>
<b>Tax ID Number:</b>		<b>2943-083-00-099</b>
<b>Parcels:</b>		<b>1</b>
<b>Estimated Population:</b>		<b>0</b>
<b># of Parcels (owner occupied):</b>		<b>N/A</b>
<b># of Dwelling Units:</b>		<b>N/A</b>
<b>Acres land annexed:</b>		<b>5.44 acres</b>
<b>Developable Acres Remaining:</b>		<b>5.44 acres</b>
<b>Right-of-way in Annexation:</b>		<b>N/A</b>
<b>Previous County Zoning:</b>		<b>Commercial</b>
<b>Proposed City Zoning:</b>		<b>Light Commercial (C-1)</b>
<b>Current Land Use:</b>		<b>Vacant</b>
<b>Future Land Use:</b>		<b>Commercial retail/office lease space</b>
<b>Values:</b>	<b>Assessed:</b>	<b>= \$ 58,000</b>
	<b>Actual:</b>	<b>= \$ 200,000</b>
<b>Census Tract:</b>		<b>6</b>
<b>Address Ranges:</b>		<b>2932 – 2948 (Even only)</b>
<b>Special Districts:</b>	<b>Water:</b>	<b>Ute Water District</b>
	<b>Sewer:</b>	<b>Fruitvale Water &amp; Sanitation Dist.</b>
	<b>Fire:</b>	<b>Grand Junction Rural Fire District</b>
	<b>Drainage:</b>	<b>Grand Junction Drainage District</b>
	<b>School:</b>	<b>District 51</b>

<b>ANNEXATION SCHEDULE</b>	
<b>January 15, 2003</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>January 28, 2003</b>	Planning Commission considers Zone of Annexation
<b>February 5, 2003</b>	First Reading on Zoning by City Council
<b>February 19, 2003</b>	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
<b>March 23, 2003</b>	Effective date of Annexation and Zoning

# North Ave Center Annexation

Figure 1



--- City Limits    — Annexation Boundary

**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 19<sup>th</sup> day of February, 2003, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_-03**

**A RESOLUTION ACCEPTING A PETITION  
FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT  
PROPERTY KNOWN AS  
NORTH AVENUE CENTER ANNEXATION**

**IS ELIGIBLE FOR ANNEXATION**

**LOCATED AT 2938 NORTH AVENUE**

**WHEREAS**, on the 15<sup>th</sup> day of January, 2003, 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  
NORTH AVENUE CENTER ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N 00°00'07" E along the East line of Cantrell Subdivision, as same is recorded in Plat Book 18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet; thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 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 19<sup>th</sup> day of February, 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 19<sup>th</sup> day of February, 2003.

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>
<b>January 17, 2003</b>
<b>January 24, 2003</b>
<b>January 31, 2003</b>
<b>February 7, 2003</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**NORTH AVENUE CENTER ANNEXATION**

**APPROXIMATELY 5.44 ACRES**

**LOCATED AT 2938 NORTH AVENUE**

**WHEREAS**, on the 15<sup>th</sup> day of January, 2003, 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 19<sup>th</sup> day of February, 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:**

**NORTH AVENUE CENTER ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N 00°00'07" E along the East



line of Cantrell Subdivision, as same is recorded in Plat Book 18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet; thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 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 15<sup>th</sup> day January, 2003.

**ADOPTED** and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council

**Attach 11  
Zoning North Avenue Center Annexation**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Zoning the North Avenue Center Annexation located at 2938 North Avenue					
<b>Meeting Date</b>	February 19, 2003					
<b>Date Prepared</b>	February 10, 2003				<b>File #ANX-2002-243</b>	
<b>Author</b>	Scott D. Peterson		<b>Associate Planner</b>			
<b>Presenter Name</b>	Scott D. Peterson		<b>Associate Planner</b>			
<b>Report results back to Council</b>	X	<b>No</b>		<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>		<b>Yes</b>	X	<b>No</b>	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		<b>Consent</b>	X <b>Individual Consideration</b>

**Summary:** The North Avenue Center Annexation consists of 5.44 acres of land that is located at 2938 North Avenue and is currently vacant. The petitioner's intent is to annex and then subdivide the property into two (2) lots through the Simple Subdivision Plat process and develop the area as commercial lease retail/office space that would be named Palace Pointe Market Place. The proposed zoning is C-1, Light Commercial. The Planning Commission recommended approval at its January 28, 2003 meeting.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt the ordinance which would zone the North Avenue Center Annexation as C-1, Light Commercial.

**Attachments:**

- 22. Background Information/Staff Analysis
- 23. Annexation Map
- 24. Site Location Map
- 25. Aerial Photo Map
- 26. Future Land Use Map
- 27. Existing City & County Zoning Map
- 28. Proposed Ordinance for City Council action

BACKGROUND INFORMATION			
Location:		2938 North Avenue	
Applicants:		North Avenue Center, LLC	
Existing Land Use:		Vacant	
Proposed Land Use:		Commercial retail/office lease space	
Surrounding Land Use:	North	Residential (Palace Estates Condominiums)	
	South	Commercial & Vacant (School Dist. Career Center)	
	East	Commercial (Auto Sales)	
	West	Commercial (Retail/Office)	
Existing Zoning:		County C-2	
Proposed Zoning:		C-1	
Surrounding Zoning:	North	RMF-8 (County) (4 - 8 DU/Acre)	
	South	C-2 (County)	
	East	C-2 (County)	
	West	C-1 (City)	
Growth Plan Designation:		Residential Medium (4 - 8 DU/Acre)	
Zoning within density range?		N/A	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 zone district of C-1 would be in keeping with the Persigo Agreement and current County zoning.

**Project Analysis:** Currently, the Growth Plan Future Land Use Map indicates this area of North Avenue to be residential with a density of 4 to 8 units per acre, however this area is proposed to be revised during the next update of the Growth Plan to reflect the current County zoning of commercial and also the current land uses along North Avenue.

**C-1 ZONE DISTRICT**

- The proposed Light Commercial (C-1) zoning currently does not conform to the recommended future land use as identified on the Growth Plan Future Land Use map, however this area along North Avenue is proposed to be revised during the next update of the Growth Plan Land Use Map to commercial to reflect current City and County zoning.

- Zoning this annexation as Light Commercial (C-1), meets the criteria found in Sections 2.14.F and 2.6 of the Grand Junction Zoning and Development Code.
- The property is bordered on three (3) sides to current City and County commercial zoning, east, west and south, with County residential 4 to 8 DU/Acre zoning to the north.

**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 C-2 is currently not consistent with the current land use classification of medium density residential as indicated on the Future Land Use Map of the Growth Plan. However, this area is proposed to be revised during the next update of the Growth Plan to commercial. The annexation and zone request of C-1 is consistent with current adjacent County and City commercial zoning along North Avenue.
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 currently developed and zoned in a commercial manner. All public utilities are located adjacent to the property. The subject parcel will provide an infill opportunity for commercial development that will be compatible with surrounding uses.
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;**  
Any proposed commercial retail/office development would not create adverse impacts to the adjacent existing commercial and residential areas as all development applications will be required to meet or exceed all City standards regarding street access, parking, landscaping, drainage, lighting and other infrastructure and design items.

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 proposed zoning is equivalent to the existing land uses in the area 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 and are available for commercial 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 zone property to be in conformance with the current land uses along North Avenue.

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

The proposed zone will benefit the area as it is allowing the subject property to be equivalent to the surrounding area.

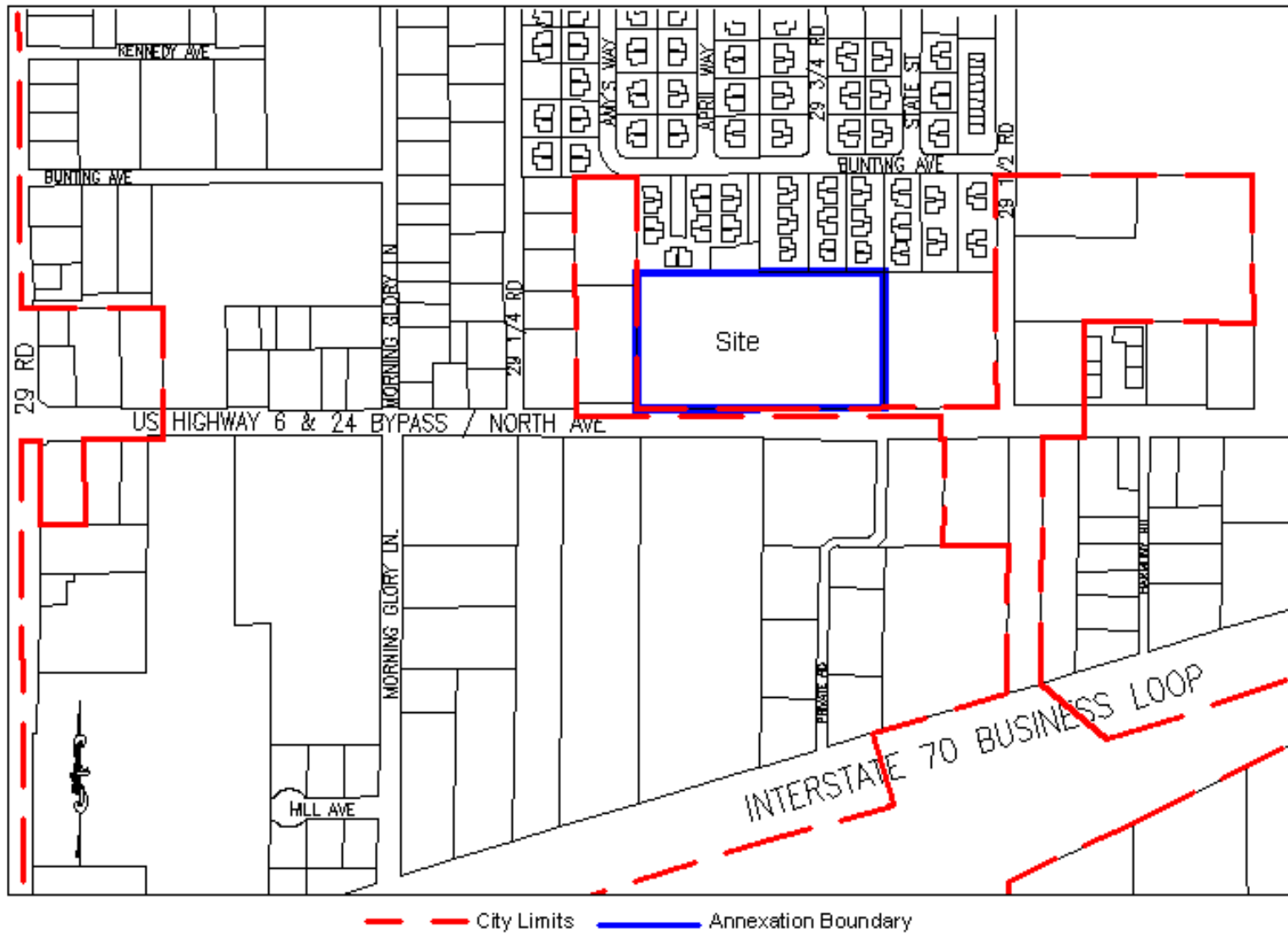
#### **FINDINGS AND CONCLUSIONS:**

1. Consistent with current County zoning as allowed under the Persigo Agreement.
2. Consistent with Sections 2.6 and 2.14 of the Zoning and Development Code.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zoning for the North Avenue Center Annexation to Light Commercial (C-1) at their January 28, 2003 meeting.

