

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

WEDNESDAY, OCTOBER 6, 2004, 7:30 P.M.

CALL TO ORDER

Posting of Colors by the Webelos of Pack 353 and
Pledge of Allegiance
Invocation – Pastor Scott Hogue, First Baptist Church

PROCLAMATIONS / RECOGNITIONS

INTRODUCING DEPUTY CITY MANAGER BRADLEY DUKE FROM ROCKHAMPTON,
QUEENSLAND, AUSTRALIA

PROCLAIMING THE MONTH OF OCTOBER, 2004 AS “PHYSICAL THERAPY MONTH”

PROCLAIMING THE MONTH OF OCTOBER, 2004 AS “MESA COUNTY READS
MONTH”

PROCLAIMING OCTOBER 7, 2004 AS “COMMUNITIES IN MOTION DAY”

PROCLAIMING OCTOBER 1, 2004 THROUGH OCTOBER 31, 2004 AS “KNIGHTS OF
COLUMBUS DAYS FOR THE MENTALLY HANDICAPPED”

RECOGNIZING THE CITY'S WATER TREATMENT FACILITY AND WATER
LABORATORY FOR RECEIVING THE “OUTSTANDING WATER TREATMENT PLANT”
AND “OUTSTANDING WATER LABORATORY” FROM THE ROCKY MOUNTAIN
SECTION OF THE AMERICAN WATER WORKS ASSOCIATION (RMSAWWA)

APPOINTMENTS

TO THE COMMISSION ON ARTS AND CULTURE

TO THE PLANNING COMMISSION

***** RESOLUTION OF SUPPORT**

[Attach 27](#)

*** *Indicates New Item*

® *Requires Roll Call Vote*

Resolution No. 98-04 – A Resolution Supporting Ballot Issue 5T

®Action: *Adopt Resolution No. 98-04*

CITIZEN COMMENTS

**** CONSENT CALENDAR ** *®**

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

Action: Approve the Summary of the September 13, 2004 Workshop and the Minutes of the September 15, 2004 Regular Meeting

2. **Setting a Hearing on Zoning Walker Field Airport Property Located Generally between 27 Road and 30 Road, North of I-70** [File # PLN-2003-237] [Attach 3](#)

Introduction of a proposed ordinance to establish the zoning requirements for future development on property owned by Walker Field Airport Authority. A Resolution approving a Civic Facility Master Plan for Walker Field Airport will be considered with final passage of the zoning ordinance.

Proposed Ordinance Establishing Standards for the Planned Development (PD) Zone District for Property Owned by the Walker Field Airport Authority

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 20, 2004

Staff presentation: Kathy Portner, Planning Manager

3. **Setting a Hearing on Zoning the D Road Storage Annexation, Located at 2755 D Road** [File # ANX-2004-182] [Attach 4](#)

Introduction of a proposed zoning ordinance to zone the D Road Storage Annexation, I-2, General Industrial, located at 2755 D Road. The Annexation consists of 0.985 acres and currently consists of three (3) parcels of vacant land and adjoining right-of-way that will become one (1) parcel through a Simple Subdivision Plat process in the near future. The petitioner's intent is to annex and then develop the properties in anticipation of future industrial development.

Proposed Ordinance Zoning the D Road Storage Annexation to I-2, General Industrial Located at 2755 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 20, 2004

Staff presentation: Scott D. Peterson, Associate Planner

4. **Setting a Hearing on Woodridge Subdivision Planned Development (PD) Zoning and Preliminary Development Plan Located South of G-1/2 Road and West of 26 Road** [File # PP-2003-042] [Attach 5](#)

The Woodridge Subdivision is a 29-lot proposal for both attached and detached single family housing on the remaining parcels of land (total 7.8 acres) that were originally part of the Wilson Ranch Planned Development. This proposal requires consideration of a Planned Development zoning ordinance to establish the underlying zoning for this plan and a Preliminary Development Plan.

Proposed Ordinance Amending Ordinance No. 2644 Zoning Wilson Ranch Planned Residential Development to Include More Specific Information for a Portion of the Original Wilson Ranch to be Known as the Woodridge Subdivision Located South of G-1/2 Road and West of 26 Road

Action: Introduction of a Proposed Ordinance and Plan and Set a Hearing for October 20, 2004

Staff presentation: Kristen Ashbeck, Senior Planner

5. **Vacating a Portion of an Existing Sewer Easement Located on the Property at 2587 G ½ Road in the Blue Heron Meadows Subdivision** [File # PP-2004-046] [Attach 6](#)

The applicant proposes to vacate a portion of an existing sewer easement on the property located at 2587 G ½ Road, known as the Paradise Hills Interceptor Sewer Easement No. 4. A new sewer easement will be created in a new location with the filing of the final plat for the project. The Planning Commission recommended approval to the City Council on September 14, 2004.

Resolution No. 89-04 – A Resolution Vacating a Portion of the Paradise Hills Interceptor Sewer Easement No. 4, Located in the Proposed Blue Heron Meadows Subdivision, Located at 2587 G ½ Road

®Action: Adopt Resolution No. 89-04

Staff presentation: Lori V. Bowers, Senior Planner

6. **Setting a Hearing on the Fisher Annexation Located at 104 29 ¾ Road** [File # GPA-2004-191] [Attach 7](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 18.013 acre Fisher Annexation consists of 1 parcel.

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

Resolution No. 90-04 – 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, Fisher Annexation, Located at 104 29 ¾ Road

®Action: *Adopt Resolution No. 90-04*

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Fisher Annexation #1, Approximately 0.127 Acres, Located Within US Hwy 50 and 29 ¾ Road Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fisher Annexation #2, Approximately 17.886 Acres, Located at 104 29 ¾ Road

Action: *Introduction of Proposed Ordinances and Set a Hearing for November 17, 2004*

Staff presentation: Senta L. Costello, Associate Planner

7. **Setting a Hearing on the Meyers/Steele Annexation Located at 3020 E ½ Road and Portions of 30 Road and Orchard Avenue Rights-of-Way** [File # ANX-2004-206] [Attach 8](#)

Resolution referring a petition for Meyers/Steele Annexation and introduction of a proposed ordinance. The 2.7559 acre Meyers/Steele Annexation consists of 1 parcel of land and portions of 30 Road and Orchard Avenue rights-of-way.

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

Resolution No. 91-04 – 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, Meyers/Steele Annexation, Located at 3020 E ½ Road and Portions of 30 Road and E ½ Road Rights-of-Way

®Action: *Adopt Resolution No. 91-04*

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Meyers/Steele Annexation #1, Approximately .2559 Acres, Located Within 30 Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Meyers/Steele Annexation #2, Approximately 2.500 Acres, Located at 3020 E ½ Road and Including Portions of 30 Road and E ½ Road Rights-of-Way

Action: *Introduction of Proposed Ordinances and Set a Hearing for November 17, 2004*

Staff presentation: Senta L. Costello, Associate Planner

8. Setting a Hearing on the Manor Annexation Located at the NE Corner of 26 ½ Road & I Road [File # GPA-2004-205] [Attach 9](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 11.753 acre Manor Annexation consists of 1 parcel.

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

Resolution No. 92-04 – 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, Manor Annexation, Located on the NE Corner of 26 ½ Road and I Road

®Action: *Adopt Resolution No. 92-04*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Manor Annexation, Approximately 11.753 Acres, Located on the NE Corner of 26 ½ Road and I Road

Action: Introduction of Proposed Ordinance and Set a Hearing for November 17, 2004

Staff presentation: Senta L. Costello, Associate Planner

9. Setting a Hearing on Rezoning a Portion of the Laurel Subdivision, Located at 575 28 ¼ Road from RMF-8 to RMF-5 [File # RZ-2004-082] [Attach 10](#)

Introduction of a proposed rezoning ordinance to rezone a portion of the Laurel Subdivision from RMF-8 to RMF-5, located at 575 28 ¼ Road.

Proposed Ordinance Rezoning a Portion of the Laurel Subdivision from RMF-8 to RMF-5 Located at 575 28 ¼ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for October 20, 2004

Staff presentation: Lisa E. Cox, Senior Planner

10. Pole License Agreement with Xcel Energy [Attach 11](#)

A pole license agreement with Xcel Energy that will allow the City to place fiber optic cable on the power poles on Patterson Road for the Signal Communications project is required to be executed prior to placing the cable on the poles.

Action: Authorize the City Manager to Sign the Pole Lease Agreement with Xcel Energy

Staff presentation: Mark Relph, Public Works and Utilities Director

11. Purchase of Document Imaging Software, Service and Maintenance for the Police Department Records Division [Attach 12](#)

Approval to purchase a new Document Imaging System from Alpha Corporation for the Police Department Records Division.

Action: Authorize the Purchasing Manager to Procure the Document Imaging System from Alpha Corporation, which Includes Hardware, Software, Service and Maintenance, in the Amount of \$74,754

Staff presentation: Greg Morrison, Chief of Police

12. **Purchase of an InfoTrak Upgrade for the Police Departments Law Records Management System** [Attach 13](#)

The Police Department is seeking City Council approval to purchase an InfoTrak upgrade for their Law Records Management System.

Action: Authorize the City Purchasing Manager to Purchase the InfoTrak Upgrade from Printrak for the Law Records Management System in the Amount of \$73,550

Staff presentation: Greg Morrison, Chief of Police

13. **Purchase Inductively Coupled Plasma Mass Spectrometer (ICP-MS) for the Persigo Waste Water Environmental Laboratory** [Attach 14](#)

Approval to purchase a new Inductively Coupled Argon Plasma Mass Spectrometer from Agilent Technologies, Inc. for the Persigo Waste Water Environmental Laboratory.

Action: Authorize the Purchasing Division to Procure the ICP-MS from Agilent Technologies, Inc., which Includes Hardware, Software, Service and Maintenance, in the Amount of \$162,853.83

Staff presentation: Mark Relph, Public Works and Utilities Director

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

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

14. **Three Subrecipient Contracts for Projects within the City's 2004 Program Years Community Development Block Grant (CDBG) Program** [File #CDBG-2004-06, CDBG-2004-07, CDBG-2004-10] [Attach 2](#)

The Subrecipient Contracts formalize the City's award of a total of \$59,500 to various non-profit organizations and agencies allocated from the City's 2004 Program Year CDBG funds as previously approved by Council.

Action: Authorize the City Manager to Sign the Three Subrecipient Contracts

Staff presentation: Dave Thornton, CDBG Program Manager
Kristen Ashbeck, Senior Planner

15. **Contract for Concession Services at Tiara Rado and Lincoln Park Golf Courses** [Attach 15](#)

Contract Approval for the professional management of the Tiara Rado and Lincoln Park Golf concession services per the terms and conditions specified in the Request for Proposal.

Action: Authorize the City Manager to Sign a Contract with Pinon Grill, Inc. for Concession Services at Tiara Rado and Lincoln Park Golf Courses Commencing January 1, 2005 for a Period of 3 Years, with One 2 Year Renewal Option

Staff presentation: Joe Stevens, Parks and Recreation Director

16. **Purchase of Property at 635 W. Grand Avenue for the Riverside Parkway Project** [Attach 16](#)

The City has entered into a contract to purchase the property at 635 W. Grand Ave. from Robert K. Sacco and James A. Holmes, Jr. for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Resolution No. 93-04 – A Resolution Authorizing the Purchase of Real Property at 635 W. Grand Ave. from Robert K. Sacco and James A. Holmes, Jr.

®Action: Adopt Resolution No. 93-04

Staff presentation: Mark Relph, Public Works and Utilities Director

17. **Purchase of Property at 526 25 Road for the Riverside Parkway Project** [Attach 17](#)

The City has entered into a contract to purchase the property at 526 25 Rd from 25 Road LLC for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Resolution No. 94-04 – A Resolution Authorizing the Purchase of Real Property at 526 25 Road from 25 Road LLC

®Action: *Adopt Resolution No. 94-04*

Staff presentation: Mark Relph, Public Works and Utilities Director

18. **Adopting the Mesa County, Colorado Pre-Disaster Mitigation Plan** [Attach 18](#)

The Mesa County pre-disaster mitigation plan identifies hazards that affect Mesa County and plan participants. The Plan includes general mitigation activities that are appropriate for various hazards.

Resolution No. 95-04 – A Resolution Adopting the Mesa County, Colorado Pre-Disaster Mitigation Plan

®Action: *Adopt Resolution No. 95-04*

Staff presentation: Mark Relph, Public Works and Utilities Director

19. **Change Order No. 2 for 25 ½ Road Reconstruction Phase II Streets (Independent Avenue to Patterson Road)** [Attach 19](#)

Approval of Change Order No. 2 for the 25 ½ Road Reconstruction Phase II Streets to M. A. Concrete Construction in the amount of \$295,678.33. Change Order No. 2 will complete construction of the Pomona Parking Lot that was approved by Change Order No. 1. Change Order No. 2 includes irrigation, landscaping, lighting, and additional subgrade stabilization required to construct the lot. Change Order No. 2 will also reconstruct West Pinyon Avenue from Westgate Drive to 25 Road. A temporary extension was constructed during the 25 ½ Road Reconstruction project. To make the extension permanent, storm drain will be installed; curb, gutter, and sidewalk constructed, and base course and asphalt placed.

Action: *Authorize the City Manager to Sign Change Order No. 2 for the 25 ½ Road Reconstruction Phase II Streets with M. A. Concrete Construction in the Amount of \$295,678.33*

Staff presentation: Mark Relph, Public Works and Utilities Director

20. **Public Hearing – Alley Improvement District No. ST-04 and ST-04 Phase B Assessments** [Attach 20](#)

Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 13th to 15th, between Kennedy Avenue and Elm Avenue.
- East/West Alley from 14th to 15th, between Elm Avenue and Texas Avenue.
- East/West Alley from 2nd to 3rd, between Chipeta Avenue and Ouray Avenue
- East/West Alley from 2nd to 3rd, between Teller Avenue and Belford Avnue.
- “T” shaped Alley from 7th to Cannell, between Kennedy Avenue and Elm Avenue.
- East/West Alley from 8th to Cannell, between Mesa Avenue and Hall Avenue (Alley Improvement District ST-04, Phase B)

Ordinance No. 3670 – An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement Districts No. ST-04 and ST-04 Phase B in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3670

Staff presentation: Mark Relph, Public Works and Utilities Director

21. **Public Hearing – Sanitary Sewer Improvement District No. SS-46-04 Assessments** [Attach 21](#)

Improvements have been completed for the Music Lane area Sanitary Sewer Improvement District #SS-46-04 as petitioned by the majority of the property owners.

Ordinance No. 3671 – An Ordinance Approving the Assessable Cost of the Improvements Made in and for Sanitary Sewer Improvement District No. SS-46-04, in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said District; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said District; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3671*

Staff presentation: Mark Relph, Public Works and Utilities Director

22. **Public Hearing – Prairie View Annexations No. 1 and 2, Located at 474 Dodge Street and 3038 Mohawk Avenue** [File # ANX-2004-141] [Attach 22](#)

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Prairie View Annexation No. 1 and 2, located at 474 Dodge Street and 3038 Mohawk. The 8.929 acre annexation consists of two parcels of land.

a. Accepting Petition

Resolution No. 96-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Prairie View Annexation No. 1 and 2, Located at 474 Dodge Street and 3038 Mohawk Avenue is Eligible for Annexation

®Action: *Adopt Resolution No. 96-04*

b. Annexation Ordinances

Ordinance No. 3672 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Prairie View Annexation No. 1, Approximately 4.117 Acres, Located at 474 Dodge Street

Ordinance No. 3673 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Prairie View Annexation No. 2, Approximately 4.812 Acres, Located at 3038 Mohawk Avenue

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3672 and No. 3673*

Staff presentation: Lisa E. Cox, Senior Planner

23. **Public Hearing – Zoning the Prairie View Annexation No. 1 and 2, Located at 474 Dodge Street and 3038 Mohawk Avenue to RMF-5** [File # ANX-2004-141]

[Attach 23](#)

Hold a public hearing and consider final passage of the zoning ordinance to zone the Prairie View Annexation No. 1 and 2 to the RMF-5 zone district, located at 474 Dodge Street and 3038 Mohawk Avenue.

Ordinance No. 3674 – An Ordinance Zoning the Prairie View Annexation No. 1 and 2 to RMF-5 Located at 474 Dodge Street and 3038 Mohawk Avenue

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3674

Staff presentation: Lisa E. Cox, Senior Planner

24. **Public Hearing –Vacating a Portion of the D ¾ Road Right-of-Way, Located East of Dodge Street and Southwest of Mohawk Avenue** [File # ANX-2004-141]

[Attach 24](#)

Hold a public hearing and consider final passage of the vacation ordinance to vacate a portion of the D ¾ Road right-of-way, located east of Dodge Street and southwest of Mohawk Avenue.