# North Ave Center Annexation

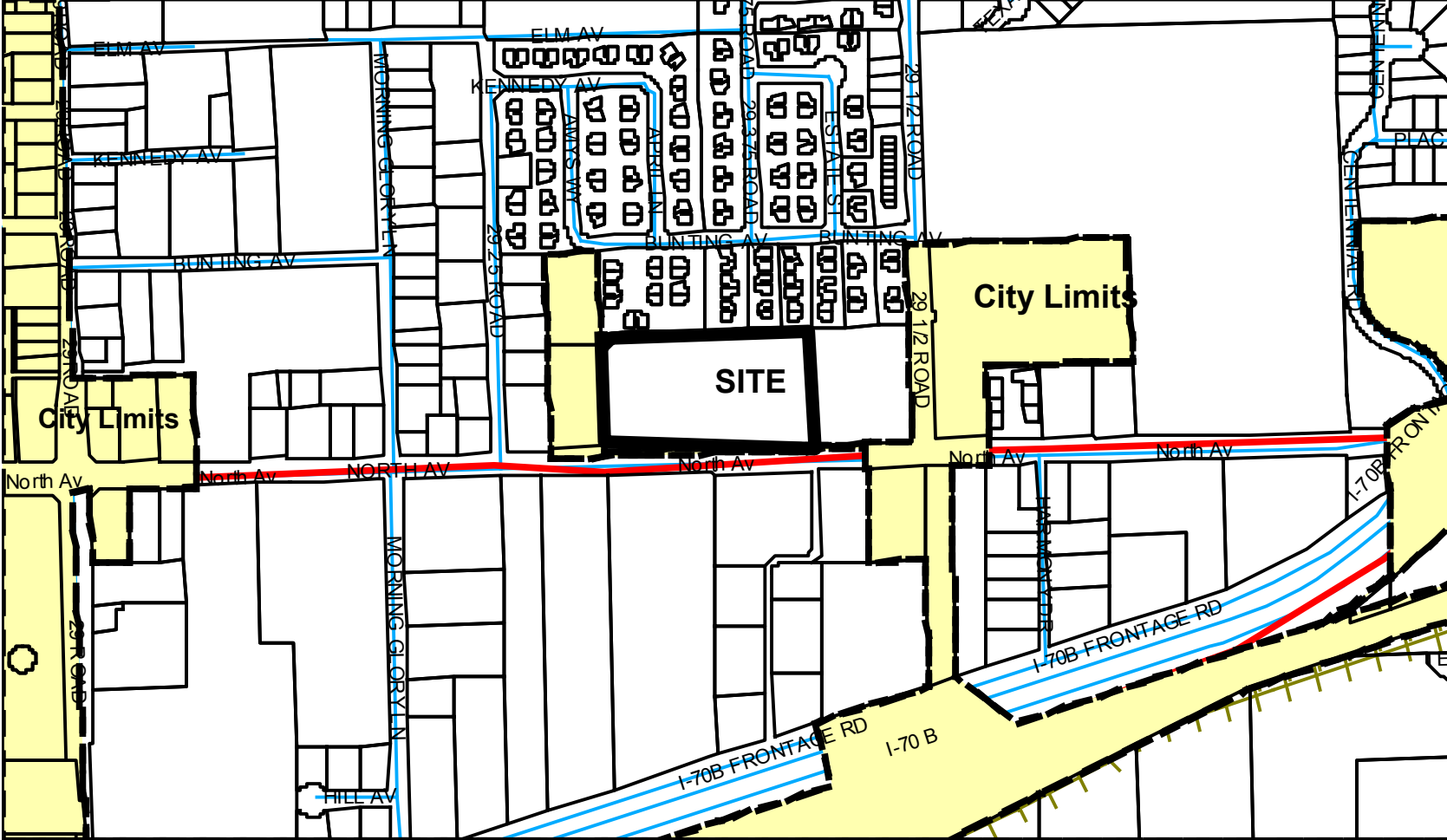
Figure 1





# Site Location Map

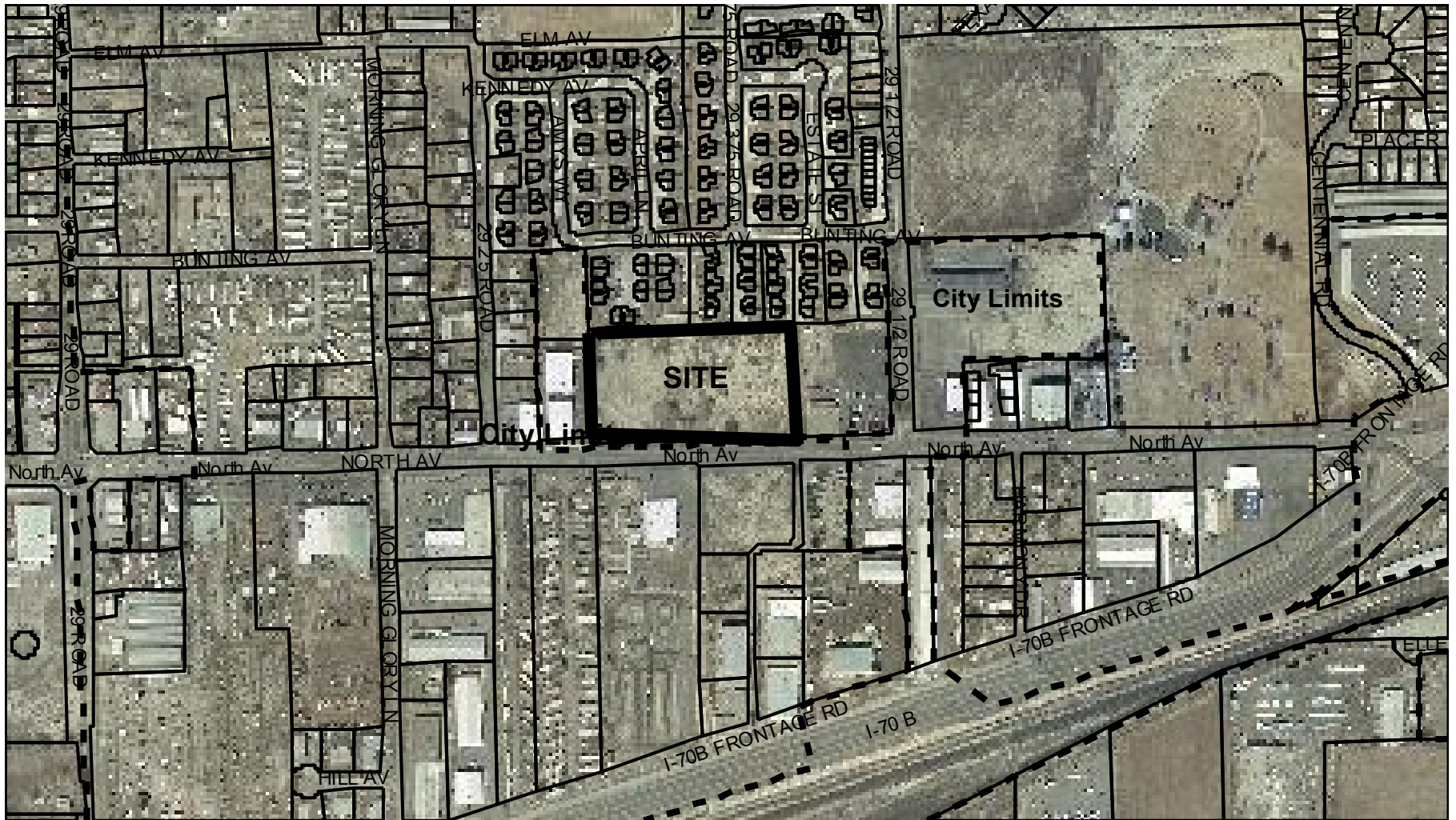
Figure 2





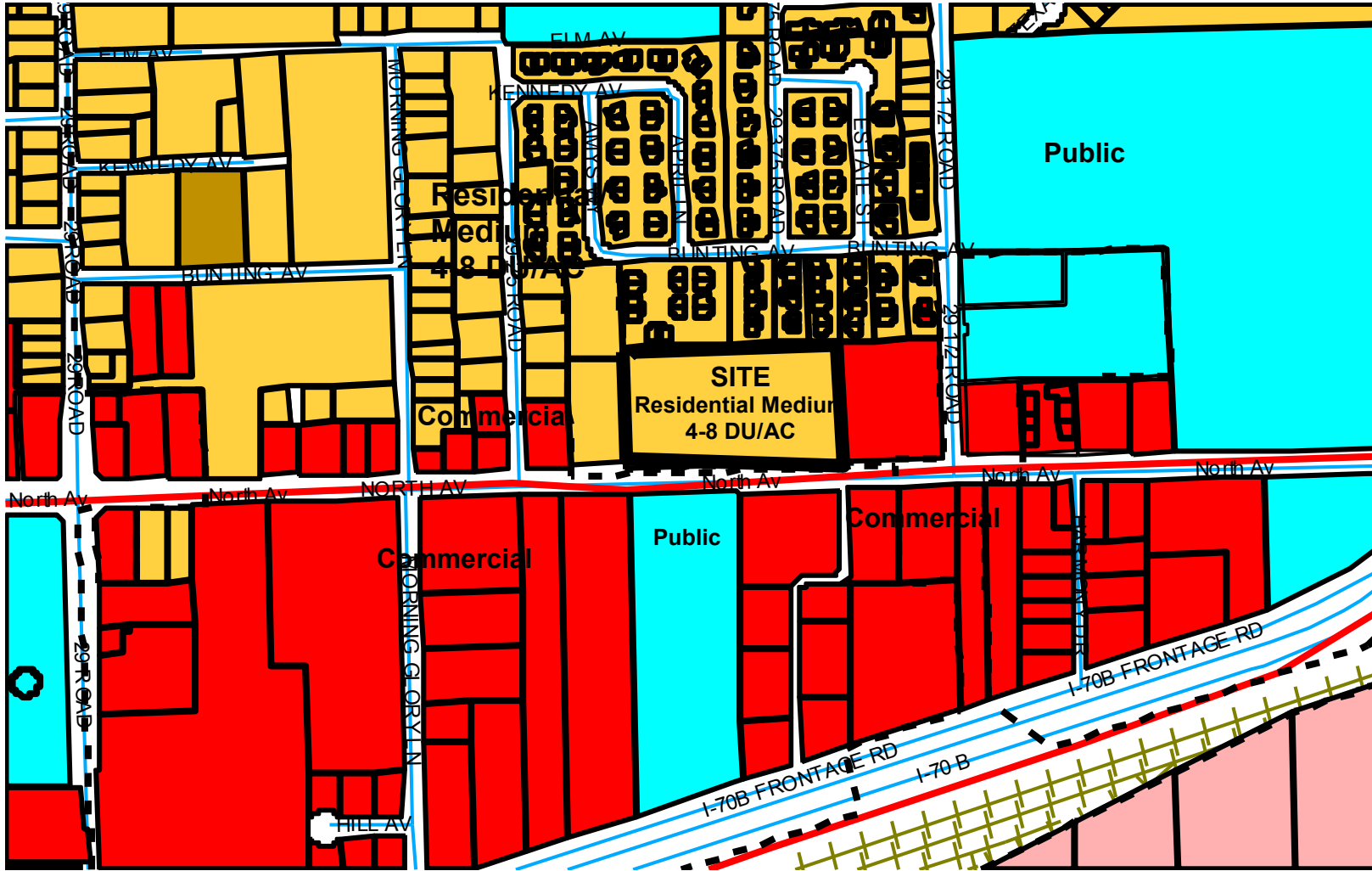
# Aerial Photo Map

Figure 3



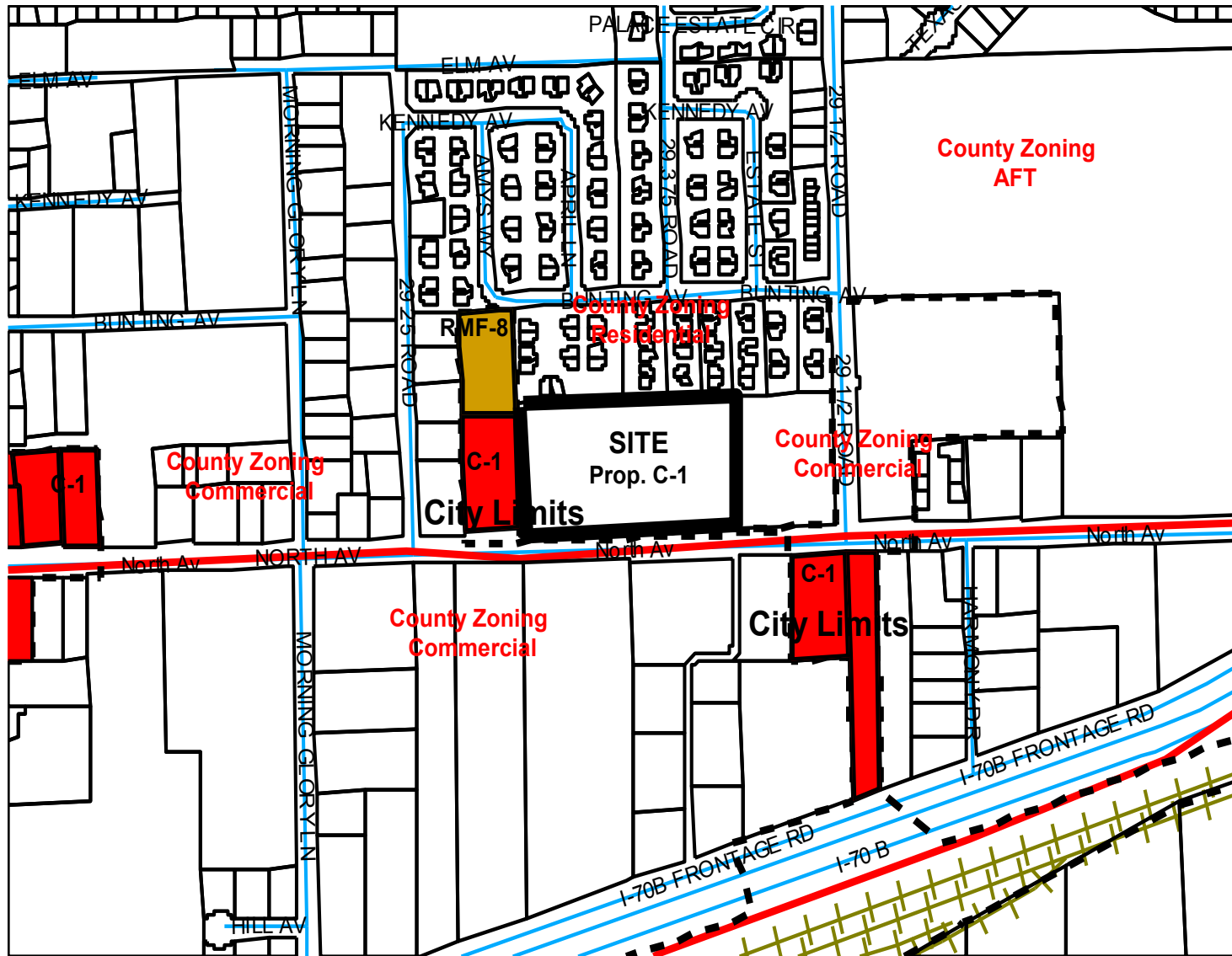
# Future Land Use Map

Figure 4



# Existing City and County Zoning

Figure 5



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE NORTH AVENUE CENTER ANNEXATION TO  
LIGHT COMMERCIAL (C-1)**

**LOCATED AT 2938 NORTH AVENUE**

Recitals.

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that a C-1 zone district be established for the following reasons:

- The zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by conforming to the current County zoning.
- 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 Light Commercial (C-1) zone district**

Includes the following tax parcel: 2943-083-00-099

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the SE 1/4 SW 1/4 of said Section 8, and assuming the South line of the SE 1/4 SW 1/4 of said Section 8 bears N 89°53'09" W and all other bearing mentioned herein are relative thereto; thence from said Point of Commencement, N 89°53'09" W along the South line of the SE 1/4 SW 1/4 of said Section 8 a distance of 332.50 feet; thence N 00°05'12" W a distance of 40.00 feet to a point on the North right of way for North Avenue (US Hwy 6) and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°53'09" W along the North right of way for North Avenue, said line lying 40.00 feet North of and parallel to, the South line of the SE 1/4 SW 1/4 of said Section 8, a distance of 659.00 feet; thence N 00°00'07" E along the East line of Cantrell Subdivision, as same is recorded in Plat Book

18, Page 261, Public Records of Mesa County, Colorado, a distance of 359.97 feet; thence S 89°53'18" E, along the South line of several Palace Estates Condominiums, as they are recorded in Condominium Book 2, Pages 88 through 93 and Page 153, Public Records of Mesa County, Colorado, a distance of 658.45 feet; thence S 00°05'12" E along a line 332.50 feet West of and parallel to, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 360.00 feet, more or less, to the Point of Beginning.

CONTAINING 5.4440 Acres (237,141.00 Square Feet), more or less, as described.

Introduced on first reading on the 5<sup>th</sup> day February, 2003.

PASSED and ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council

**Attach 12  
Red Tail Ridge Annexation**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Red Tail Ridge Annexation, South end of Buena Vista Drive					
<b>Meeting Date</b>	February 19, 2003					
<b>Date Prepared</b>	February 10, 2003				<b>File #ANX-2002-230</b>	
<b>Author</b>	Pat Cecil		Development Services Supervisor			
<b>Presenter Name</b>	Pat Cecil		Development Services Supervisor			
<b>Report results back to Council</b>	X	No		Yes	When	
<b>Citizen Presentation</b>		Yes	X	No	Name	
	Workshop	X	<b>Formal Agenda</b>		Consent	X <b>Individual Consideration</b>

**Summary:** The Red Tail Ridge Annexation is an annexation comprised of 2 parcels of land located at the south end of Buena Vista Drive, comprising a total of 13.5199 acres and includes portions of the Highway 50 South right-of-way. 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 Red Tail Ridge Annexation petition and adopt the Red Tail Ridge Annexation Ordinance.

**Attachments:**

1. Staff report/Background information
2. General Location Map
3. Aerial Photo
4. Growth Plan Map
5. Zoning Map
6. Annexation map
7. Resolution of Referral Petition
8. Annexation Ordinance

**Background Information:** See attached Staff Report/Background Information

**Staff Report/ Background Information**

<i>BACKGROUND INFORMATION</i>				
<b>Location:</b>		<i>South end of Buena Vista Drive</i>		
<b>Applicants:</b>		La Cima I, LLC, petitioner Gemni Development, LLC, developer Ciavonne & Assoc., representative		
<b>Existing Land Use:</b>		<i>Undeveloped</i>		
<b>Proposed Land Use:</b>		<i>Residential development</i>		
<b>Surrounding Land Use:</b>	<b>North</b>	<i>Residential</i>		
	<b>South</b>	Orchard Mesa Irrigation District land		
	<b>East</b>	Orchard Mesa Irrigation District land		
	<b>West</b>	Residential		
<b>Existing Zoning:</b>		RSF-R (County)		
<b>Proposed Zoning:</b>		RSF-4 (Residential Single Family -4 dwelling units per acre.		
<b>Surrounding Zoning:</b>	<b>North</b>	<i>RSF-R (County) (1-3 acre parcels)</i>		
	<b>South</b>	RSF-R (County) (OM Irrigation District)		
	<b>East</b>	RSF-R (County) (OM Irrigation District)		
	<b>West</b>	<i>RSF-R (County) (1-3 acre parcels)</i>		
<b>Growth Plan Designation:</b>		Residential Medium Low 2-4		
<b>Zoning within density range?</b>		X	Yes	No

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 13.5199 acres of land and is comprised of two parcels. 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.