Ordinance No. 3675 – An Ordinance Vacating a Portion of D ¾ Road Right-of-Way Located East of Dodge Street and Southwest of Mohawk Avenue

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3675

Staff presentation: Lisa E. Cox, Senior Planner

25. **Public Hearing – Indian Road Annexation Located between C ½ Road and D Road at Indian Road** [File # ANX-2004-137]

[Attach 25](#)

Resolution for acceptance of a petition for annexation and to hold a public hearing and consider final passage of the annexation ordinance for the Indian Road Annexations #1 & #2. The 34.806 acre Indian Road Annexation consists of 49 parcels. Indian Road Annexation is a 2 part serial annexation.

a. Accepting Petition

Resolution No. 97-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Indian Road Annexation Located Between C ½ Road and D Road at Indian Road is Eligible for Annexation

®Action: *Adopt Resolution No. 97-04*

b. Annexation Ordinances

Ordinance No. 3676 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Indian Road Annexation #1, Approximately 1.017 Acres, Located at C ½ Road and Indian Road

Ordinance No. 3677 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Indian Road Annexation #2, Approximately 33.789 Acres, Located at D Road and Indian Road

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3676 and No. 3677*

Staff presentation: Senta L. Costello, Associate Planner

26. **Public Hearing – Zoning the Indian Road Annexation Located between C ½ Road and D Road at Indian Road to I-1 (Light Industrial)** [File # ANX-2004-137]
[Attach 26](#)

Hold a public hearing and consider final passage of the zoning ordinance to zone the Indian Road Annexation I-1, located between C ½ Road and D Road at Indian Road. The 34.806 acre Indian Road Annexation consists of 49 parcels.

Ordinance No. 3678 – An Ordinance Zoning the Indian Road Annexation to I-1 Located Between C ½ Road and D Road at Indian Road

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3678*

Staff presentation: Senta L. Costello, Associate Planner

27. **NON-SCHEDULED CITIZENS & VISITORS**
28. **OTHER BUSINESS**
29. **ADJOURNMENT**

**Attach 1
Minutes from the Previous Meetings**

**GRAND JUNCTION CITY COUNCIL
WORKSHOP SUMMARY**

SEPTEMBER 13, 2004

The City Council of the City of Grand Junction, Colorado met on Monday, September 13, 2004 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Bill McCurry, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill.

Summaries and action on the following topics:

1. **CITY MANAGER'S REPORT/1601 POLICY:** City Manager Arnold directed City Council to the staff report containing an outline of the issues the State Transportation Commission is considering for modifications to the CDOT 1601 policy for new interchanges. He asked for any feedback to take to the meeting. Councilmember Kirtland will also be attending the RTC meeting. CDOT Regional Director Ed Fink supports significant changes. Public Works Manager Tim Moore said the City is in the unique position of just having gone through the 1601 process under the old system and having potentially two more of the reviews to go through. Therefore, it is important to suggest some changes to "pave the way" for the next time. Flexibility certainly will be a plus for the City's future issues. Construction costs participation and ongoing maintenance of interchanges through CDOT may become a possibility again. The two connections off I-70 B and off 29 Road are of benefit to the State system so will hopefully get some participation from the State. Carter-Burgess will join with the City in commenting and will also have comments in general on the process. Councilmember Spehar supported changes especially in the flexibility in the process. Councilmember Kirtland agreed that the specificity will be important so that expectations are known up front. Council President Hill noted it is important that Grand Junction be at the table, especially in light of the fact that the City challenged the process in the beginning so the City's input is critical. City Manager Arnold said he will suggest that the EMT (Executive Management Team) and Intermodal Committee should have the stakeholders (municipalities) participate, rather than just have CDOT staff.

Action summary: Comments will be finalized by September 24 and they will be sent out to Council prior to submitting them to CDOT.

2. **YOUTH COUNCIL UPDATE:** The City Youth Council will be providing regular updates to the City Council. Drew Creasman, current CYC Chairman, addressed the Council. The CYC was created as a result of the Council's Strategic Plan. He reviewed their Mission Statement and reviewed their activities over the last year. Officers and members were also introduced. The reorganization of officers was explained. They identified their subcommittees and their responsibilities. The goals of the CYC was presented and explained as well as how they intend to achieve their goals.

In conclusion, they thanked Council, expressed their optimism for the upcoming school year and asked for questions.

Action summary: Council encouraged the CYC to encourage participation of students from all schools. Councilmember Spehar added that next year's recruitment should take that into consideration. CYC Chair Creasman said the legislative committee will be working on getting youth involved in the political process. He said he will mention recruitment to that committee. All of Council commended the students for their work and encouraged their efforts. Council President Hill suggested CYC send a representative to the Chamber Leadership meeting.

3. **INCUBATOR REQUEST FOR REVOLVING LOAN FUNDS (RLF):** The Revolving Loan Fund Administrator Dean DiDario addressed City Council on the current demand for loans through the RLF and discussed their need to increase their base. First, he explained how the program works and the history of the program so far. The loan volume has tripled since 1990 and there is no let-up in sight. Without an increase in the capital base, they will not be able to fulfill the requests. Councilmember Kirtland asked how the loan ratios match up with what is in the community. Mr. DiDario said the percentage is more weighted toward manufacturing. Councilmember Palmer asked if the applicants are local businesses rather than new ones coming in. Mr. DiDario responded that all the applicants are homegrown businesses and local companies. Councilmember Palmer asked about the average loan life. Mr. DiDario replied that the loan documents are written up for 5 years but most loans are repaid within 2-3 years. Councilmember Spehar inquired if a loan requirement is the same as other Economic Development packages such as wage guidelines. Mr. DiDario advised that manufacturing companies are typically higher paying, the service jobs are professional companies and not necessarily low wage jobs. However, they are required by primary funding sources to retain jobs for persons of low or moderate income,

providing them opportunities. Councilmember Spehar expressed he has difficulty justifying the expenditure of public funds for low paying jobs. In order for him to support this request he needs to find a way not to compromise those efforts.

Council President Hill noted that the loan volume has tripled so how can the City help with other funding like grants especially since CDBG was a primary funding source and now that Grand Junction is an entitlement city, that situation has changed. Mr. DiDario said he is currently working on a CDBG application and trying to find other sources of additional capital. This is the first time the RLF has asked the City directly for funds and even with this request their funding will still be short. However, they have a couple of strategies in place; for example, one applicant will be in the CDBG application. The gap is a short term gap to be filled by the City.

Council President Hill asked if the 2% is a net loss or gross loss. Mr. DiDario answered the 2% is off the capital base. Interest paid by the borrower goes to pay administrative expenses of the program.

Councilmember Kirtland asked if the RLF loan process is a positive for the applicant when applying to a bank. Mr. DiDario said banks love to see the RLF involved as it reduces their risk, the RLF is last in line for collateral. Council President Hill asked for confirmation that the RLF is not providing funding if the bank won't. Mr. DiDario advised that the RLF can but it is a rarity. Councilmember Palmer noted the approval board is comprised of business leaders including bankers who are adept at judging loan risks. Councilmember Butler asked how many failed businesses have borrowed from the RLF. Mr. DiDario answered 6 to 7%. Rick Taggart, a RLF board member, advised against applying the wage criteria to this program as it would be a hardship for a new business owner, who typically can't afford all the benefits at the beginning. He was not opposed to the criteria being applied three or four years out, after the business gets established. Mr. Taggart also warned that this may not be the last such request to the City. Councilmember Spehar advised that the Economic Incentive Fund is a finite source of funds and all partners need to realize that a request like this will deplete a finite resource which means less for the other partners. There is also the justification to the taxpayers. It was pointed out that these funds are loans not incentive funds. Councilmember Spehar countered that they are still public funds. Thea Chase, Executive Director for WCBDC and the Incubator, advised that the RLF looks at development different than the Economic Development Partners and explained the differences. However, companies are given preference points for wages above the living wage standard when their application is considered.

Administrative Services Director Ron Lappi responded to Council's question about the Economic Development Fund balance. It is projected to have \$675,000+ at the end of the year. Another \$300,000 will be added in 2005. The City will pay out to Mesa State College the last payment of \$250,000 in 2005. Councilmember Spehar noted with current obligations that will leave \$575,000. The City Council concluded that it looks like funding is available.

Council President Hill summed up that the program loans money, it is not an incentive program, it works with banks, and the money will fund an existing program. He would not want to add strings attached as the RLF needs to use those funds in several arenas. It is a solid program and a valuable resource for the community. Councilmember Palmer added that if Grand Junction wants to compete in the labor pool, it needs to be able to attract employees and grow some jobs. Councilmember Kirtland appreciated the discussion as an opportunity to let the RLF know that it is Council's desire to encourage higher paying jobs. Councilmember Butler said part of having a small town feel is having some homegrown businesses and it keeps the community vital. Councilmembers McCurry and Enos-Martinez voiced their support. Councilmember Spehar said he will support it too but doesn't want to cause problems with public perception. Council President Hill said this is one way to bring the working wage up. He suggested this request be placed on a formal agenda.

Action summary: Staff was directed to place the item on a regular meeting agenda for formal consideration. Regarding regular reporting, both Councilmember Palmer and Administrative Services Director Lappi sit on the board and will keep the rest of Council apprised on a regular basis.