<b><i>ANNEXATION SCHEDULE</i></b>	
<b>01/15/03</b>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
<b>01/28/03</b>	Planning Commission considers Zone of Annexation
<b>02/5/03</b>	First Reading on Zoning by City Council
<b>02/19/03</b>	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
<b>03/23/03</b>	Effective date of Annexation and Zoning

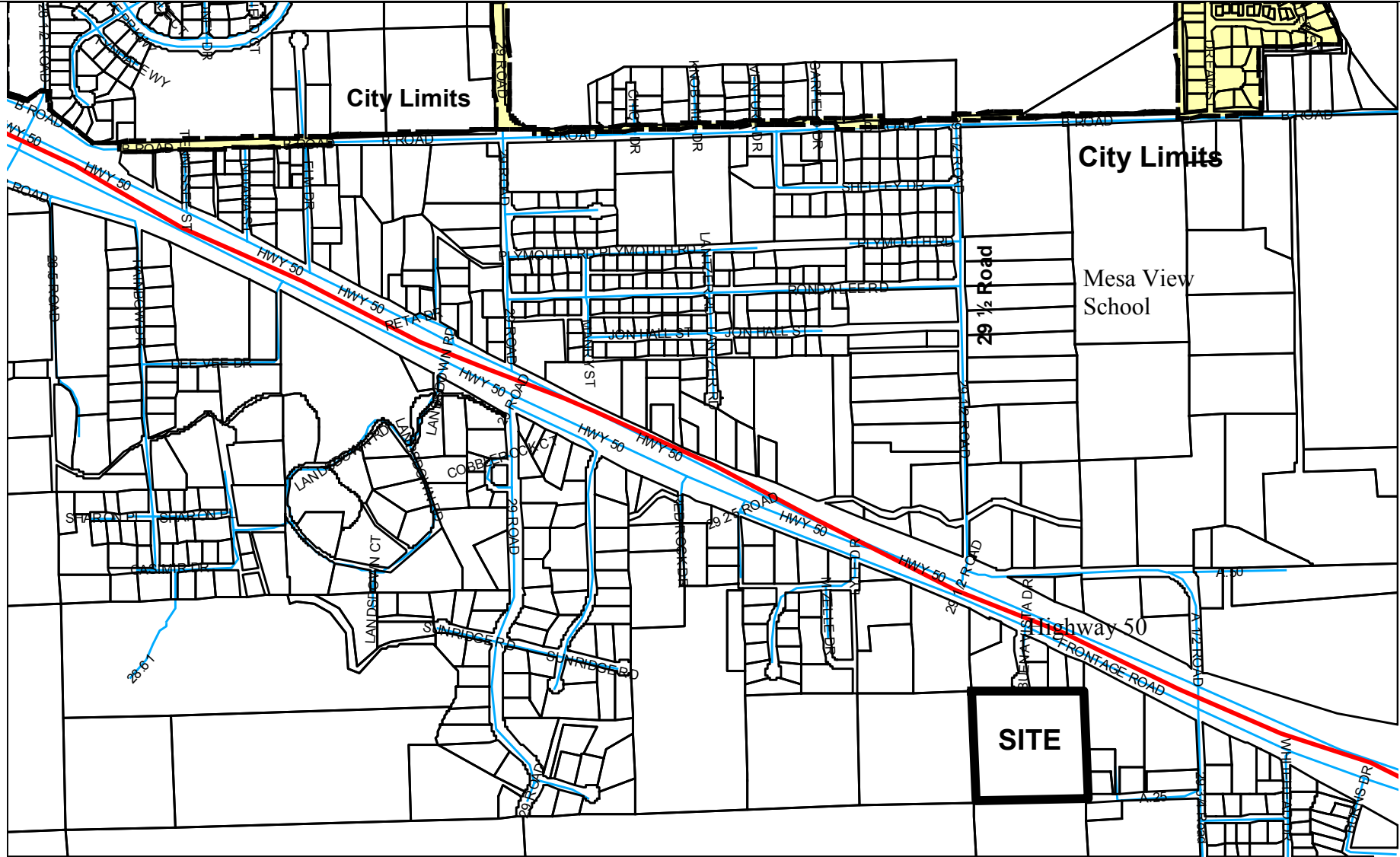


**RED TAIL RIDGE ANNEXATION SUMMARY**

<b>File Number:</b>		ANX-2002-230
<b>Location:</b>		South end of Buena Vista Road and portions of the Highway 50 South right-of-way
<b>Tax ID Number:</b>		2943-324-00-007
<b>Parcels:</b>		2
<b>Estimated Population:</b>		0
<b># of Parcels (owner occupied):</b>		0
<b># of Dwelling Units:</b>		0
<b>Acres land annexed:</b>		13.5199 acres
<b>Developable Acres Remaining:</b>		10.38 acres
<b>Right-of-way in Annexation:</b>		3.1399 acres
<b>Previous County Zoning:</b>		RSF-R
<b>Proposed City Zoning:</b>		RSF-4
<b>Current Land Use:</b>		Undeveloped
<b>Future Land Use:</b>		Residential Medium Low 2-4
<b>Values:</b>	<b>Assessed:</b>	\$17,720
	<b>Actual:</b>	\$61,100
<b>Census Tract:</b>		13
<b>Address Ranges:</b>		East to West: 2950 through 2962 North to South: 125 through 137
<b>Special Districts:</b>	<b>Water:</b>	Ute Water District
	<b>Sewer:</b>	Orchard Mesa
	<b>Fire:</b>	GJ Rural Fire District
	<b>Drainage:</b>	Orchard Mesa
	<b>School:</b>	District 51
	<b>Pest:</b>	N/A

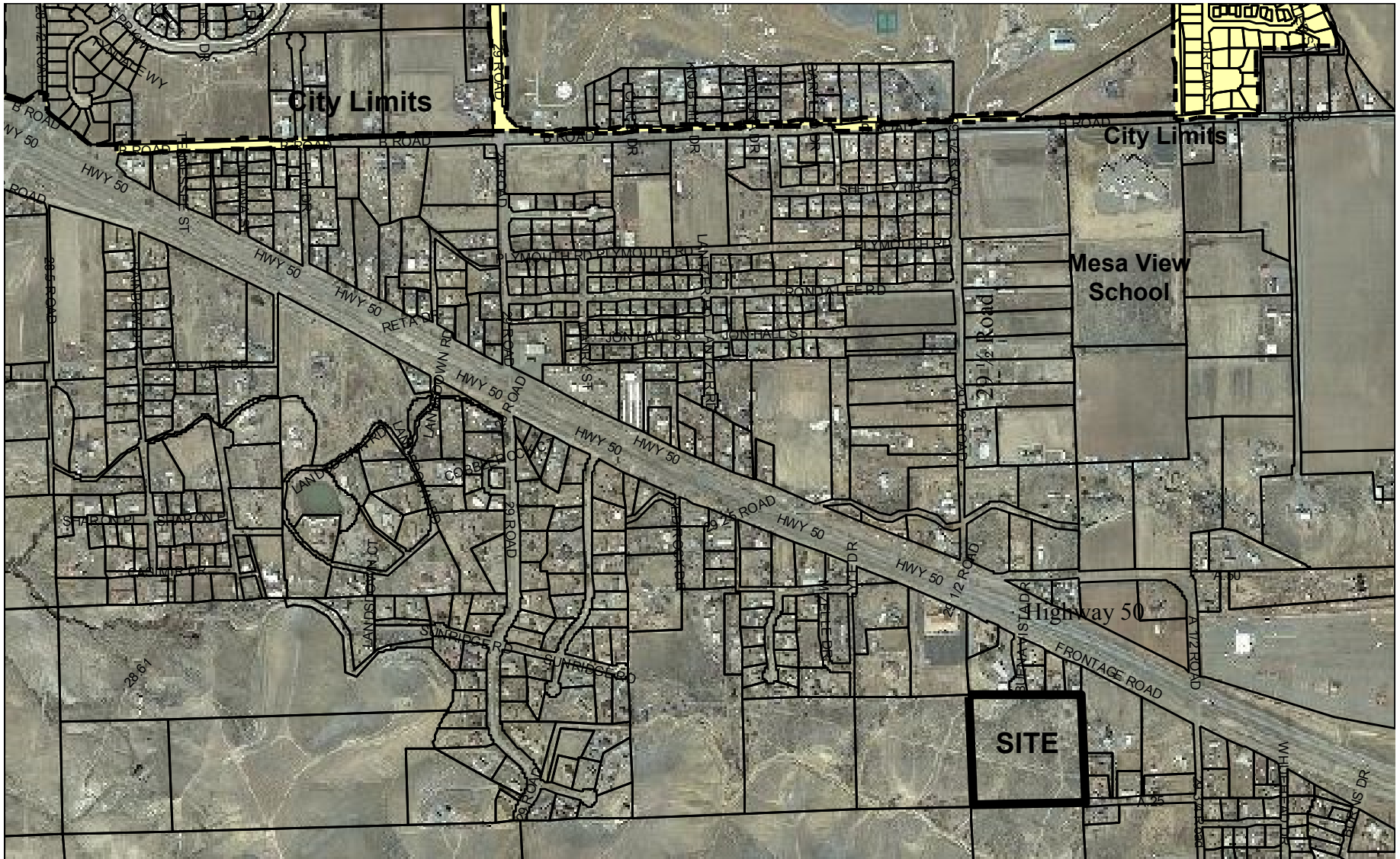
# Site Location Map

Figure 1



# Aerial Photo Map

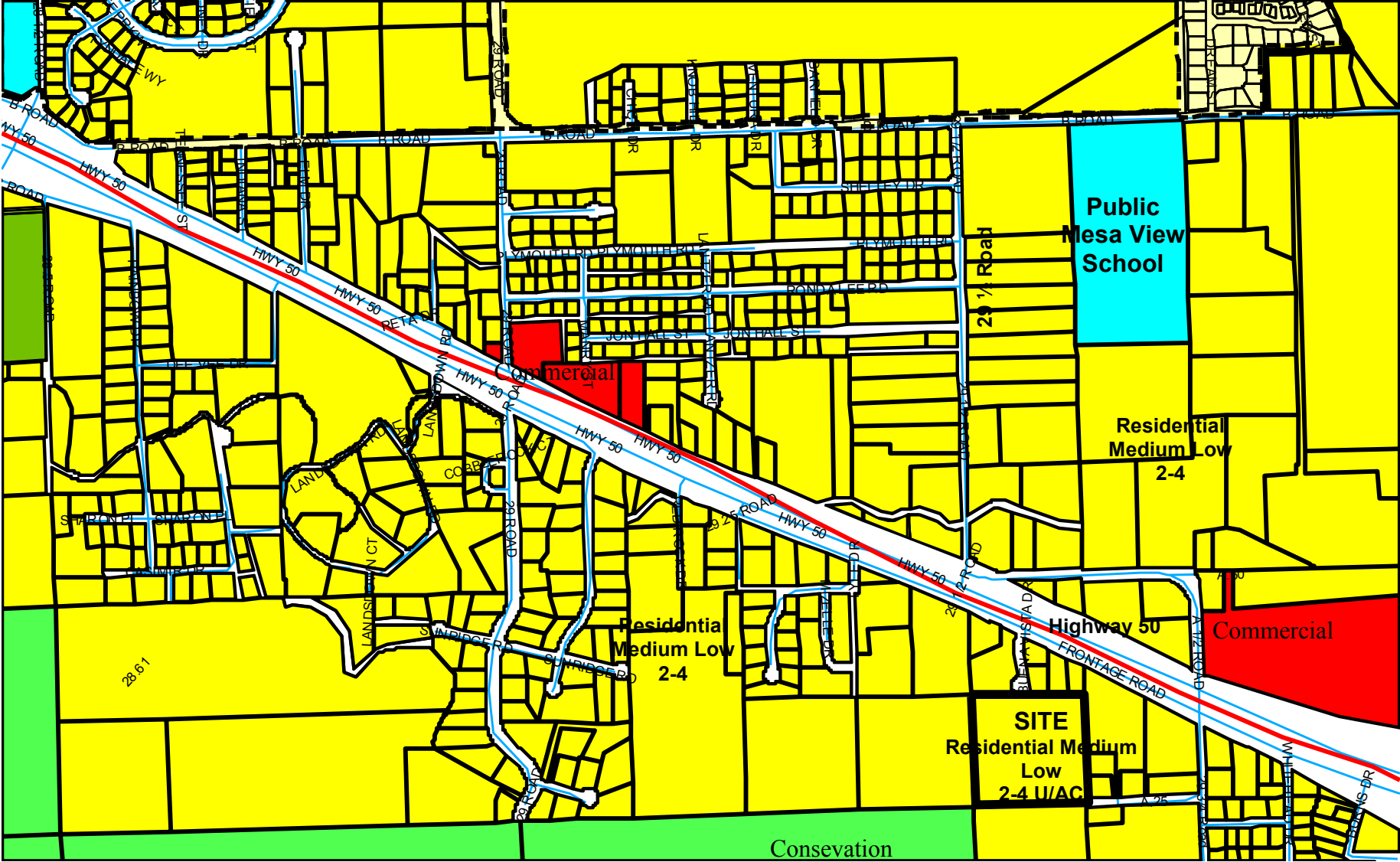
Figure 3





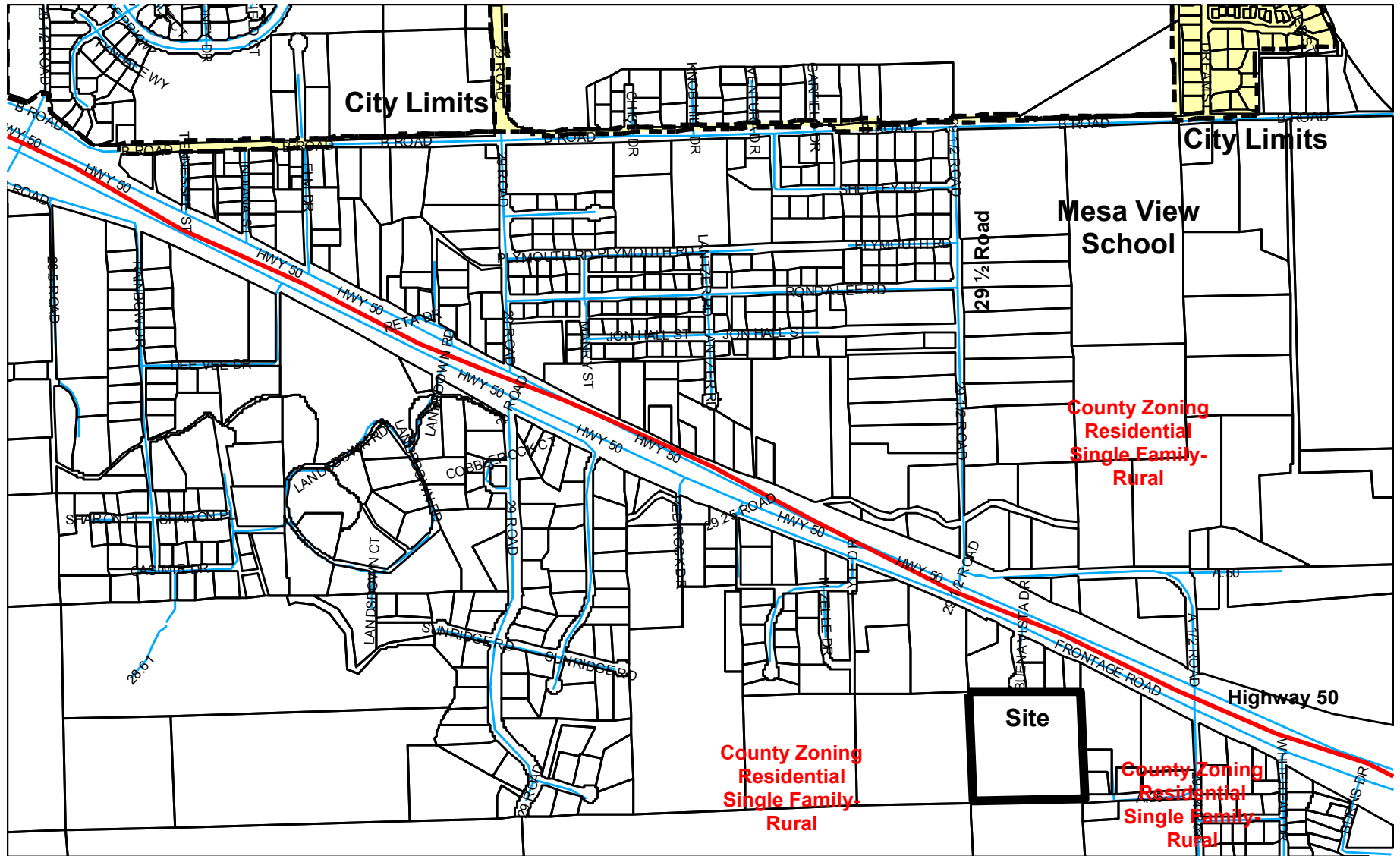
# Future Land Use Map

Figure 4



# Existing City and County Zoning

Figure 5



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION**

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

**RED TAIL RIDGE ANNEXATION NO. 1 & 2**

**LOCATED at the south end of BUENA VISTA ROAD and including portions of the Highway 50 South right-of-way**

**WHEREAS**, on the 15th day of January, 2003, 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:

Red Tail Ridge Annexation No. 1

A certain parcel of land lying in Section 32, 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 Northwest corner of the Northeast Quarter (NE 1/4) of said Section 32 and assuming the West line of the NE 1/4 of said Section 32 bears S 00°02'43" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 89°52'02" E along the North line of the NE 1/4 of said Section 32 a distance of 1319.33 feet; thence S 00°11'54" E a distance of 30.00 feet; thence S 89°52'02" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 of said Section 32, a distance of 1319.21 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32 a distance of 629.98 feet; thence N 89°48'18" E a distance of 30.00 feet to a point being the Northwest corner of Lot 1, Country Estates, as same is recorded in Plat Book 11, Page 129, Public Records of Mesa County, Colorado; thence S 00°02'43" E along the East right of way for 29 1/2 Road, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 32, also being the West line of said Country Estates, a distance of 989.93 feet to a point being the Southwest corner of Lot 7 of said Country Estates; thence S 89°42'52" W a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32, a distance of 990.01 feet to a point being the Center of said Section 32; thence S 63°44'41" E through the right of way for Highway 50, a distance of 750.00 feet; thence S 26°15'19" W a distance of 2.00 feet; thence N 63°44'41" W a distance of 751.24 feet; thence N 00°02'43" W along a line 2.00 feet West of and parallel to, the West line of the NE 1/4 of