4. **UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS:** In anticipation of upcoming vacancies to the Planning Commission, the Forestry Board and the Housing Authority, City Council discussed specific issues relating to these boards. Stephanie Tuin, City Clerk, reviewed the issues each of the boards are facing and described the current situation in filling vacancies. The situation with the Planning Commission and Board of Appeals was discussed in detail. Then Forestry Board and the Housing Authority were discussed and it was noted that applications are still being accepted.

Action summary: City Clerk Tuin was directed to schedule the Planning Commission reappointment of Dr. Dibble and the renewal of the term for recently appointed Tom Lowery, follow normal procedures for advancing alternates into regular positions and work with Council on scheduling interviews for the resulting vacancy for 2nd Alternate to the Planning Commission/Board of Appeals member. City Clerk Tuin will be in touch with Council once the recruitment for the other boards has closed and set an interview schedule.

The meeting adjourned at 9:08 p.m.

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

September 15, 2004

The City Council of the City of Grand Junction convened into regular session on the 15th day of September 2004, at 7:30 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Dennis Kirtland, Bill McCurry, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill. Absent was Councilmember Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Pastor Eldon Coffey, Central Orchard Mesa Community Church.

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING THE MONTH OF OCTOBER, 2004 AS "BREAST CANCER AWARENESS MONTH"

PROCLAIMING SEPTEMBER 25, 2004 AS "DIABETES AWARENESS DAY"

PROCLAIMING SEPTEMBER 19TH – 25TH, 2004 AS "YELLOW RIBBON YOUTH SUICIDE AWARENESS AND PREVENTION WEEK"

PROCLAIMING OCTOBER 2, 2004 AS "OKTOBERFEST DAY"

PROCLAIMING OCTOBER 3 - 9, 2004 AS "NATIONAL 4-H WEEK"

PROCLAIMING OCTOBER 3 – 9, 2004 AS "FIRE PREVENTION WEEK"

PROCLAIMING SEPTEMBER 29, 2004 AS "VETERANS OF FOREIGN WARS DAY"

RIVERFRONT FOUNDATION REPRESENTATIVE BRIAN MAHONEY PRESENTED THE CITY COUNCIL WITH A COPY OF THE FOUNDATION'S RECENTLY PUBLISHED HISTORY BOOK ENTITLED PEOPLE, PARKS, AND TRAILS

CITIZEN COMMENTS

There were none.

CONSENT CALENDAR

It was moved by Councilmember Palmer, seconded by Councilmember Spehar and carried by roll call vote to approve Consent Calendar Items #1 through #11.

1. Minutes of Previous Meetings

Action: Approve the Summary of the August 30, 2004 Workshop and the Minutes of the September 1, 2004 Regular Meeting

2. Appointment of a Designated Voter for the City to Cast a Vote in the Upcoming Special Election and Approving Amendments to the Written Mail Ballot Plan

The City Council has called a Special Election to extend the number of years and the maximum amount of additional debt financing of the Grand Junction Downtown Development Authority (DDA) to be repaid with the revenues derived from Tax Increment Financing (TIF). The City owns several properties in the DDA and is entitled to cast a ballot in the Special Election; however, because only natural persons can vote, the City must designate a representative to do so.

Resolution No. 81-04 – A Resolution Appointing a Designated Voter for the City of Grand Junction to Cast a Vote in the Special Election Scheduled for November 2, 2004 Regarding Tax Increment Financing Debt

Action: Adopt Resolution No. 81-04

3. Three Sub Recipient Contracts for Projects within the City's 2004 Program Year Community Development Block Grant (CDBG) Program

The Sub Recipient Contracts formalize the City's award of a total of \$25,000 to various non-profit organizations via the St. Mary's Foundation as allocated from the City's 2004 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Three Sub Recipient Contracts with the St. Mary's Foundation for the City's 2004 Program Year, Community Development Block Grant Program

4. **Setting a Hearing on Zoning the Prairie View Annexation No. 1 and 2, Located at 474 Dodge Street and 3038 Mohawk Avenue to RMF-5** [File # ANX-2004-141]

Introduction of a proposed zoning ordinance to zone the Prairie View Annexation No. 1 and 2, located at 474 Dodge Street and 3038 Mohawk Avenue.

Proposed Ordinance Zoning the Prairie Annexation No. 1 and 2 to RMF-5 Located at 474 Dodge Street and 3038 Mohawk Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 6, 2004

5. **Setting a Hearing on Vacating a Portion of the D $\frac{3}{4}$ Road Right-of-Way, Located East of Dodge Street and Southwest of Mohawk Avenue** [File # ANX-2004-141]

Introduction of a proposed vacation ordinance to vacate a portion of the D $\frac{3}{4}$ Road right-of-way, located east of Dodge Street and southwest of Mohawk Avenue.

Proposed Ordinance Vacating a Portion of D $\frac{3}{4}$ Road Right-of-Way, Located East of Dodge Street and Southwest of Mohawk Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 6, 2004

6. **Setting a Hearing on D Road Storage Annexation Located at 2755 D Road** [File # ANX-2004-182]

Resolution referring a petition for the annexation and introduction of a proposed ordinance. The 0.985 acre D Road Storage Annexation consists of three (3) parcels of vacant land and adjoining right-of-way located at 2755 D Road. The petitioner's intent is to annex and then develop all three (3) properties in anticipation of future industrial development.

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

Resolution No. 82-04 – 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, D Road Storage Annexation Located at 2755 D Road and Including a Portion of the D Road Right-of-Way

Action: Adopt Resolution No. 82-04

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, D Road Storage Annexation, Approximately 0.985 Acres Located at 2755 D Road and Including a Portion of the D Road Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for October 20, 2004

7. **Setting a Hearing on Kronvall Annexation Located at 2263 Greenbelt Drive**
[File # ANX-2004-175]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 4.274 acre Kronvall annexation consists of 2 parcels.

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

Resolution No. 83-04 – 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, Kronvall Annexation, Located at 2263 Greenbelt Drive

Action: Adopt Resolution No. 83-04

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Kronvall Annexation, Approximately 4.274 Acres, Located at 2263 Greenbelt Drive

Action: Introduction of Proposed Ordinance and Set a Hearing for October 20, 2004

8. **Setting a Hearing on Zoning the Indian Road Annexation Located between C ½ Road and D Road at Indian Road to I-1 (Light Industrial)** [File # ANX-2004-137]

Introduction of a proposed zoning ordinance to zone the Indian Road Annexation I-1 (Light Industrial), located between C ½ Road and D Road at Indian Road.

Proposed Ordinance Zoning the Indian Road Annexation to I-1 Located Between C ½ Road and D Road at Indian Road

Action: Introduction of Proposed Ordinance and Set a Hearing for October 6, 2004

9. **Rename Poplar Avenue to Poplar Drive** [File # MSC-2004-138]

Resolution to rename Poplar Avenue to Poplar Drive.

Resolution No. 84-04 – A Resolution Renaming Poplar Avenue to Poplar Drive Located Between Lorey Drive and Lilac Lane

Action: Adopt Resolution No. 84-04

10. **Setting a Hearing for Alley Improvement District No. ST-04 and ST-04 Phase B Assessments**

Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 13th to 15th, between Kennedy Avenue and Elm Avenue.
- East/West Alley from 14th to 15th, between Elm Avenue and Texas Avenue.
- East/West Alley from 2nd to 3rd, between Chipeta Avenue and Ouray Avenue
- East/West Alley from 2nd to 3rd, between Teller Avenue and Belford Avnue.
- “T” shaped Alley from 7th to Cannell, between Kennedy Avenue and Elm Avenue.
- East/West Alley from 8th to Cannell, between Mesa Avenue and Hall Avenue (Alley Improvement District ST-04, Phase B)

Proposed Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement Districts No. ST-04 and ST-04 Phase B in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Action: Introduction of Proposed Ordinance and Set a Hearing for October 6, 2004

11. **Setting a Hearing on Sanitary Sewer Improvement District No. SS-46-04 Assessments**

First Reading of a Proposed Assessing Ordinance for the apportionment of costs associated with Sanitary Sewer Improvement District No. SS-46-04.

Proposed Ordinance Approving the Assessable Cost of the Improvements Made in and for Sanitary Sewer Improvement District No. SS-46-04, in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said District; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said District; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Action: Introduction of Proposed Ordinance and Set a Hearing for October 6, 2004

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

Authorizing Support for the Revolving Loan Fund of the Business Incubator Center

A Resolution of the City of Grand Junction, that authorizes the expenditure of \$300,000 from the Economic Development Fund to help recapitalize the Business Incubator Revolving Loan Fund.

Ron Lappi, Administrative Services Director, reviewed this item that was discussed extensively at the workshop on Monday, September 13, 2004. He reviewed the highlights of that discussion.