said Section 32, a distance of 331.24 feet; thence S 89°57'17" W a distance of 31.00 feet to a point being the Southeast corner of Lot 2, Replat of Lot 5 Country Home Estates, as same is recorded in Plat Book 13, Page 522, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 33.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Replat of Lot 5 Country Home Estates, a distance of 406.47 feet; thence N 89°57'17" E, along the North line of said Replat of Lot 5 Country Home Estates, a distance of 3.00 feet to a point being the Southeast corner of Lot 4, Country Home Estates, as same is recorded in Plat Book 12, Page 211, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 30.00 West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Country Home Estates, a distance of 583.46 feet to a point being the Northeast corner of Lot 1 of said Country Home Estates; thence N 89°49'17" E a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence N 00°02'43" W along the West line of the NE 1/4 of said Section 29, a distance of 410.01 feet; thence S 89°51'27" W a distance of 25.00 feet; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 25.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of the Baldwin Subdivision Second Filing, as same is recorded in Plat Book 11, Page 102, Public Records of Mesa County, Colorado, a distance of 859.92 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence Northwesterly along the arc of said curve, through a central angle of 90°05'57", a distance of 31.45 feet; thence S 89°51'20" W, along the South right of way for B Road, being a line 30.00 feet South of and parallel to, the North line of the Northwest Quarter (NW 1/4) of said Section 32, also being the North line of said Baldwin Subdivision Second Filing, a distance of 366.02 feet; thence N 00°08'40" W a distance of 30.00 feet to a point on the North line of the NW 1/4 of said Section 32; thence N 89°51'18" E along the North line of the NW 1/4 of said Section 32, a distance of 411.10 feet, more or less, to the Point of Beginning.

CONTAINING 3.1399 Acres (136,774.35 Square Feet) more or less, as described.

### Red Tail Ridge Annexation No 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Center of said Section 32 and assuming the West line of the NW 1/4 SE 1/4 of said Section 32 bears S 00°05'43" E and all other bearings mentioned herein are relative thereto; thence from said Point of Commencement, S 00°05'43" E along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 2.23 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 63°44'41" E a distance of 749.01 feet; thence N 26°15'19" E a



distance of 2.00 feet; thence S 63°44'41" E a distance of 200.00 feet; thence S 26°15'19" W a distance of 4.00 feet; thence N 63°44'41" W a distance of 530.49 feet; thence S 18°28'17" W a distance of 159.04 feet to a point on the East right of way for Buena Vista Drive, as same is shown on the Plat of Buena Vista Subdivision, as recorded in Plat Book 8, Page 38, Public Records of Mesa County, Colorado, said point being the beginning of a 200.00 foot radius curve, concave East, whose long chord bears S 05°15'28" W; thence Southerly along the arc of said curve, through a central angle of 27°26'57", a distance of 95.82 feet; thence S 09°05'43" E a distance of 225.44 feet to a point being the Southwest corner of Lot 2, said Plat of Buena Vista Subdivision; thence N 89°54'17" E a distance of 304.27 feet, more or less, to a point being the Northeast corner of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW 1/4 NW 1/4 SE 1/4) of said Section 32; thence S 00°06'23" E a distance of 652.93 feet, more or less, to a point being the Southeast corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence S 89°29'14" W a distance of 654.33 feet, more or less, to a point being the Southwest corner of the SW1/4 NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.70 feet, more or less, to a point being the Northwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32 and the Southwest corner of Lot 3, Replat of Buena Vista Subdivision, as same is recorded in Plat Book 9, Page 167, Public Records of Mesa County, Colorado; thence N 89°54'17" E a distance of 291.38 feet to the Point of Cusp of a 50.00 foot radius curve, concave East, whose long chord bears N 04°35'43" W; thence Northerly along the arc of said curve, through a central angle of 171°00'00", a distance of 149.23 feet; thence N 09°05'43" W along the West right of way for said Buena Vista Drive, a distance of 116.90 feet to a point being the beginning of a 250.00 foot radius curve, concave East, whose long chord bears N 05°08'31" E; thence Northerly along the arc of said curve, through a central angle of 27°28'21", a distance of 119.87 feet; thence N 18°28'17" E a distance of 12.27 feet, more or less, to a point on the South right of way for Highway 50 as shown on said Replat of Buena Vista Subdivision; thence S 62°21'43" E, along said South right of way, a distance of 48.62 feet; thence N 18°28'17" E a distance of 154.79 feet; thence N 63°44'41" E a distance of 415.51 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W, along said West line, a distance of 2.23 feet, more or less, to the Point of Beginning.

CONTAINING 10.3800 Acres (452,153.79 Sq. Ft.), more or less, as described.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 19<sup>th</sup> day of February, 2003; 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                    , 2003.

Attest:

\_\_\_\_\_

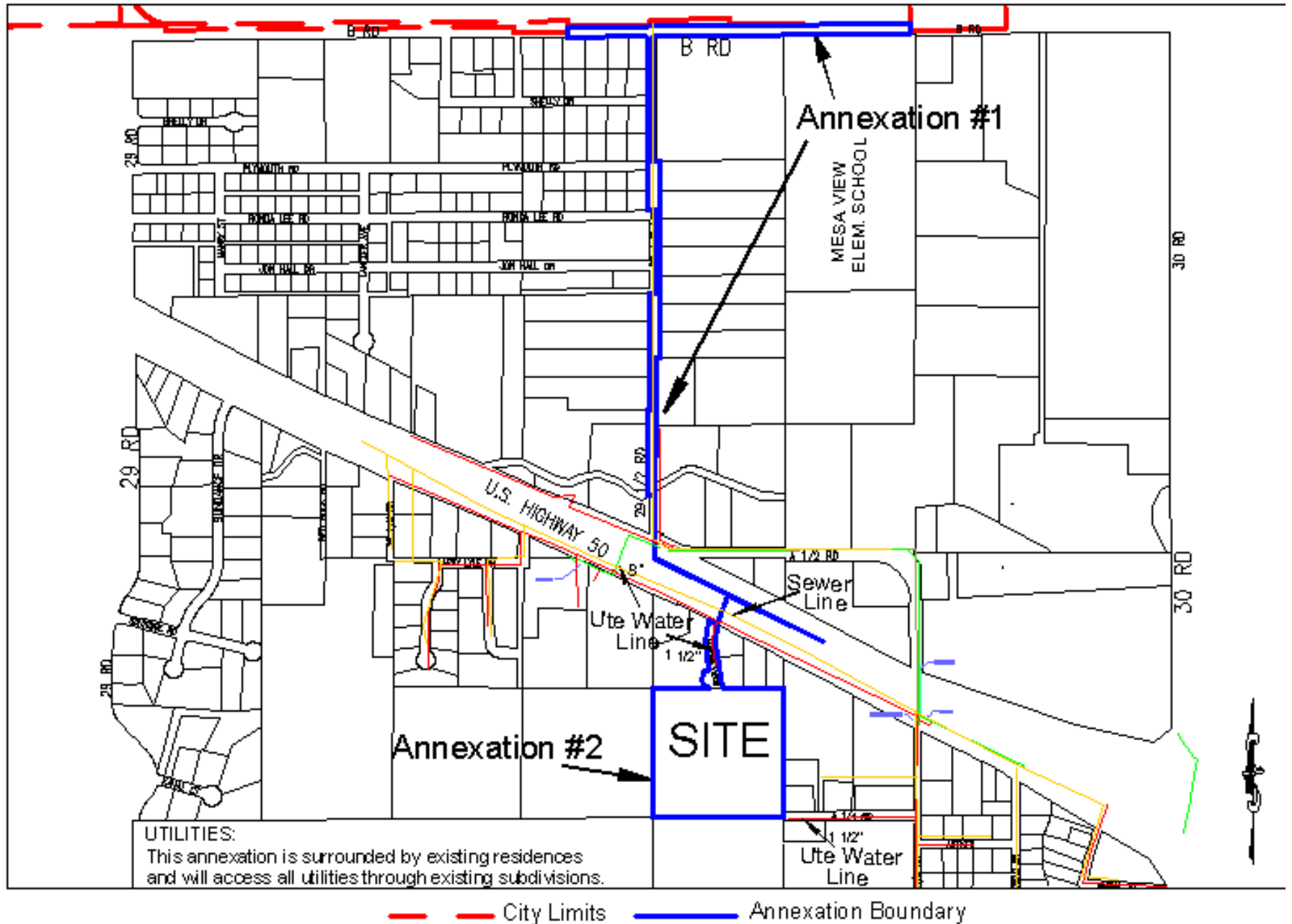
President of the Council

\_\_\_\_\_

City Clerk

# RED TAIL RIDGE ANNEXATIONS #1 & #2

Figure 5



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**RED TAIL RIDGE ANNEXATION NO. 1**

**APPROXIMATELY 3.1399 ACRES**

**LOCATED WITHIN THE HIGHWAY 50 SOUTH RIGHT-OF-WAY**

**WHEREAS**, on the 15<sup>th</sup> day of January, 2003, 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 19<sup>th</sup> day of February, 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 situated in Mesa County, Colorado, and described to wit:

A certain parcel of land lying in Section 32, 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 Northwest corner of the Northeast Quarter (NE 1/4) of said Section 32 and assuming the West line of the NE 1/4 of said Section 32 bears S 00°02'43" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 89°52'02" E along the North line of the NE 1/4 of said Section 32 a distance of 1319.33 feet; thence S 00°11'54" E a distance of 30.00 feet; thence S 89°52'02" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 of said Section 32, a distance of 1319.21 feet to a point on the West line of the NE 1/4 of said Section 32; thence

S 00°02'43" E along the West line of the NE 1/4 of said Section 32 a distance of 629.98 feet; thence N 89°48'18" E a distance of 30.00 feet to a point being the Northwest corner of Lot 1, Country Estates, as same is recorded in Plat Book 11, Page 129, Public Records of Mesa County, Colorado; thence S 00°02'43" E along the East right of way for 29 1/2 Road, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 32, also being the West line of said Country Estates, a distance of 989.93 feet to a point being the Southwest corner of Lot 7 of said Country Estates; thence S 89°42'52" W a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32, a distance of 990.01 feet to a point being the Center of said Section 32; thence S 63°44'41" E through the right of way for Highway 50, a distance of 750.00 feet; thence S 26°15'19" W a distance of 2.00 feet; thence N 63°44'41" W a distance of 751.24 feet; thence N 00°02'43" W along a line 2.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, a distance of 331.24 feet; thence S 89°57'17" W a distance of 31.00 feet to a point being the Southeast corner of Lot 2, Replat of Lot 5 Country Home Estates, as same is recorded in Plat Book 13, Page 522, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 33.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Replat of Lot 5 Country Home Estates, a distance of 406.47 feet; thence N 89°57'17" E, along the North line of said Replat of Lot 5 Country Home Estates, a distance of 3.00 feet to a point being the Southeast corner of Lot 4, Country Home Estates, as same is recorded in Plat Book 12, Page 211, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 30.00 West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Country Home Estates, a distance of 583.46 feet to a point being the Northeast corner of Lot 1 of said Country Home Estates; thence N 89°49'17" E a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence N 00°02'43" W along the West line of the NE 1/4 of said Section 29, a distance of 410.01 feet; thence S 89°51'27" W a distance of 25.00 feet; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 25.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of the Baldwin Subdivision Second Filing, as same is recorded in Plat Book 11, Page 102, Public Records of Mesa County, Colorado, a distance of 859.92 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence Northwesterly along the arc of said curve, through a central angle of 90°05'57", a distance of 31.45 feet; thence S 89°51'20" W, along the South right of way for B Road, being a line 30.00 feet South of and parallel to, the North line of the Northwest Quarter (NW 1/4) of said Section 32, also being the North line of said Baldwin Subdivision Second Filing, a distance of 366.02 feet; thence N 00°08'40" W a distance of 30.00 feet to a point on the North line of the NW 1/4 of said Section 32; thence N 89°51'18" E

along the North line of the NW 1/4 of said Section 32, a distance of 411.10 feet, more or less, to the Point of Beginning.

CONTAINING 3.1399 Acres (136,774.35 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 15<sup>th</sup> day of January, 2003.

**ADOPTED** and ordered published this \_\_\_ day of \_\_\_\_\_, 2003.

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**

**RED TAIL RIDGE ANNEXATION NO. 2**

**APPROXIMATELY 10.3800 ACRES**

**LOCATED WITHIN THE HIGHWAY 50 SOUTH RIGHT-OF-WAY**

**WHEREAS**, on the 15<sup>th</sup> day of January, 2003, 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 19<sup>th</sup> day of February, 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 situated in Mesa County, Colorado, and described to wit:  
A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Center of said Section 32 and assuming the West line of the NW 1/4 SE 1/4 of said Section 32 bears S 00°05'43" E and all other bearings mentioned herein are relative thereto; thence from said Point of Commencement, S 00°05'43" E along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 2.23 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 63°44'41" E a distance of 749.01 feet; thence N 26°15'19" E a distance of 2.00 feet; thence S 63°44'41" E a distance of 200.00 feet; thence S 26°15'19" W a distance of 4.00 feet; thence N 63°44'41" W a distance of 530.49 feet; thence S 18°28'17" W a distance of 159.04 feet to a point on the East right of way for Buena Vista Drive, as same is shown on the Plat of Buena Vista Subdivision, as recorded in Plat Book 8, Page 38, Public Records of Mesa County, Colorado, said point being the beginning of a 200.00 foot radius curve, concave East, whose long chord bears S 05°15'28" W; thence Southerly along the arc of said curve, through a central angle of 27°26'57", a distance of 95.82

feet; thence S 09°05'43" E a distance of 225.44 feet to a point being the Southwest corner of Lot 2, said Plat of Buena Vista Subdivision; thence N 89°54'17" E a distance of 304.27 feet, more or less, to a point being the Northeast corner of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter (SW 1/4 NW 1/4 SE 1/4) of said Section 32; thence S 00°06'23" E a distance of 652.93 feet, more or less, to a point being the Southeast corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence S 89°29'14" W a distance of 654.33 feet, more or less, to a point being the Southwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W along the West line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.70 feet, more or less, to a point being the Northwest corner of the SW 1/4 NW 1/4 SE 1/4 of said Section 32 and the Southwest corner of Lot 3, Replat of Buena Vista Subdivision, as same is recorded in Plat Book 9, Page 167, Public Records of Mesa County, Colorado; thence N 89°54'17" E a distance of 291.38 feet to the Point of Cusp of a 50.00 foot radius curve, concave East, whose long chord bears N 04°35'43" W; thence Northerly along the arc of said curve, through a central angle of 171°00'00", a distance of 149.23 feet; thence N 09°05'43" W along the West right of way for said Buena Vista Drive, a distance of 116.90 feet to a point being the beginning of a 250.00 foot radius curve, concave East, whose long chord bears N 05°08'31" E; thence Northerly along the arc of said curve, through a central angle of 27°28'21", a distance of 119.87 feet; thence N 18°28'17" E a distance of 12.27 feet, more or less, to a point on the South right of way for Highway 50 as shown on said Replat of Buena Vista Subdivision; thence S 62°21'43" E, along said South right of way, a distance of 48.62 feet; thence N 18°28'17" E a distance of 154.79 feet; thence N 63°44'41" E a distance of 415.51 feet to a point on the West line of the NW 1/4 SE 1/4 of said Section 32; thence N 00°05'43" W, along said West line, a distance of 2.23 feet, more or less, to the Point of Beginning.