Councilmember Kirtland suggested, as the City Manager had suggested on Monday, that the Council receive a regular update of the program. Mr. Lappi said, as he and Councilmember Palmer sit on the board, they will make sure that Council receives regular updates.

Resolution No. 88-04 – A Resolution Authorizing the Expenditure of Economic Development Fund to Recapitalize the Revolving Loan Fund of Mesa County

Councilmember Kirtland moved to adopt Resolution No. 88-04. Councilmember McCurry seconded the motion. Motion carried by roll call vote.

Public Hearing – Barker Annexation and Zoning Located at 172 Lantzer Avenue, 2934 Highway 50, and 2937 Jon Hall Drive [File # ANX-2004-127]

The Barker Annexation is a serial annexation. The developable area is comprised of 8.89 acres, located at 172 Lantzer Avenue, 2934 Highway 50, and 2937 Jon Hall Drive. The annexation area includes portions of 29 ½ Road; Lantzer Avenue; Jon Hall Drive and Highway 50 rights-of-way. The applicants request approval of the Resolution accepting the annexation petition, and hold a public hearing to consider final passage of the Annexation Ordinance.

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

Lori V. Bowers, Senior Planner, reviewed this item. She described the location of the site, the surrounding zoning and uses. Ms. Bowers stated the application meets the criteria for annexation and that both staff and Planning Commission recommend approval. She then reviewed the zoning request and described the neighborhood concerns which were traffic and drainage. They were told that would be addressed at the final plat.

The applicant was not present and there were no public comments.

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

Councilmember Kirtland noted that as growth continues in that area, at some point access onto and off of Highway 50 will have to be addressed.

Councilmember Palmer asked Ms. Bowers if the difference between RSF-2 and RSF-4 is the setback. Ms. Bowers responded affirmatively.

a. Accepting Petition

Resolution No. 85-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Barker Annexations, No. 1 and 2 is Eligible for Annexation, Located at 172 Lantzer Avenue; 2934 Highway 50; 2937 Jon Hall Drive

b. Annexation Ordinances

Ordinance No. 3665 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Barker Annexation No. 1, Approximately 0.16 Acres Located Along a Portion of 29 ½ Road and Highway 50 Rights-of-Way

Ordinance No. 3666 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Barker Annexation No. 2, Approximately 10.72 Acres Located at 172 Lantzer Avenue; 2934 Highway 50 and 2937 Jon Hall Drive

c. Zoning Ordinance

Ordinance No. 3667 – An Ordinance Zoning the Barker Annexation to RSF-4 Located at 172 Lantzer Avenue, 2934 Hwy 50, and 2937 Jon Hall Drive

Councilmember Kirtland moved to adopt Resolution No. 85-04, Ordinance No.'s 3665, 3666, and 3667 on Second Reading and ordered them published. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Public Hearing – Vacating Right-of-Way at the Southwest Corner of Patterson Road and 28 ½ Road Intersection within The Falls Filing One Subdivision [File # VR-2004-133]

Adoption of a proposed ordinance to vacate the public right-of-way, as dedicated in the Falls Filing No. One, as amended, except for F Road also known as Patterson Road, located at the southwest corner of Patterson Road and 28 ½ Road. The Planning Commission recommended approval of the right-of-way vacation on August 24, 2004, making the Findings of Fact/Conclusion identified in the staff report.

The public hearing was opened at 8:19 p.m.

Ronnie Edwards, Associate Planner, reviewed this item. With the vacation, the property owners will rededicate right-of-way to the proper width. That will be a condition of the vacation. The existing zoning is Planned Development and the application meets all the applicable criteria. The request is consistent with the Growth Plan. The staff recommends approval on the condition of the corresponding right-of-way being dedicated.

Councilmember Kirtland asked if the underlying zoning will remain. Ms. Edwards said yes.

Councilmember Palmer asked for clarification of the reason for the smaller right-of-way dedication. Ms. Edwards said it is unknown why that original width was dedicated; it is more than what is required.

The applicant was present but did not wish to add anything additional.

The public hearing was closed at 8:22 p.m.

City Attorney Shaver said this has been a complicated matter. At first it was discovered that an encroachment into the open space had occurred. He complimented the Homeowners Association for their cooperation.

Ordinance No. 3668 – An Ordinance Vacating Right-of-Way Located in the Falls Filing No. One, as amended, Subdivision on the Southwest Corner of Patterson Road and 28 ½ Road

Councilmember Palmer moved to adopt Ordinance No. 3668 on Second Reading and ordered it published. Councilmember McCurry seconded the motion.

Councilmember Butler noted that he remembers using that area as a kid.

Motion carried by roll call vote.

Public Hearing – Growth Plan Amendment from Commercial / Industrial to Park for Five Properties Located at 2515 River Road [File # GPA-2004-125]

Hold a public hearing and consider passage of a resolution, to change the Growth Plan designation from a Commercial / Industrial designation to a Park designation.

The public hearing was opened at 8:24 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She combined the review of this item with the rezoning. Council will address each motion separately. She noted the property is currently vacant and also described the surrounding uses and Growth Plan designations. Ms. Costello described the request and noted that the Staff feels the application meets the Growth Plan amendment criteria and referred Council to the staff report for specific goals and policies.

Councilmember Spehar suggested that the Council keep consideration of the Growth Plan separate.

Councilmember Palmer asked if the Growth Plan designation was an error. Ms. Costello said yes, specifically along the trail. The feel of the area has also changed with the new Fun Park. Riverside Parkway will lend more visibility to the area therefore CSR (Community Services & Recreation) makes more sense than industrial.

The applicant Curt Maki was present but had nothing to add.

There were no public comments.

The public hearing was closed at 8:29 p.m.

Councilmember Spehar said, due to the changing nature of the area, the change will meet several of the policies of the Growth Plan and Council President Hill concurred.

Councilmember Kirtland agreed that as things change in the community, Growth Plan amendments will come forward. This is an easy call knowing how things will change. But this does not set any precedence. Councilmember Palmer agreed and especially if it allows for the use that will benefit the community.

Council President Hill said the same kind of changes may be appropriate in the 29 Road areas as the character of the area changes.

Resolution No. 86-04 – A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map to Re-Designate Approximately 10 Acres Located Generally at 2515 River Road from Commercial / Industrial to Park

Councilmember Palmer moved to adopt Resolution No. 86-04. Councilmember Kirtland seconded the motion. Motion carried by roll call vote.

Public Hearing – Rezoning the Ice Skating Inc. Property, Located at 2515 River Road, from I-1 to CSR (Continued from September 1, 2004) [File # RZ-2004-125]

Hold a public hearing and consider final passage of the zoning ordinance to rezone the Ice Skating Inc. property from I-1 (Light Industrial) to CSR (Community Services & Recreation), located at 2515 River Road.

The public hearing was opened at 8:33 p.m.

Senta L. Costello, Associate Planner, reviewed this item. The request is for the four lots along the trail. She described the surrounding zoning and noted the request meets the criteria of the Zoning and Development Code and the Growth Plan.

The applicant, Curt Maki, President of the Ice Skating Inc., thanked the City for all of the assistance and working out the land trade. The project is moving along pretty quickly.

There were no public comments.

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

Ordinance No. 3669 – An Ordinance Rezoning the Ice Skating Inc Property to CSR (Community Services and Recreation) Located at 2515 River Road

Councilmember Spehar moved to adopt Ordinance No. 3669 on Second Reading and ordered it published. Councilmember Butler seconded the motion. Motion carried by roll call.

Appeal of the Record of a Planning Commission Decision Regarding the Denial of a Variance Request Located at 2938 North Avenue, Palace Pointe Market Place (Continued from July 7, 2004) [File # VAR-2004-056]

The appellant, North Avenue Center, LLC, wishes to appeal the Planning Commission's decision of May 11, 2004 regarding the denial of their variance request of the Zoning & Development Code's requirement to provide a six foot (6') masonry wall between a C-1, Light Commercial and a RMF-8, Residential Multi-Family – 8 units / acre (County) Zoning District. This appeal is per Section 2.18 E. of the Zoning & Development Code which specifies that the City Council is the appellant body of the Planning Commission.

Council President Hill described the agenda item and stated that Council has chosen not to take additional testimony on the issue. City Councilmembers have been provided the entire record of the Planning Commission meeting where the decision was made. He asked the City Attorney to review the procedure.

City Attorney John Shaver stated that the purpose of the appeal is to review the record and determine if the Planning Commission had the evidence needed to make the decision they made. It does not substitute a decision for the Planning Commission.