CONTAINING 10.3800 Acres (452,153.79 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 15<sup>th</sup> day of January, 2003.

**ADOPTED** and ordered published this \_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



**Attach 13  
Zoning Red Tail Ridge Annexation**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Zoning the Red Tail Ridge Annexation, located at the south end of Buena Vista Drive					
<b>Meeting Date</b>	February 19,2003					
<b>Date Prepared</b>	February 10, 2003				File #ANX-2002-230	
<b>Author</b>	Pat Cecil		Development Services Supervisor			
<b>Presenter Name</b>	Pat Cecil		Development Services Supervisor			
<b>Report results back to Council</b>	X	No		Yes	When	
<b>Citizen Presentation</b>		Yes	X	No	Name	
	<b>Workshop</b>	X	<b>Formal Agenda</b>			<b>Consent</b> X <b>Individual Consideration</b>

**Summary:** The Red Tail Ridge Annexation is requesting that a zoning of RSF-4 be applied to the 9.88 acres. The Planning Commission at its January 28, 2003 hearing recommended approval of the zone of annexation.

**Budget:** N/A

**Action Requested/Recommendation:** Conduct the public hearing and adopt a RSF-4 zoning for the Red Tail Ridge Annexation.

**Attachments:**

- 9. Staff report/Background information
- 10. Letters of Concern (4)
- 11. General Location Map
- 12. Aerial Photo
- 13. Growth Plan Map
- 14. Zoning Map
- 15. Annexation map
- 16. Ordinance

**Background Information:** See attached Staff Report/Background Information

### Staff Report/ Background Information

<b>Location:</b>		South end of Buena Vista Drive	
<b>Applicants:</b>		La Cima I, LLC, petitioner Gemni Development, LLC, developer Ciavonne & Assoc., representative	
<b>Existing Land Use:</b>		Undeveloped	
<b>Proposed Land Use:</b>		Residential development	
<b>Surrounding Land Use:</b>	<b>North</b>	Residential	
	<b>South</b>	Orchard Mesa Irrigation District land	
	<b>East</b>	Orchard Mesa Irrigation District land	
	<b>West</b>	Residential	
<b>Existing Zoning:</b>		RSF-R (County)	
<b>Proposed Zoning:</b>		RSF-4 (Residential Single Family -4 dwelling units per acre.	
<b>Surrounding Zoning:</b>	<b>North</b>	RSF-R (County) (1-3 acre parcels)	
	<b>South</b>	RSF-R (County) (OM Irrigation District)	
	<b>East</b>	RSF-R (County) (OM Irrigation District)	
	<b>West</b>	RSF-R (County) (1-3 acre parcels)	
<b>Growth Plan Designation:</b>		Residential Medium Low 2-4	
<b>Zoning within density range?</b>	<b>X</b>	<b>Yes</b>	<b>No</b>

**Rezoning:** The requested zone of annexation to the RSF-4 district is consistent with the Growth Plan density of 2-4 dwelling units per acre. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or 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:

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 Buena Vista Road and from A 1/4 Road. Additional access points will be developed from the property to the east and the south.

**Public Comments:** Three letters of concern were received for the project, that primarily expressed concern regarding the design of the preliminary plat which has not been scheduled for Planning Commission review. One of the letters does express concern over the proposed density of the project, which is a result of the proposed zoning to the RSF-4 zone district

**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.



Linda Sparks  
141 Buena Vista Dr.  
Grand Junction, Co. 81503

City of Grand Junction  
Community Development Dept.  
250 N. 5<sup>th</sup> Street  
Grand Junction, Co. 81501

RECEIVED  
DEC 23 2002  
COMMUNITY DEVELOPMENT  
DEPT.

Re: Anx-2002-230-Red Tail Ridge

Planner Pat Cecil and the Planning Dept;

I am writing concerning a proposed subdivision on the land next door to my home. I attended a neighborhood meeting on December 3. I felt many questions were answered unsatisfactorily. So I am putting my concerns in writing.

**POPULATION DENSITY:**

I am not opposed to a subdivision in this location, but I believe the lots and size of homes need to be similar to the size of those in the existing Buena Vista Subdivision (1/3 –1/2 acre) to maintain our quality of life. Thirty-eight lots on 9.88 acres, when you consider space for streets, cul-de-sacs, curbs, sidewalks, holding ponds, etc, gives me the impression this proposal's primary purpose is to make money for the developers.

**ACCESS:**

Why is Buena Vista Dr. the only entrance-exit being considered when A ¼ Road is available? Because the people using A ¼ Road as a private drive got so angry at this proposal the developers decided to leave them alone and use "my semi-private drive" as the sole entrance and exit for these 38 families. That is not right. A ¼ Road is located strategically at the southeast corner would alleviate some pressure on the north entrance at Buena Vista Dr. I am trying to be reasonable, but I will get angry, too, if it will help. Developing A ¼ Road should be included in this plan. I will not be able to get out of my own driveway with 60 vehicles racing to one exit every morning. I would suggest at the very least, speed bumps at both entrances.

**IRRIGATION:**

The developers said at the meeting that their subdivision may use the same headgate my neighbor, Shawna Wells, and I share with everyone east of us to 29 ¾ Road. That would be a disaster for us, in that we already wait for water. I feel the subdivision should be required to have a separate headgate. Also, the ditch above the 9.88 acres has been leaking for years all along the property. I am ¼ mile away from the ditch and water seeps down and runs in front of my

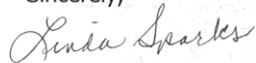
house. I have had to direct it down the gully in order to keep my drive way dry. Repeated calls to the Orchard Mesa Irrigation have not helped. I cannot help wondering if this will be corrected before the development washes down the gully.

PROPERTY DIVISION: (FENCE)

Lastly, the developers are suggesting a split-rail fence at the entrance of their Red Tail Ridge Subdivision. I do not feel this will be a barrier enough to keep the children and pets from 38 households out of my yard. As the person who will live next door to this new development, I would ask that the fence dividing my property from their development be a substantial privacy fence that borders the south side of my property, as well as the Krummel property. (We have discussed this.) We envision a thick stucco or adobe fence the full length of both properties that tapers down in height at the entrance.

Thank you for considering my requests. I am not an expert in any of these matters as your department is, but I have to live with the results you your decisions. I appreciate the opportunity of having my concerns heard.

Sincerely,



Linda Sparks

SPARKS SOUTH BOUNDARY →



← KRUMME SOUTH BOUNDARY

KRUMME EAST BOUNDARY

← BUENA VISTA DR

PROPOSED change from cul-de-sac through ST.



A 1/4 ROAD



Shawna Wells  
143 Buena Vista Drive  
Grand Junction, CO 81503

December 16, 2002

Pat Cecil  
Development Services Supervisor  
250 N. 5th Street  
Grand Junction, CO 81501

To Whom It May Concern:

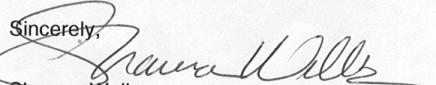
I am writing this letter to voice my opinion on the development of the Red Tail Run subdivision, which will be located near my property and that of my neighbors. My primary concern is vehicle access to the new development. Currently the only planned access to Red Tail is via Buena Vista, which runs right in front of my house. The new subdivision will include 38 homes, meaning 76 cars or more will likely use Buena Vista multiple times each day.

I believe the developers, the city government, or both need to make arrangements for a second entrance/exit. A second access road was proposed initially and then scrapped due to residents' complaints. I obviously sympathize with the homeowners and share their concerns, but it makes much more sense to distribute the traffic burden over two access roads and inconvenience affected property holders equally. Relying on a single entrance is a disservice to potential residents of Red Tail, owners of homes on or near Buena Vista, and all citizens of Grand Junction who uphold the values of fairness and good sense.

Whether Buena Vista is the single access point for Red Tail or one of several, I also feel that speed bumps should be installed near the intersection with the Highway 50 frontage road. Drivers on a straight, busy road such as Buena Vista, leading to a major highway such as Route 50, will likely travel in excess of 30 miles per hour. Not only will the traffic level and speed increase disturbing noise and pollution for my neighbors and me, but it will also lead to unsafe conditions for current residents and future Red Tail homeowners (especially children, the elderly, and anyone with handicaps affecting mobility or judgment). As a personal aside, I expect to find backing out of my driveway each morning (in order to go to work and contribute my taxes to help fund projects such as Red Tail!) exceptionally difficult even with the speed bumps to help regulate traffic flow; without them, I cannot imagine how long I will have to wait to leave my driveway safely.

My final suggestion is to consider building a divider between existing homes and the new subdivision. Current residents chose the location for peace, quiet, and a uniquely appealing quality of life. My neighbors and I fear the atmosphere we have enjoyed for years (and in some cases decades) will change dramatically for the worse with 38 homes being built "in our backyards." A wall, perhaps adobe or brick, would not only be fitting and attractive, but it would also help set off the new neighborhood and establish a strong sense of place that would appeal to new homeowners. A chain link or painted wood fence back in the desert might indicate some separation, but it would be unattractive and wouldn't match the landscaping.

Thank you for carefully considering my concerns and suggestions. I understand what the Red Tail subdivision means for the city, and I do not wish to stand in the way of progress, but my concerns for my property value and quality of life are legitimate and quite serious. I appreciate your time and any help you can offer.

Sincerely,  
  
Shawna Wells

**RECEIVED**  
DEC 16 2002  
COMMUNITY DEVELOPMENT  
DEPT.

December 13, 2002

Pat Cecil  
Development Services Supervisor  
250 North Fifth Street  
Grand Junction, CO 81501

We reside in Orchard Mesa at 2953 Highway 50, immediately North of the proposed Red Tail Subdivision.

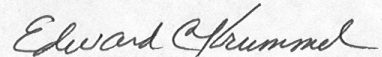
We would like to express our displeasure with the plot layout as planned: the ONE road planned for access AND egress to this subdivision is Buena Vista Drive, a dusty two-lane roadway at best, with residents of 38 proposed homes wanting to enter or leave at will, not to mention fire trucks, delivery vehicles, ambulances, trash pickups, etc., thereby creating a horrendous bottleneck for all concerned.

An alternate possibility, A-1/4 Road, was platted and deeded as a proposed roadway many years ago (January 5, 1967 map, Book 727, Page 107), AND does dead-end at the southeast corner of the proposed subdivision.

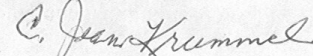
It could, AND SHOULD, be utilized as a secondary access/egress point, eliminating the possibility of residents being held without a chance of leaving or entering said subdivision.

All it would take would be a minor accident on Buena Vista (or on the Highway 50 frontage road, or on Highway 50 itself for that matter) and ALL traffic (and that includes emergency vehicles) would be unable to travel in or out.

Consideration of this potential problem should be given, and rightly so, for all concerned.



Edward C. Krummel



C. Jean Krummel

*Kelly - separate ltr.  
to each CC  
member.*

FEB 12

Linda Sparks  
141 Buena Vista Dr.  
Grand Junction, Co. 81503

City Council of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, Co. 81501

Re: Anx-2002-230-Red Tail Ridge

February 10, 2003

Dear Mayor Enos-Martinez,

I recently attended a community- planning meeting in which the Red Tail Ridge Subdivision was recommended for annexation. This was my first experience of this kind and I was insecure about what to do. I spoke with the planner on this project, Pat Cecil. He very kindly explained to me that I could attend the meeting and get my concern on the record. I was not sure if I should actually state all my concerns at that meeting or not; Thus the reason for this letter.

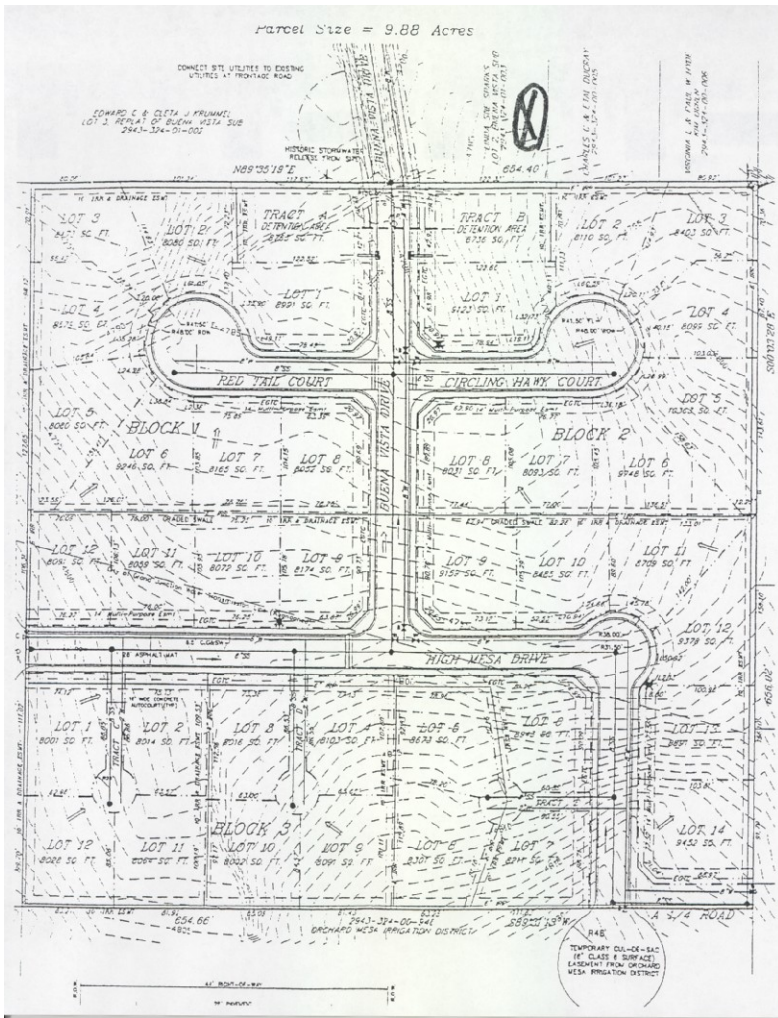
The Buena Vista Subdivision where I live is approximately 4 acres and contains 4 houses. The Red Tail Ridge Subdivision is 9.88 acres and is proposed to contain 38 houses. I did the math on that and it comes out to .26 acre per lot. That figure less the streets, cul-de-sacs, curbs, sidewalks, retention areas, a common area (which is not in the proposal) leaves me to believe this will be a very cramped area.

The developers said at one of the neighborhood meetings that the average home in the subdivision would sell for \$140,000 to \$145,000. The average selling price for a home in the Buena Vista Subdivision is \$225,000. I believe we deserve a better subdivision than this.

I wish to reiterate that this could be an extraordinary area. I am not against the Red Tail Ridge subdivision or the developers. I am concerned that they will divide the property into very small lots in order to make a larger profit and those of us in the Buena Vista Subdivision will be left to live with the results. I would rather see the developer put in half as many lots and charge twice as much. The Orchard Mesa area is rapidly growing in population now, and its growth will spiral upward when the 29 Road Bridge is finished. Please consider giving this area a RSF2 rating.