Council President Hill read a portion of the request for an appeal that the Planning Commission reviewed May 11, 2004. He read the findings that would have to be found to grant the appeal, which states if the City Council would grant the appeal, the following approval criteria as expressed in Section 2.18 E. 1. of the Zoning & Development Code would have to be found. (1) The decision maker may have acted in a manner inconsistent with the provisions of this code. (2) The decision maker may have made erroneous findings of fact based on the evidence and testimony on the record. (3) The decision maker may have failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance. (4) The decision maker may have acted arbitrarily, acted capriciously, and/or abused its discretion. He then read the section out of the Code that is being appealed.

Section 6.5.F, 1 -

Fences and Walls – Nothing in this Code shall require the “back-to-back” placement of fences and/or walls. If an existing fence or wall substantially meets the requirements of this section, an additional fence on the adjacent developing property shall not be required.

Note that Table 6.5 specifically requires a Type A Buffer (an 8 foot wide landscape strip with trees and shrubs) and a wall between C-1, Light Commercial and a RMF-8, Residential Multi-Family – 8 units/acre (county) Zoning District.

Council President Hill continued to say that in his review of the record transcripts and video tape, a lot of emphasis was put on just a portion of the Code, not the Code in full. He therefore found there was no basis to grant the appeal, no basis for items 2, 3, or 4 and therefore, would deny the appeal.

Councilmember Kirtland said in his review he would come to the same conclusions. The variance request as it went forward was contrary to the Code, and reading further in the Code, it was clear in the testimony, the Planning Commission members were on track as to their understanding of the Code and therefore he too would vote to deny the appeal.

Councilmember Palmer said he spent a lot of time reading and visited the area. Codes are to protect residential from commercial areas. He came to the same conclusion that the hearing was conducted fairly and he finds no reason to support the rehearing or the appeal.

Councilmember Spehar agreed, adding the decision maker did not act inconsistently with the Code and the existing fence does not meet the standards.

Councilmember Butler and Councilmember McCurry agreed.

Councilmember Spehar moved to deny the Appeal of the Record of a Planning Commission Decision Regarding the Denial of a Variance Request Located at 2938 North Avenue, Palace Pointe Market Place. Councilmember Kirtland seconded the motion. Motion carried.

Adopting the Implementation of the Infill/Redevelopment Program

In September, 2002, City Council approved an infill / redevelopment policy which consisted of definitions of “Infill,” “Redevelopment,” and “Redevelopment Area.” Early in 2003, the policy was formally adopted as part of the Growth Plan update. Following that, Leslie Bethel Design and Planning was contracted to develop an implementation program. Working with Council and the Planning Commission, the final implementation report was completed in March, 2004. This proposed resolution adopts Council’s direction provided at the July 19, 2004 workshop at which time the definitions were reaffirmed and the proposed infill and redevelopment area maps, proposed incentives and the information required of applicants were approved.

Bob Blanchard, Community Development Director, reviewed this item. He reviewed the history of the development of this policy and development of the implementation program.

It has been a long term project. He restated the definition of infill - a vacant parcel or assemblage of parcels bordered by already developed property on three-fourths of the border. The redevelopment areas definition is a developing area, a minimum of 2 acres or an assemblage that is under utilized and thereby ripe for redevelopment. Boundaries were then identified. For infill, the boundaries are Patterson Road on the north, Highway 50 on the south, the river to the west and 29 Road on the east. For redevelopment, it is a little more complicated to describe, but is shown on Attachment 3. Specific parcels have been identified that would meet the criteria.

Councilmember Palmer clarified that the City is not targeting any specific parcels. The incentives will help in the redevelopment even on the difficult parcels. He then reviewed the potential forms of involvement that are incentives. Mr. Blanchard expressed that he is not recommending the automatic expedited process due to the continued heavy work load of the department. He then reviewed the other possible incentives.

Councilmember Palmer asked for clarification on density bonuses. Mr. Blanchard said specifics have not been developed. Approval of the concept was needed first. It will likely be a formula based on units. Councilmember Spehar added that such bonuses will be based on the benefit to the community. Councilmember Palmer said he wants to be assured that a vacant parcel within the boundary will not be guaranteed such bonuses.

Council President Hill stated the potential options for the City's involvement. He asked if the process to get the incentives will actually slow down the process at that point if granted. Could it then be expedited? Mr. Blanchard said the expedited process is still on the list. Council President Hill said if the City wants to incentivize, that should be the first thing to occur and then does it go to the top of the pile? Mr. Blanchard said yes and described a situation where it could work if someone were to come to the City that could really use the help from the incentives; they would proceed and apply with the Council. But only if they were in need of the incentive program.

Mr. Blanchard then reviewed the evaluation criteria of Attachment 5 and described the review team that would be evaluating that criteria. Mr. Blanchard then displayed a map that identified a number of parcels that would be sites of possible infill projects. A second map identified possible redevelopment areas.

Councilmember Palmer asked if there are specific bonuses for affordable housing. Mr. Blanchard said not specifically, there are other benefits within the infill area.

City Manager Arnold inquired about the discussion on the additional components that would be considered for incentives. Mr. Blanchard said the only item deleted from the original list was the sales tax deferral. City Manager Arnold noted those components were points for the Staff to use when bringing a project to Council.

Councilmember Spehar said that nothing prohibits Council from using incentives for an infill affordable housing project.

City Manager Arnold said it will be a challenge initially to make this work within the process to prevent it from getting bogged down, it will take some fine tuning.

Councilmember Palmer feared the appearance of being arbitrary without a standard set of criteria but agreed that flexibility is desired.

Councilmember Spehar argued there is a value to that, the focus could be on affordable housing now, and that in the future another focus might emerge.

Councilmember Kirtland noted that he agrees with a written public comment that the City is in this for the long haul. It will be interesting to see how it develops and how the developers become educated on this process.

Councilmember Palmer said the number of vacant properties speaks to the need for this policy.

Councilmember Spehar said that it is imperative the Council make sure that a budget is in place in order to provide these incentives. There will be a need for a budget discussion.

Council President Hill stated that he enjoyed the comments received in the feedback. It is Council's biggest challenge to deal with the flexibility and that is the great benefit of the program. At the same time, Council has the flexibility to make their focus on what is needed at the time. Also, this is a huge step but feels that the City is ready for such a program.

City Attorney Shaver commented that he supports the adoption of this resolution but wondered if there should be consideration of a review or expiration date or a date where the policy would be codified. Council President Hill suggested it be tied into the review of another policy document. Any change to it would need to be done by a resolution.

Councilmember Spehar said he would like to see the Council have some experience with the policy first.

Councilmember Kirtland agreed with coupling it with the other reviews of plan documents.

Councilmember Spehar said this was one of the Strategic Plan Goals, and that Council periodically reviews the Strategic Plan, so they will have a chance to have a more formal discussion about it.

City Manager Arnold said it could also be reviewed in conjunction with the budget.

City Manager Arnold wanted to make sure that the Staff has a complete record of the development of this policy and that the City Clerk make sure this discussion is very clear in the minutes and all points are captured. He also urged the Council to review the minutes to ensure all points are included.

Resolution No. 87-04 – A Resolution Adopting an Infill/Redevelopment Implementation Program

Councilmember Spehar moved to adopt Resolution No. 87-04. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There were none.

EXECUTIVE SESSION – RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS UNDER C.R.S. SECTION 24-6-402(4)(e), RELATIVE TO GRAND MESA RESERVOIR COMPANY PROPOSALS

It was moved by Councilmember Butler, seconded by Councilmember Spehar to adjourn into executive session and Council will not return to open session. Motion carried.

ADJOURNMENT

The meeting adjourned to executive session at 9:40 p.m.

Stephanie Tuin, MMC
City Clerk

Attach 2
Three Subrecipient Community Development Block Grant Contracts
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|---|-----|--|---|----------------|---------------------------------|
| Subject | Three Subrecipient Contracts for Projects within the City's 2004 Program Years Community Development Block Grant (CDBG) Program | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 29, 2004 | | | Files: CDBG 2004-06 CDBG 2004-07 CDBG 2004-10 | | |
| Authors | Dave Thornton Kristen Ashbeck | | CDBG Program Manager Senior Planner | | | |
| Presenters Names | Dave Thornton Kristen Ashbeck | | CDBG Program Manager Senior Planner | | | |
| Report Results Back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | X | Consent | Individual Consideration |

Summary: The Subrecipient Contracts formalize the City's award of a total of \$59,500 to various non-profit organizations and agencies allocated from the City's 2004 Program Year CDBG funds as previously approved by Council.

Budget: Community Development Block Grant (CDBG) Funds

Action Requested: Authorization for the City Manager to sign the three subrecipient contracts.

Background Information:

CDBG 2004-06 Radio Reading Services of the Rockies

Radio Reading Services of the Rockies provides blind, visually impaired and print handicapped citizens access to ink print materials. The City is granting \$4,500 to Radio Reading Services of the Rockies from its CDBG 2004 Program Year funds to purchase radio/headset telephones for listeners and provide on-site installation/instruction, schedules and public outreach to Grand Junction residents for Grand Junction specific programming.

CDBG 2004-07 Mesa County Health Department

The Mesa County Health Department is in the process of equipping and enhancing a health clinic for clients with special needs, particularly children at the new County building located at 510 29-1/2 Road. Special equipment needs that have been identified include a wheelchair scale, Dinamap Pro blood pressure and pulse monitor, and a cabinet/secure storage. The City is granting \$5,000 to the Mesa County Health Department from its CDBG 2004 Program Year funds towards the purchase and installation of the equipment.

CDBG 2004-10 Housing Resources - Supportive Housing for Homeless Veterans

Housing Resources of Western Colorado provides stable, supportive housing to low-moderate income clients, including veterans in Grand Junction. Housing Resources has identified a complex of eight, one-bedroom apartments located at 1333 North 13th Street to be acquired as transitional housing for homeless veterans. The City's CDBG funds of \$50,000 from the 2004 Program Year will be used towards purchase of this property.

These organizations and agencies are considered "subrecipients" to the City. The City will "pass through" a portion of its 2004 Program Year CDBG funds to these organizations and agencies but the City remains responsible for the use of these funds.

These contracts outline the duties and responsibilities of each party/program and are used to ensure that the organizations and agencies comply with all Federal rules and regulations governing the use of these funds. The contracts must be approved before the subrecipients may spend any of these Federal funds. Exhibit A of each of the contracts (attached) contains the specifics of the projects and how the money will be used by the organizations and agencies.

Attachments – Exhibit A, Subrecipient Contracts:

1. Radio Reading Services of the Rockies
2. Mesa County Health Department
3. Housing Resources of Western Colorado

**2004 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
RADIO READING SERVICES OF THE ROCKIES**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement Radio Reading Services of the Rockies \$4,500 from its 2004 Program Year CDBG Entitlement Funds for purchase of equipment and program operation costs associated with providing City of Grand Junction residents their services, as defined in paragraph 5 below. The general purpose of the project is to provide Grand Junction's blind, visually impaired, and print handicapped citizens access to ink print materials. This service gives listeners resources to learn, find employment, and be involved with their local community.
2. The Radio Reading Services of the Rockies certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. It is understood that the City's grant of \$4,500 in CDBG funds shall be used only for the purchase of radio/headset telephones for listeners, on-site installation/instruction, program schedules, outreach and Grand Junction specific programming. Costs associated with any other elements of the Radio Reading Services of the Rockies programs, as well as costs associated with providing these services to non-City of grand Junction residents, shall be paid for by other funding sources obtained by the Radio Reading Services of the Rockies.
4. This project shall commence upon the full and proper execution of the 2004 Subrecipient Agreement and the completion of all appropriate environmental, Code, permit review approval and compliance. The project shall be completed on or before December 31, 2005.

_____ Radio Reading Services of the Rockies
 _____ City of Grand Junction

5. The 2004 budget for the entire project is as follows:

| <u>Project Activity</u> | <u>CDBG Funds budgeted</u> | |
|---|----------------------------|----|
| <u>Total Cost</u> | | |
| 28,600 Grand Jct specific programming..... | \$1,000 | \$ |
| 900 Braille RRSR program schedules; and Large print RRSR program schedules; and Cassette tape RRSR program schedules..... | \$ 900 | \$ |
| 1,000 Listener radios/headset/speaker telephones..... | \$1,000 | \$ |
| 500 On site installation and instruction..... | \$ 500 | \$ |
| 300 Community outreach..... | \$1,100 | \$ |

6. The Radio Reading Services of the Rockies estimates that it will serve approximately 12 new radio and/or Information-On-Demand listeners in Grand Junction.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of the Radio Reading Services of the Rockies to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Radio Reading Services of the Rockies shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Radio Reading Services of the Rockies shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted once the project is completed.
10. The Radio Reading Services of the Rockies understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Radio Reading Services of the Rockies

shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Radio Reading Services of the Rockies shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.

12. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
13. A formal project notice will be sent to the Radio Reading Services of the Rockies once all funds are expended and a final report is received.

_____ Radio Reading Services of the Rockies
_____ City of Grand Junction

**2004 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
MESA COUNTY HEALTH DEPARTMENT**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement the Mesa County Health Department (MCHD) \$5,000 from its 2004 Program Year CDBG Entitlement Funds for purchase of clinical equipment for special needs children to be installed at the Mesa County Health Department medical clinic located at 510 29-1/2 Road in Grand Junction, Colorado. The general purpose of the project is to provide basic health care services to children with special needs.
2. The Mesa County Health Department certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado.
3. The entire project consists of equipping and enhancing a health clinic for clients with special needs, particularly children. Equipment needs include the following: wheelchair scale, Dinamap Pro blood pressure and pulse monitor, and a cabinet/secure storage. The clinic is owned and operated by the Mesa County Health Department and is located in the new County building located at 510 29-1/2 Road. It is understood that the City's grant of \$5,000 in CDBG funds shall be used only for the purchase and installation of the equipment mentioned above. Costs associated with the other elements of the project shall be paid for by other funding sources obtained by the Mesa County Health Department.
4. This project shall commence upon the full and proper execution of the 2004 Subrecipient Agreement and the completion of all applicable environmental, Code, permit review approval and compliance. The project shall be completed on or before December 31, 2005.
5. The budget for the entire project is as follows:

| <u>Source of Funds</u> | <u>Cost</u> |
|-----------------------------|-------------|
| Clinic Volunteers (In-Kind) | \$ 1,320 |
| CO Dept of Health | \$239,000 |
| Rocky Mountain Health Plans | \$ 30,000 |
| Mesa County General Fund | \$ 10,000 |
| Early Childhood Connections | \$ 13,000 |

| | |
|-----------------------------|-----------|
| Client Fees | \$ 12,000 |
| City of Grand Junction/CDBG | \$ 5,000 |

_____ MCHD
_____ City of Grand Junction

6. The Mesa County Health Department estimates that the clinic will provide services for 550 clients in Mesa County annually.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of The Mesa County Health Department to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Mesa County Health Department shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Mesa County Health Department shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted once the project is completed.
9. During a period of five (5) years following the date of completion of the project the use or planned use of the property improved may not change unless 1) the City determines the new use meets one of the National Objectives of the CDBG Program, and 2) the Mesa County Health Department provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Mesa County Health Department decides, after consultation with affected citizens that it is appropriate to change the use of the property to a use which the City determines does not qualify in meeting a CDBG National Objective, the Mesa County Health Department must reimburse the City a prorated share of the City's \$5,000 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions on use of the property shall be in effect.
10. The Mesa County Health Department understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Mesa County Health Department shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Mesa County Health Department

shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.

11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Mesa County Health Department once all funds are expended and a final report is received.

____ MCHD
____ City of Grand Junction

**2004 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
HOUSING RESOURCES OF WESTERN COLORADO**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. Housing Resources of Western Colorado has been awarded \$50,000 from the City's 2004 Community Development Block Grant (CDBG) funding cycle to acquire permanent supportive housing units for homeless persons.
2. Housing Resources of Western Colorado understands that the funds described in paragraph #1 above are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. Housing Resources of Western Colorado shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically stated in the contract. Housing Resources of Western Colorado shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been and if required will continue to be met.
3. The City agrees to pay Housing Resources of Western Colorado \$50,000 from its 2004 Program Year CDBG Entitlement Funds for the acquisition of eight one-bedroom apartments located at 1333 North 13th Street. The apartments will be rented to Low/Moderate Income homeless veterans, as a first priority. Second priority will be given to other eligible homeless persons meeting the Department of Housing and Urban Development (HUD) LMI income guidelines. Acquisition (or acquire) as used in this agreement means closing and recordation of any and

all deeds or evidence(s) of conveyances. If the subrecipient fails to acquire the property on or before January 31, 2005 this agreement shall be null and void.

4. Housing Resources of Western Colorado certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced housing to low/moderate income homeless persons in Grand Junction, Colorado.
5. Housing Resources of Western Colorado certifies that it will meet eligibility requirements for the CDBG program. The acquisition of the 8-unit apartment complex is eligible under 570.201(c) Public Facilities and Improvements. Acquisition where the property is acquired for a public purpose and owned/operated by a non-profit organization.