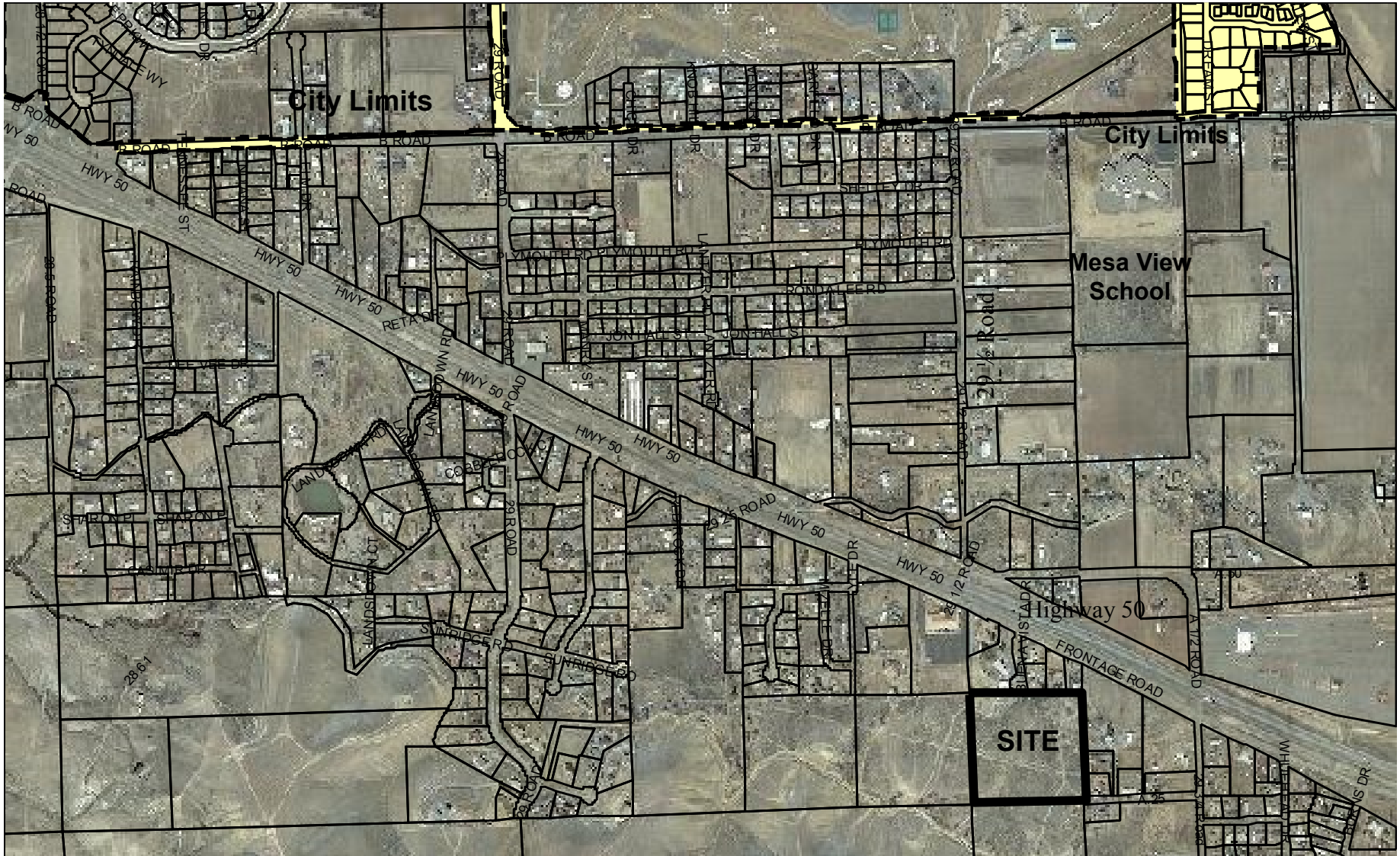
Respectfully,

*Linda Sparks*  
Linda Sparks



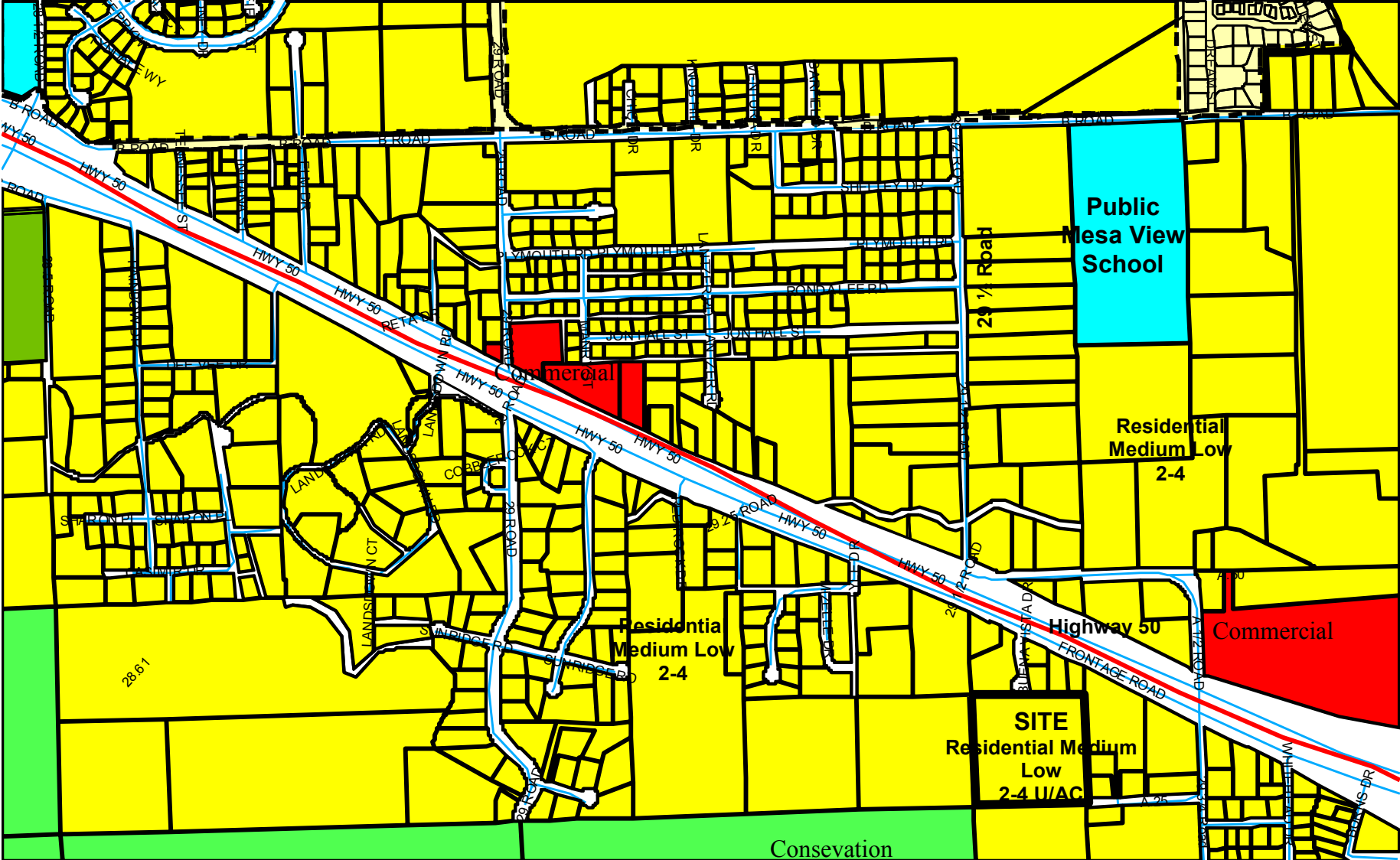
# Aerial Photo Map

Figure 3



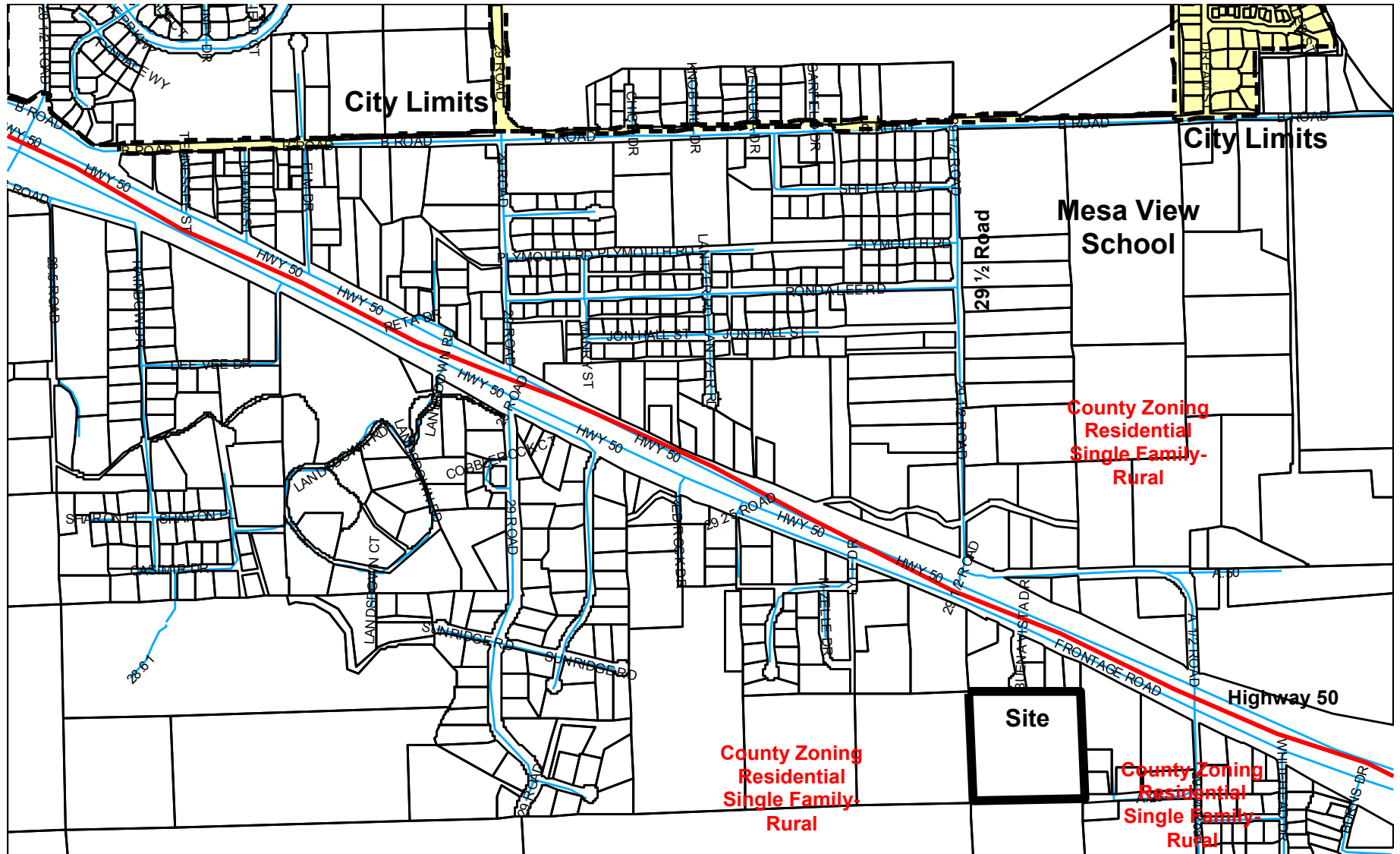
# Future Land Use Map

Figure 4



# Existing City and County Zoning

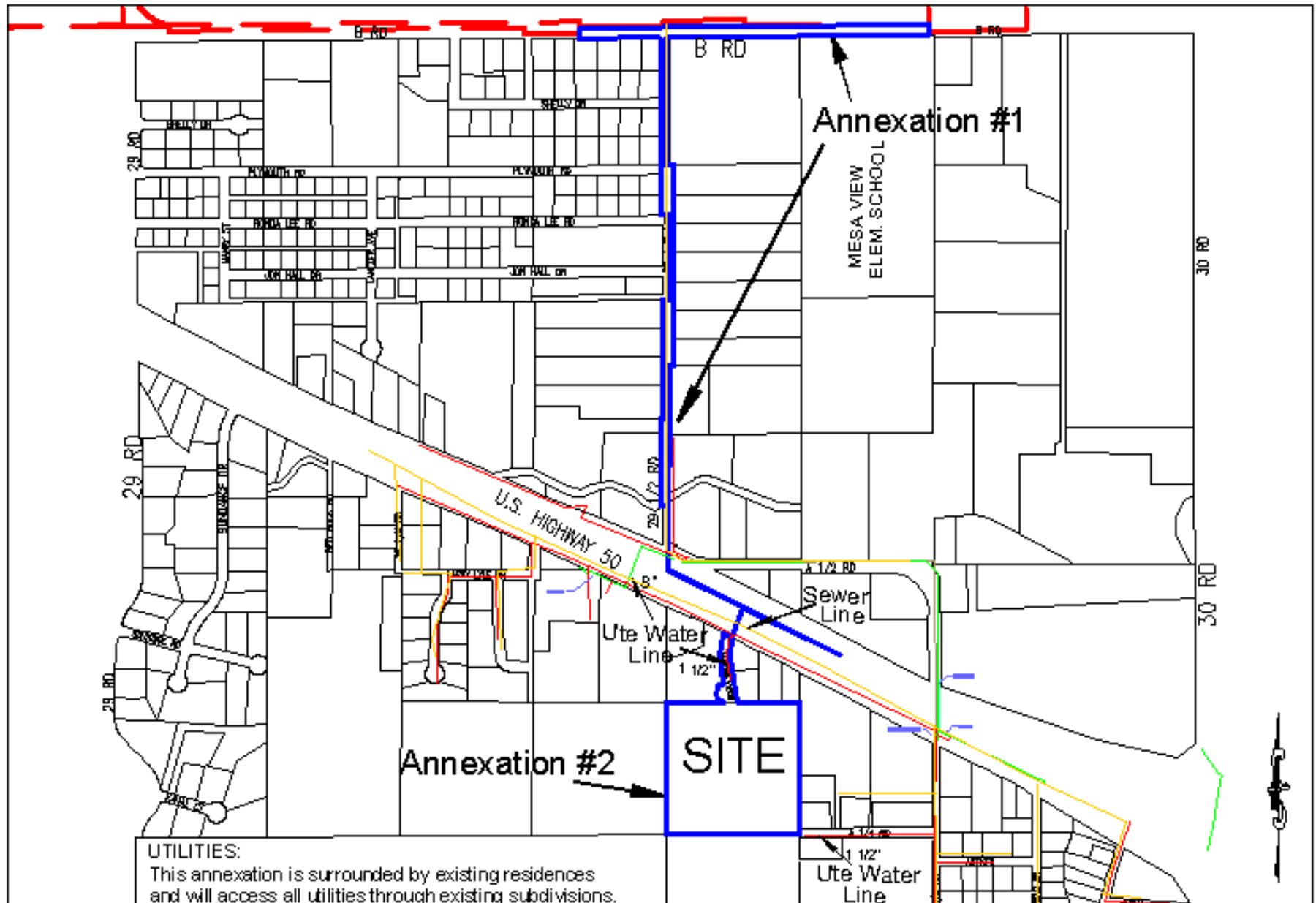
Figure 5



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

# RED TAIL RIDGE ANNEXATIONS #1 & #2

Figure 5



--- City Limits      — Annexation Boundary



# CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. \_\_\_\_\_

**An Ordinance Zoning the Red Tail Ridge Annexation to the Residential Single Family – 4 dwelling units per acre (RSF-4) district**

**Located at southerly end of Buena Vista 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: 2943-324-00-007

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa

CONTAINING 9.88 Acres (430,372.8 Sq. Ft.), more or less, as described.

Introduced on the first reading this 5<sup>th</sup> day of February, 2003.

PASSED and ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

**Attach 14**  
**Grand Valley Circulation Plan Revision**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>		<b>Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)</b>					
<b>Meeting Date</b>		February 19, 2003					
<b>Date Prepared</b>		February 10, 2003			<b>File #PLN-2002-161</b>		
<b>Author</b>		Senta Costello		<b>Associate Planner</b>			
<b>Presenter Name</b>		Tim Moore		<b>Public Works Manager</b>			
<b>Report results back to Council</b>		X	No		Yes	When	
<b>Citizen Presentation</b>			Yes	X	No	Name	
	<b>Workshop</b>	X	<b>Formal Agenda</b>			<b>Consent</b>	X <b>Individual Consideration</b>

**Summary:** A request to approve a District Map, as a part of the Grand Valley Circulation Plan, bounded by 25 ½ Road, 26 Road, F ¾ Road, and G Road.

The Planning Commission reviewed the proposed District Map on January 28, 2003 and recommended approval.

**Budget:** N/A

**Action Requested/Recommendation:** Adoption of the District Map for the area bounded by 25 ½ Road, 26 Road, F ¾ Road and G Road amending the Grand Valley Circulation Plan (GVCP).

**Attachments:**

- **Maps**
  - o **1**
  - o **2**
  - o **3**
- **Approved Planning Commission Minutes dated January 28, 2003**
- **Resolution**

**Background Information:.**

**Location:** 25 ½ Road to 26 Road between F ¾ Road and G Road.

As requested by City Council at their May 1, 2002 meeting, this District Map has been prepared for your consideration and is a separate issue from the zoning of Valley Meadows North. Valley Meadows North must still be reviewed through the Preliminary and Final Plan processes. Planning Commission unanimously recommended approval of the District Map.

**Area Description:** The area encompassed by this district is bounded on the west by 25 ½ Rd., on the east by North 1<sup>st</sup> St. and 26 Rd., on the north by G Rd. and on the south by a combination of F ¾ Rd., undeveloped land, and the Valley Meadows East subdivision. The district area is identified in Figure 1 and includes a combination of the developed Moonrise East (at 3.8 lots per acre), several existing large single family residential lots (that are not likely to develop further), and three large undeveloped or under-developed parcels that are likely to develop into subdivisions with appreciable numbers of homes.

The City Council has already heard a rezoning request for a parcel located north of Valley Meadows East Subdivision owned by EDKA Land Co., LLC. This matter is currently in litigation regarding the City's denial of a rezoning request. The only access to the subdivision at initial build-out would have been via Chama Lane and Kapota St through the Valley Meadows East Subdivision. The two remaining large undeveloped parcels to the northeast have not been developed and are crossed by the Beehive Ditch, an open drainage channel.

The proposed district area is surrounded by developed subdivisions, including Moonridge Falls on the west with 68 lots at 2.4 lots per acre, Valley Meadows East to the south with 45 lots at 3 lots per acre, and The Estates to the north with 14 lots at 1 lot per 2 acres. The remainder of the area surrounding the proposed district includes medium- to large-sized single-family residential lots and parcels zoned RSF-1 and RSF-2. South of the east end of the proposed district is the 6.7-acre Patterson parcel zoned RSF-1 which could be developed into a subdivision in the future.

Development potential for the district and surrounding area includes the following:

- The Patterson parcel - 6.7 acres zoned RSF-1; development potential ranges from 6 to 7 lots at RSF-1 zoning to up to 28 lots at RSF-4 zoning.
- The EDKA parcel (Valley Meadows North - acres zoned RSF-R; development potential ranges from 7 lots at RSF-1 to approximately 24 lots at RSF-4.
- The Burnell parcel (east of the Valley Meadows North parcel - 10.8 acres zoned RSF-R; development potential ranges from 10 lots at RSF-1 to 42 lots at RSF-4.
- The Jones parcel (northeast of the Burnell parcel - 13.1 acres zoned RSF-R; development potential ranges from 13 lots at RSF-1 to 52 lots at RSF-4.

The Grand Junction Growth Plan shows a proposed future land use designation for this parcel of residential medium-low which corresponds to residential, medium- to low-density with 2 to 4 lots per acre. All other undeveloped parcels in and around the district area have future land-use designation of residential-low, corresponding to a density of 0.5 to 2 units per acre. If all parcels in this District are developed at a density of 4 units per acre (RSF-4 zoning), there would be 146 new homes.

**Purpose:** This plan identifies general street layouts, access, and connectivity that could serve the area, while meeting City development and engineering standards.

**Applicable Plans:** The proposed amendment to the Grand Valley Circulation Plan reflects consideration of assigned land uses and the traffic generated by those uses. It implements the following goals and policies of the Growth Plan.

Goal 23: To foster a well-balanced transportation system that supports the use of a variety of modes of transportation, including automobile, local transit, pedestrian and bicycle use.

Policy 23.1: Exhibit V.11 lists the functional classifications of streets in the community. The City and County will classify all streets in accordance with this exhibit.

Functional Street Class	Function	Character
Local	Provide local access to individual lots; carry low volumes of traffic at low speeds.	Discontinuous; designed to discourage use by through traffic; stop signs at most intersections.

Policy 23.2: The City and County will develop a Major Street Plan to classify existing and future streets, to use as a basis for development review and help prioritize capital improvement programming. New development will be required to provide transportation improvements that are consistent with the adopted Major Street Plan.

Policy 23.8: The City and County will require vehicular, bike and pedestrian connections between adjacent projects when such connections improve traffic flow and safety.

Goal 24: To develop and maintain a street system which effectively moves traffic throughout the community.

The Grand Valley Circulation Plan was originally adopted under the title Major Street Plan by the City of Grand Junction in 1998. Mesa County adopted the identical plan in 1999, under the title Grand Valley Circulation Plan - Urban Element. The Plan was revised and adopted by the City and County in 2001.

Individual Amendments of the Grand Valley Circulation Plan are accomplished through District Maps such as this.

### **CIRCULATION AND CONNECTIVITY NEEDS**

**This revised plan is proposed to address the needs below by assuring that existing planning goals are achieved:**

- Provide a future second access to/from the proposed Valley Meadows North Subdivision. Fire Department Standards allow no more than 30 homes to be developed in a subdivision with only one access unless an additional future second access is imminent.
- Reduce avoidable congestion at major intersections in the surrounding area and along the 25 ½ Road, G Road, and 26 Road corridors by providing access to the north and east to G Road and 1<sup>st</sup> Street. Providing interconnectivity in this area will allow vehicle and pedestrian traffic to circulate within the neighborhoods.
- Allows for future redevelopment of the Burnell parcel, which currently obtains access from G Road at a location where sight distance is limited. Even with future reconstruction of G Road, sight distance at the location of the existing access is too close to a hill and will be

substandard and particularly undesirable if and when this parcel is developed to a higher density. A street layout of the general nature shown in this District Map will provide a means of access to Valley Meadows North and Burnell east of the hill that is safer and in conformance with City standards.

### **Additional Options**

There are no deadlines associated with adoption of a District Map for this area. Staff is recommending the adoption in light of current development plans for the area. If Council chooses not to adopt a plan at this time, the effect will be to limit the future development of the area.

### **Affected Parcels**

There are three to six parcels that could be affected by this district map, if and when future development occurs. They are identified in Figure 3. The nature of the connection to F  $\frac{3}{4}$  Rd. is the most uncertain aspect of this proposal as it is possible that the Watkinson and/or Caruthers parcels may not develop at any time in the reasonably near future.

### **SUMMARY AND RECOMMENDATION**

Adoption of the 25  $\frac{1}{2}$  Road to 26 Road District Map (between F  $\frac{3}{4}$  Road and G Road) will provide additional access to three large developable parcels. The existing Valley Meadows East subdivision access is technically deficient because there is no second access; it was approved assuming access as proposed on this District map (or via the Moran parcel).to be brought into compliance with City emergency vehicle standards on emergency vehicle access requirements. The street alignments proposed in the District Map will enhance neighborhood interconnectivity within and around the district map area. Existing traffic, anticipated growth of traffic volume and the associated demand on public transportation facilities demonstrates clear evidence of the need for the development of some circulation system within the described area. Adoption of the district map will allow owners to better plan and provide safe transportation facilities that allow future and existing developments to adhere to City standards.

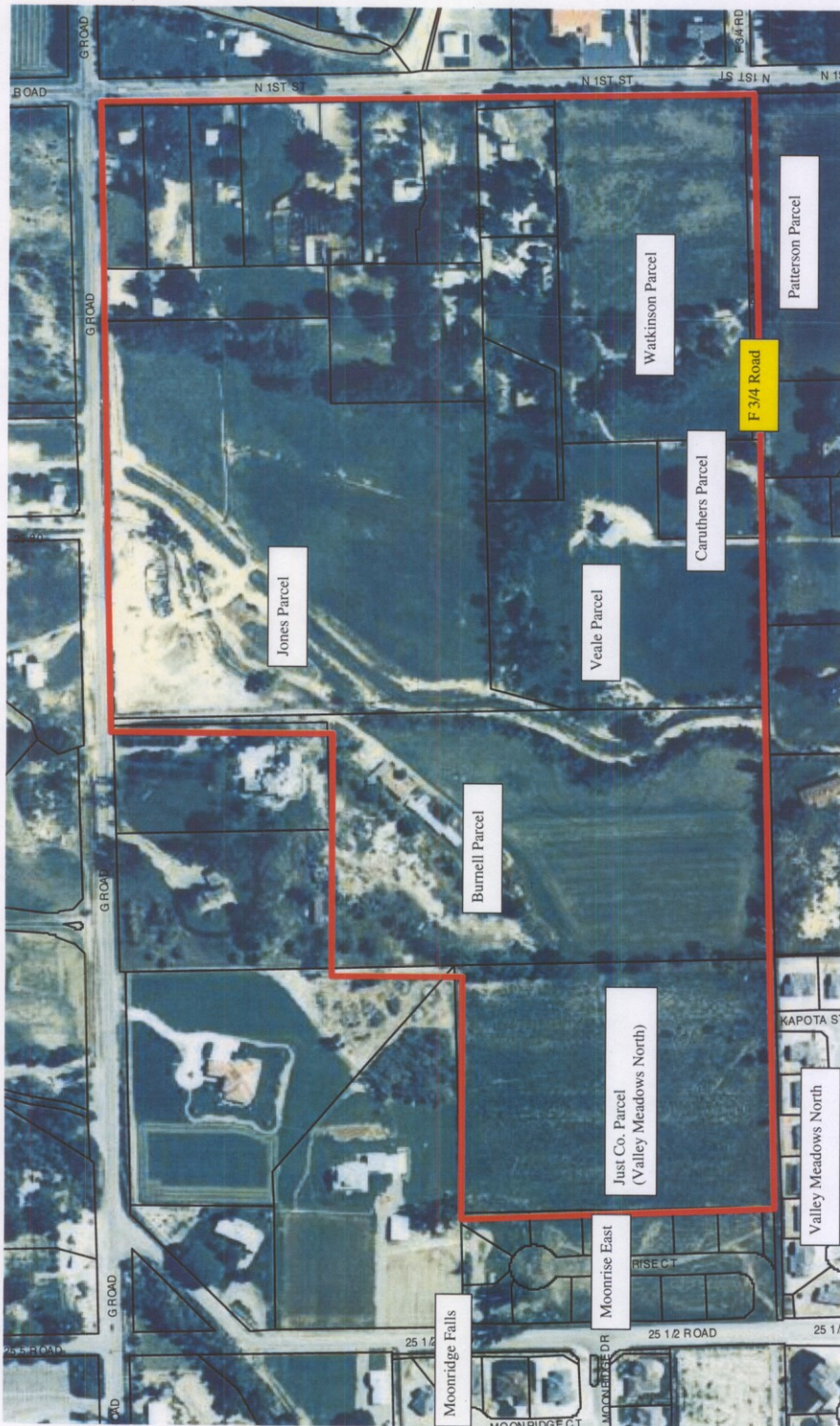


Figure 1. District Map area showing subdivisions and parcels



Figure 2. Proposed general layout of street in the District Map area. This figure is not intended to show or fix the location of streets on individual parcels. Rather, it presents the interconnectivity required to provide a street system which will meet the needs and goals presented in the District Map proposal.







Figure 3. Parcels that could be affected by District Map at time of future development.

**GRAND JUNCTION PLANNING COMMISSION  
JANUARY 28, 2003 MINUTES  
7:00 P.M. to 9:20 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7 P.M. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the Planning Commission, were Paul Dibble (Chairman), John Evans, Roland Cole, Richard Blosser, John Redifer, Bill Pitts and William Putnam. Travis Cox (2<sup>nd</sup> Alternate) was also present. John Paulson (1<sup>st</sup> Alternate) was absent.

In attendance, representing the Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor), and Scott Peterson (Associate Planner).

Also present were John Shaver (Assistant City Attorney), and Rick Dorris and Eric Hahn (Development Engineers).

Terri Troutner was present to record the minutes.

There were approximately 44 interested citizens present during the course of the hearing.

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**NOTE: ONLY THE MAJOR STREET PLAN ITEM IS SHOWN FROM THE MINUTES OF THE PLANNING COMMISSION MEETING.**

**PLN-2002-161 MAJOR STREET PLAN**

**A request for approval of a Major Street Plan, to identify the existing and future arterial and collector street system, the on-street and off-street pedestrian and bicycle path system in the area bounded on the east by 25 1/2 Road, west by 26 Road, south by F 3/4 Road, and north by G Road.**

**Petitioner: City of Grand Junction**

**Location: 25 1/2 Road to 26 Road, between F 3/4 and G Roads**

**STAFF'S PRESENTATION**

Rick Dorris offered a Powerpoint presentation containing the following slides: 1) overview of the Grand Valley Circulation Plan; 2) explanation of the district map; 3) slides of the Grand Valley Circulation Plan's area; 4) site location map; 5) aerial photo; 6) Future Land Use Map; 7) existing City zoning map; 8) aerial photo with the names of various property owners in the subject area; 9) response to the question 'Who will build the streets?'; and 10) conclusion. Mr. Dorris clarified that the plan only applied to the area bounded on the west by 25 1/2 Road, on the east by 26 Road, on the south by F 3/4 Road, and on the north by G Road. He acknowledged that the notification cards sent out to area residents weren't very clear on the area's delineation. He said that street locations depicted on aerial photos were conceptual only; actual street placement would depend on if, when, and how a property within this boundary developed.

## **QUESTIONS**

Commissioner Blosser asked if actual street placement would be known only at the time of each parcel's development, to which Mr. Dorris replied affirmatively.

When asked for a brief elaboration of parcel densities within the subject area, Mr. Dorris said that they were all currently classified as Residential-Low, with densities not exceeding 2 units/acre. Commissioner Blosser asked if the subject area was under Growth Plan re-review, to which Mr. Blanchard responded negatively.

## **PUBLIC COMMENTS**

### **FOR:**

Ed Lenhart (2505 Foresight Circle, #4, Grand Junction), owner of the Just Co. property, voiced support for the Plan, saying that it gave a good conceptual idea of where future streets would go. He felt it was especially helpful in guiding future development of his property, and others, within the F 1/2 Road/G Road area. While he'd received comments from Valley Meadows East residents, who had expressed concern over the single access point through their subdivision, he wanted to assure them that two access points would be proposed with any development plan he might submit.

### **AGAINST:**

Donald Jones (693 26 Road, Grand Junction) felt that consideration of the Major Street Plan in conceptual form was essentially "putting the cart before the horse."

John Burnell (2575 G Road, Grand Junction) wondered if the street alignments shown on the aerial map could be changed. He felt that Just Co.'s access would be better routed to the south instead of to the north.

Tom Kirkland (698 Glen Caro Drive, Grand Junction) was opposed to routing all future development traffic to G Road; he supported consideration of other access alternatives.

Helen Dunn (2557 McCook Avenue, Grand Junction), president of the Valley Meadows East Homeowners Association, read from a prepared written statement, which was later entered into the record. Representing the majority of Valley Meadows East homeowners, she outlined concerns over expected damages/impacts that would occur if the berm at the end of Kapota Street was breached. She said that the berm provided a stormwater/irrigation water detention benefit. Also, the Major Street Plan presumed extension of Kapota Street to G Road and 26 Road in conjunction with development of the Just Co. property. This would route all Just Co. property traffic, both from construction vehicles/equipment and property owners, through their established neighborhood. Valley Meadows East homeowners felt that this would be hazardous to both the new and existing neighborhoods in an emergency situation (statement from the City's Fire Department read into the record). Extension of Kapota Street without a suitable drainage plan or acceptable access plan would result in a number of problems. She asked planning commissioners not to support the Plan as proposed.

John Chapman (667 Kapota Street, Grand Junction) read from a prepared written statement, which was later entered into the record. He elaborated further on the drainage/flooding history of the Valley Meadows East subdivision. He referenced a prior development proposal by the Just Co. property owner, and referenced his comments made at that Planning Commission

meeting (March 12, 2002). Mr. Cecil said that even with the earthen berm in place at the end of Kapota Street, there had been substantial canal and stormwater flooding soon which damaged a number of homes in the Valley Meadows East subdivision. A breach of this berm for the purpose of extending Kapota Drive to the north would not only be "disastrous" to existing home owners but he felt that it went against the principles of drainage law. Mr. Cecil said that breaching the berm in even a single location would render the entire structure (berm) useless. He noted that two development applications from Just Co. had been denied because these issues had not been resolved. Mr. Chapman said that even a conceptual plan should take these very real issues into consideration, because they represented conclusions that were previously supported by both the Planning Commission and City Council.

Carol Chapman Berman (628 Sage Court, Grand Junction) read from a prepared written statement, which was later entered into the record. She felt that in all possible development scenarios, the City was, in effect, asking residents of the Valley Meadows East subdivision to bear the brunt of development impacts. Ms. Chapman-Berman asked with the Just Co. property situated closer to 25 1/2 Road than 26 Road, why wasn't an access to 25 1/2 Road proposed? She said that the proposed Master Plan "seemed contrary to east/west traffic flows in the valley," and it failed to "help with the direct and easy flow of traffic the recently funded F 1/2 Road Corridor Study had been charged with examining." The Plan, she continued, seemed to cater to the developer of the Just Co. property, even though his development proposals had been denied twice due to the non-mitigation of major existing problems.

Patti Visconti (659 Janece Drive, Grand Junction), president of the Kay Subdivision, referred to a letter she'd submitted to staff expressing concern over increased traffic into the area near the 25 1/2 and F 1/2 Roads intersection, which would result in increased instances of speeding and accidents and more noise. These problems would only be exacerbated with construction traffic during development of the subject properties.

Ted Watkinson (675 26 Road, Grand Junction) wondered if future streets would be developed with bike lanes or pedestrian paths.

Jim Grisier (690 25 1/2 Road, Grand Junction) expressed support for the comments made by Ms. Dunn. He hoped that the City only consider PUD proposals for the area, to better ensure more quality development as well as mitigation of issues.

Judy Golden (679 26 Road, Grand Junction) said that the Major Street Plan proposed cutting through a great deal of open farmland. She said that she and other family members had purchased their properties adjacent to one another to better ensure preservation of existing wildlife habitat. She noted the presence of a bird habitat on her property that would be directly impacted by street construction in the area. Ms. Golden hoped that planning commissioners would take the preservation of farmland and wildlife into account when considering the adoption of the proposed Plan.

Kristen Beals (679 26 Road, Grand Junction) supported the points expressed by Ms. Golden and she stated her opposition to the Plan.

Larry Ball (2577 Galley Lane, Grand Junction) expressed opposition to any new road construction within the subject area. Such construction would negatively impact the quality of life currently enjoyed by the area's residents. He expressed support for the concerns expressed

by residents of the Valley Meadows East subdivision and felt that their issues should be considered before approving any development proposal that would directly impact them.

William Patterson (668 26 Road, Grand Junction) said that with the overwhelming majority of residents in opposition to constructing new roads in the area, the City's Master Plan seemed to benefit only the developer of the Just Co. property.

John Toolen (685 26 Road, Grand Junction) felt that the issues expressed by Valley Meadows East residents should be addressed now instead of at some future date. Even though the City's Plan was conceptual, it established an expectation that could be exploited by the Just Co. developer. He asked how could the City consider a Plan that would result in far-reaching impacts to Valley Meadows East without first mitigating those issues? He felt that he could not support any development request proposing a density of more than 1 unit/acre.

Sharon Trumbetta (2580 Galley Lane, Grand Junction) supported comments expressed by the Goldens, who are members of her family.

Other letters of opposition received by City staff included those from Pat Brach (663 26 Road, Grand Junction), who supported routing traffic to F 1/2 or H Roads and supported preservation of wildlife and wetland areas; Ken and Twila Carothers (no address given), who expressed concern over increased traffic hazards; Robin Madison (2586 Galley Lane, Grand Junction), who felt that the construction of additional streets in the area went against Growth Plan goals of preserving the characteristics of existing neighborhoods; she opposed any kind of major F 3/4 Road development, because that street was more representative of a driveway than a right-of-way; and Pete Woodbury (2582 Galley Lane, Grand Junction), who felt that consideration should be given to improving the access for Valley Meadows North (as yet undeveloped) from the west through Moonrise East.

### **STAFF'S REBUTTAL**

Mr. Dorris thanked residents for their comments and explained that the Master Plan is proposed because of what could potentially occur in the future. If current property owners didn't develop their properties, then no street construction would be necessary; however, even though current property owners may not want to develop their land, the City must plan decades into the future for the contingency that those properties may be sold to others who would want to develop or pass to heirs who might want to develop. He did not expect that bike lanes would be required with street construction and he expected that any traffic generated by development of the subject area would be light. He said that the City needed to ensure interconnectivity of the area if/when development occurred. If only the Just Co. and Burnell properties developed, traffic would be routed through Valley Meadows East via Kapota Street. Development of the Moonrise East subdivision off 25 1/2 Road negated the possibility of extending an access point from the Just Co. property to 25 1/2 Road without destroying an existing home in that subdivision.

### **QUESTIONS**

When asked by Commissioner Cole if there was another option of extending access from the Just Co. property to 25 1/2 Road, Mr. Dorris responded that pursuing such an option would require the purchase and demolition of at least one home in the Moonrise East subdivision. He mentioned ADTs (average daily trips) and felt that any traffic routed into the Valley Meadows East subdivision from the Just Co. property would still not exceed the street's carrying capacity.

Mr. Shaver explained the law regarding street planning.

Chairman Dibble said that drainage from the Just Co. property had been and would continue to be a major issue in conjunction with any development of that property. He urged the developer to mitigate that issue prior to any development submittal.

Mr. Dorris agreed that drainage mitigation had to meet the 100-year flood criteria, which represented an engineering industry standard. The canal's overflow path would be taken into account as properties within the subject area developed.

Chairman Dibble asked about the ramifications of breaching the berm at Kapota Street. Mr. Dorris said that any extension of Kapota Street would require breaching the berm at that location. Grading the site to accommodate drainage flows was possible but efforts would likely be extensive and costly. Any drainage mitigation necessitated by the berm's breach would have to be factored into any Just Co. development submittal; however, these issues were better addressed during Preliminary Plan review.

Chairman Dibble asked if Kapota Street had always been intended to connect to northern properties, to which Mr. Dorris replied affirmatively.

## **DISCUSSION**

Commissioner Pitts said that he appreciates the City's efforts to try and anticipate and plan for future development. He noted that whether or not development occurred depended solely on the property owners themselves. He said that he understood that the Master Plan served only as a conceptual idea of where streets might possibly be located if and when development occurred. He reiterated that actual street placement would depend on the development proposal itself.

Chairman Dibble said that the Plan represented a tool for use in more long-range planning.

Commissioner Cole said that he would feel more comfortable if there were a way to extend an access from the Just Co. to 25 1/2 Road through Moonrise East subdivision. Mr. Dorris explained that even if an access were extended in that location, a number of Valley Meadows East homes would be faced with double-frontaged lots, with double the traffic.

Commissioner Blosser noted that the Master Plan was not representative of any final proposal.

Commissioner Pitts said the Plan confirmed that none of the properties in the area would be landlocked.

Commissioner Evans acknowledged that the subject area was growing. If the area's property owners did decide to develop their lands, having some kind of conceptual street plan in place would be necessary.

Commissioner Putnam reiterated that while current property owners may not want to develop their properties, the next generation could feel differently. He said that while it was never an easy thing to consider having construction traffic routed through an existing neighborhood, it was often necessary to accommodate a developing area.

Commissioner Redifer wondered why the Master Plan was called a "plan" when it didn't represent any actual proposal. He expressed concern over the extension of Kapota Street, with so many issues outstanding. He asked about the flagpole access currently serving the Burnell property. He asked "how could that property be developed when its access didn't meet City standards?" Mr. Dorris said that while the Burnells could access their property via the narrow flagpole access, in terms of development potential, the property was landlocked without other access alternatives. Mr. Shaver addressed Commissioner Redifer's concern that the City may condemn right-of-way based on the plan by saying exclusive of other properties developing, the property owner would have to negotiate with surrounding property owners to secure the necessary right(s)-of-way. Mr. Shaver added that the purpose and benefit of the plan is apparent from the situation with Valley Meadows North.

**MOTION: (Commissioner Blosser) "Mr. Chairman, on item PLN-2002-161, I move that we approve the proposed district map for the area from 25 1/2 Road to 26 Road and between F 3/4 Road and G Road."**

Commissioner Evans seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.



**CITY COUNCIL, CITY OF GRAND JUNCTION**  
**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING THE GRAND VALLEY CIRCULATION PLAN TO PROVIDE FOR  
A DISTRICT MAP FOR THE AREA BOUNDED ON THE EAST BY 26 ROAD, ON THE WEST  
BY 251/2 ROAD, ON THE NORTH BY G ROAD AND THE SOUTH ON F ¾ ROAD.**

Recitals:

The Grand Valley Circulation Plan, formerly known as the Major Street Plan, (referred to as the Plan herein) identifies both major and minor transportation, circulation and connectivity routes and opportunities. The Plan is made and adopted pursuant to and in accordance with the Colorado Revised Statutes and the Grand Junction Zoning and Development Code.

On January 28, 2003 the Planning Commission approved an amendment to the Plan. That amendment created a district map for the area described herein. A copy of the map and other descriptive material intended by the Planning Commission to form the amendment to the Plan is attached hereto and incorporated by this reference.

The Plan assists owners and developers to be better able to plan and provide the needed connectivity within and through the area and outlines the needs and the goals of the developers and others in the community in contributing to that effort.

The Plan will facilitate development of both large and small parcels and if successfully implemented will help minimize congestion at major intersections by providing primary and secondary routes and other alternatives for circulation, connectivity and access.

In accordance with section 1.11B.3 of the Zoning and Development Code the City Council shall, as it deems appropriate decide, adopt and/or amend the City's street plans and components of it. For the reasons stated in the foregoing recitals the Planning Commission and the staff recommend that the City Council adopt the amendment to the Grand Valley Circulation Plan as proposed in the attached map marked "Grand Valley Circulation Plan - District Map 251/2 to 26 Roads; F3/4 to G Roads" dated \_\_\_\_\_ 200\_\_.

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

The Grand Valley Circulation Plan is hereby amended to include the above described district map.

PASSED AND ADOPTED this 19<sup>th</sup> day of February 2003 by the City Council of the City of Grand Junction.

ATTEST:

\_\_\_\_\_  
Cindy Enos Martinez  
President of the City Council

\_\_\_\_\_  
Stephanie Tuin  
City Clerk

Feb. 11, 2003

Grand Junction Community Development Dept.  
250 North 5th. Street  
Grand Junction, CO. 81501

Development Engineer Rick Dorris

Again, we are voicing our objection to the street plan that would make F $\frac{3}{4}$  Rd. a major street running from 25 $\frac{1}{2}$  Rd to 26 Rd.

Our driveway is a private road. A major road here would create a serious hazard for us to exit our property.

We feel developers should use their own property and not ours for their road access. We would like our concerns brought up at the Feb. 19 meeting as we are wintering in Arizona and will be unable to attend.

Respectfully submitted,  
Den Carothers  
Dwila Carothers  
677 26 Rd.

**RECEIVED**  
FEB 18 2003  
COMMUNITY DEVELOPMENT  
DEPT.

Judy L. Golden  
679 26 Road  
Grand Junction, CO 81506  
(970) 241-4212  
February 14, 2003

To The City of Grand Junction,

As a concerned citizen and property owner of the Grand Valley, I am responding to the "Land Use Application" sign that sits at the end of my driveway that exemplifies the encroachment of unnecessary development.

The property that is in consideration for proposed F  $\frac{3}{4}$  Road development is farmland that was purchased by my parents in the 1950's. Instead of investing in stocks and other financial expenditures, my parents invested in land. My father and mother worked assiduously to establish a home and farm to raise their children and grandchildren. My father enjoyed working to preserve a heritage of tilling the soil and reaping its bounty. That focus remains today- my mom, sister, our children, and myself continue to value agriculture and open space. We are in the process of making improvements to increase the productivity and uniqueness of the property.

As of March 2002, plans were proposed to improve the three farms that are located on the private drive West of 26 Road (Patterson, Watkinson, Sholes/Golden). Working with the Natural Resource Conservation Service (NRCS), these landowners and neighbors on the lateral in the area of Galley Lane (South), 26 Road (East) recently approved financial support to improve this area. Grand Valley Irrigation and the City of Grand Junction also approved the plans for improvement of this irrigation lateral that will benefit all in the area. Included in the plans for improvement of irrigation is the establishment of a wild bird habitat on the Northwest section of the Sholes/Golden property. With the recent influx of housing developments, wildlife in this area has been greatly impacted. In hopes to create a refuge, the NRCS will help establish a refuge for several birds and animals that are facing a diminishing habitat.

I know that in the recently published Strategic Plan for 2002-2003 the City of Grand Junction included several statements that support my concerns for the development of F  $\frac{3}{4}$  Road:

- Balance of Character, Economy and Environment

- Open and Beautiful Spaces- maintain the attractiveness and character of our city by protecting open space, including surrounding agriculture lands...
- Key Issues- Balance of growth and character/open space/agriculture

I am aware that the property owners to the East and North wish to develop, and I do not object to their development if it is well thought out. BUT I do object to the property owners' proposals when they infringe on my rights and beliefs. Burnells and the Just Company bought properties knowing the inadequacies of the properties. Aware of their properties characteristics, each of those owners should work with their means to accept what they purchased. It's disrespectful on their part to infringe on neighboring land to compensate for their decisions to buy property that would not fulfill their future plans. If the Just Company and Burnells desire access, they should work together to seek access to G Road or 25 1/2 Road that will be improved by the City in the near future.

I am asking the City of Grand Junction to honor their value and action statements as published. And as elected citizens visit the properties, talk to the citizens, and plan to preserve this unique and beautiful area that will be lost if the F 3/4 Road proposal is passed. Please remember that many people want to live in the Grand Valley for the recreation opportunities, but also for the life style\*that is diverse and well planned.

**Attach 15**

**The City Manager's Salary for 2003**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA									
<b>Subject</b>		Setting the City Manager's Salary for 2003							
<b>Meeting Date</b>		February 19, 2003							
<b>Date Prepared</b>		February 13, 2003					<b>File #</b>		
<b>Author</b>		Stephanie Tuin			<b>City Clerk</b>				
<b>Presenter Name</b>		Cindy Enos-Martinez			<b>Mayor</b>				
<b>Report results back to Council</b>		X	<b>No</b>		<b>Yes</b>	<b>When</b>			
<b>Citizen Presentation</b>			<b>Yes</b>	X	<b>No</b>	<b>Name</b>			
	<b>Workshop</b>	X	<b>Formal Agenda</b>				<b>Consent</b>	X	<b>Individual Consideration</b>

**Summary:** Article VII, Section 57 of the Charter states the City Manager's salary is to be fixed by the Council by ordinance. The City Council has determined the salary for the Grand Junction City Manager shall be increased the same as the pay plan for most city employees for 2003, 2.7%.

**Action Requested/Recommendation:** Adopt Ordinance

**Attachments:** Ordinance

**Background Information:** The City Council has completed their annual review and has determined that the City Manager salary for 2003 shall be increased by the same percentage as the pay plan determined for most city employees. That percentage is 2.7% which will make the annual salary for the City Manager, \$112,970. The increase shall be effective January 1, 2003.

Ordinance No. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE 3481, SECTION 3,  
SETTING THE SALARY OF THE CITY MANAGER

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

That commencing January 1, 2003, the annual salary of the City Manager of the City of Grand Junction, Colorado shall be \$112,970.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council