_____ Housing Resources of Western Colorado
_____ City of Grand Junction

6. CDBG funds shall be used ONLY for acquisition costs. All additional costs shall be borne by Housing Resources of Western Colorado. Any property improvements and repair and/or rehab work are outside the scope of this contract.
7. Housing Resources of Western Colorado will purchase the apartments at 1333 North 13th Street, Grand Junction, Colorado, for LMI Transitional Housing. The eight one-bedroom apartments shall remain available for LMI persons at rental rates established by HUD at least through December 31, 2014. If rental rate(s) for the apartments change to market rent(s) before December 31, 2014, Housing Resources of Western Colorado shall refund the City of Grand Junction CDBG funding at the rate of \$5,000 per year for each year that it is not serving LMI families to December 31, 2014.
8. During a period until December 31, 2014 the use or planned use of the property may not change unless 1) the City determines the new use meets one of the National Objectives of the CDBG Program and 2) Housing Resources of Western Colorado provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If Housing Resources of Western Colorado decides, after consultation with affected citizens that it is appropriate to change the use of the property to a use which the City determines does not qualify in meeting a CDBG National Objective, Housing Resources of Western Colorado must reimburse the City a prorated share as established in paragraph 7 of the City's \$50,000 CDBG contribution. After December 31, 2014, the only City restrictions on use of the property shall be those found within the City's laws, rules, codes and ordinances.

9. This project shall commence upon the full and proper execution of the 2004 Subrecipient Agreement and the completion of all necessary environmental review of the site. Acquisition of the apartments as deemed by this agreement shall be completed on or before January 31, 2005. No reimbursement shall be made prior to that date if the subrecipient has not acquired the property.
10. The City of Grand Junction shall monitor and evaluate the progress and performance of Housing Resources of Western Colorado to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring, and evaluating criteria and standards. The Energy Office shall cooperate with the City or HUD relating to such monitoring and evaluation.

_____ Housing Resources of Western Colorado
_____ City of Grand Junction

11. Progress Reports: Housing Resources of Western Colorado shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A year-end report detailing income data of residents shall also be submitted by March 30th of the following year. A final report shall also be submitted once the project is completed. All required reports shall be sent to David Thornton, Principal Planner, 250 North Fifth Street, Grand Junction, Colorado 81501.
12. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis or paid at property closing. Housing Resources of Western Colorado shall notify the City two weeks in advance of the closing date.
13. The budget for the entire project is estimated to be \$643,500 with the City providing \$50,000 in CDBG funding.

_____ Housing Resources of Western Colorado
_____ City of Grand Junction

Attach 3
Setting a Hearing on Zoning Walker Field Airport Property
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|-----------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|----------------|---------------------------------|
| Subject | | Walker Field Airport Zoning | | | | | |
| Meeting Date | | October 6, 2004 | | | | | |
| Date Prepared | | September 23, 2004 | | | File # PLN-2003-237 | | |
| Author | | Kathy Portner | | Planning Manager | | | |
| Presenter Name | | Kathy Portner | | Planning Manager | | | |
| Report results back to Council | | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes | When | |
| Citizen Presentation | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Name | |
| <input type="checkbox"/> | Workshop | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Formal Agenda | <input checked="" type="checkbox"/> | Consent | Individual Consideration |

Summary: Introduction of a proposed ordinance to establish the zoning requirements for future development on property owned by Walker Field Airport Authority. A Resolution approving a Civic Facility Master Plan for Walker Field Airport will be considered with final passage of the zoning ordinance.

Budget: NA

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for October 20, 2004. Staff and Planning Commission recommend approval.

Attachments:

Staff Report
 Vicinity Map
 Growth Plan Map
 Zoning Map
 Ordinance

Background Information:

See attached.

AGENDA TOPIC: PLN-2003-237 Walker Field Airport Zoning

ACTION REQUESTED: Introduce a proposed zoning ordinance and set a public hearing for October 20, 2004. Staff and Planning Commission recommend approval.

| BACKGROUND INFORMATION | | | | | |
|------------------------------|-------|--|-----|--|----|
| Location: | | Generally between 27 Road and 30 Road, North of I-70 | | | |
| Applicants: | | Walker Field Public Airport Authority | | | |
| Existing Land Use: | | Airport facilities and accessory uses | | | |
| Proposed Land Use: | | Expansion of Airport facilities and accessory uses | | | |
| Surrounding Land Use: | North | Public Land (BLM) | | | |
| | South | Residential and Commercial | | | |
| | East | Residential and Rural | | | |
| | West | Residential and Rural | | | |
| Existing Zoning: | | Planned Development | | | |
| Proposed Zoning: | | Planned Development | | | |
| Surrounding Zoning: | North | AFT (Agricultural, Forestry, Transitional) | | | |
| | South | I-O, C-1, RSF-1, RSF-4, RSF-5, PD | | | |
| | East | PD, RSF-R, AFT | | | |
| | West | AFT | | | |
| Growth Plan Designation: | | Public | | | |
| Zoning within density range? | | x | Yes | | No |

PROJECT DESCRIPTION: Introduction of a proposed ordinance to establish the zoning requirements for future development on property owned by Walker Field Airport Authority. A Resolution approving a Civic Facility Master Plan for Walker Field Airport will be considered with final passage of the zoning ordinance.

RECOMMENDATION: Staff and Planning Commission recommend approval of the PD zoning ordinance.

ANALYSIS

1. Background

Walker Field Airport Authority was created in 1971 under the Public Airport Authority Act of 1965. Walker Field Airport currently consists of approximately 2370 acres, including three types of use areas: 1. Aeronautical, 2. Aeronautical/Commercial, and 3. Non-Aeronautical/Commercial. There are two active runways capable of handling commercial, military, propeller and general aviation traffic into the Grand Junction area.

Over the years a Planned Development zone was established for the airport properties. Various versions of the Zoning and Development Code have included an airport overlay zoning district that included use restrictions in the various airport subdistricts, including Area of Influence, Noise Zone, Critical Zone and Clear Zone. The overlay district applies additional standards and requirements to properties, and includes properties not owned or controlled by Walker Field Public Airport Authority. The overlay district does not include specific standards for development of the Walker Field Airport PD (Planned Development).

Section 2.20 of the Zoning and Development Code outlines the requirements for an Institutional and Civic Facility Master Plan process. The purpose of the Master Plan review process is to provide an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community, but might impact the surrounding community. The Master Plan review allows the City, through a public process, to assess any impacts early in the review process and direct the applicant on how best to address the impacts.

Walker Field has had Master Plans for the development of the airport over the years, but the plans have never gone through a formal land use review process with the City. In addition, there have never been specific standards applied to the PD zoning of the airport property to guide the review of proposed projects. This review of the Master Plan and adoption of a PD zoning ordinance will establish the standards and requirements for development on the airport property.

Walker Field Airport is divided into three types of development: Aeronautical, Aeronautical/Commercial and Non-Aeronautical/Commercial. Aeronautical includes facilities or property from which aircraft operations are conducted subject to Federal Aviation Administration regulations. Aeronautical/Commercial includes facilities or properties that are used to provide commercial aeronautical services or aeronautical related services to the public. Non-Aeronautical/Commercial includes any non-aeronautical commercial business on airport property. The areas encompassed by the three types of uses are depicted on the attached map of airport property.

The Walker Field Planned Development shall be as follows:

Aeronautical:

Allowed Uses:

This zone is primarily for, but not limited to:

- Aircraft Maintenance, Storage, Tie-Down, and Sales
- Aircraft and Aircraft Parts Manufacturer
- Aircraft Charter and Taxi
- Fixed Base Operator (FBO)
- Commercial Airline Operation
- Federal Aviation Administration (FAA)
- Governmental Aeronautical Activities
- Fire Protection and Medical Operation
- BLM Fire Suppression Center
- Pilot and Emergency Personnel Temporary Quarters While on Duty
- Civil Air Patrol
- Flight Club
- Flight School
- Pilot Supply Shop
- Food Service for Aeronautical Customers
- Fly-in Hotel, Bed and Breakfast, or Inn
- Air Cargo Operation
- Private Hangar
- Taxiway
- Runway
- Run-up area
- Passenger Terminal Building
- Aircraft Safety Areas
- Navigation and Landing Aids
- Aeronautical Related Activities Approved by the FAA

Street Improvements:

- All roads located on AUTHORITY property are owned and maintained by AUTHORITY in fee simple absolute.
- Any additional or existing street improvements will be determined by AUTHORITY and FAA.
- Minimum paved street width will be twenty-four (24) feet with a minimum of five (5) foot gravel shoulder on each side of the paved street. Total right-of-way will be a minimum of sixty (60) feet. Street specifications will be determined by AUTHORITY for each project. On-street parking is allowed subject to AUTHORITY rules and regulations.
- Transportation Capacity Payment (TCP) will be determined by the number of daily trips estimated for the specific proposal.

Drainage/Stormwater Management:

- Review by Grand Junction Community Development relative to the Airport's stormwater drainage system. City of Grand Junction stormwater drainage fees will not apply if all runoff is directed to AUTHORITY detention basins.
- Refer to the AUTHORITY's Colorado Discharge Permit System Stormwater Management Plan, as amended from time to time.

Utilities:

- Additional and existing utilities located on AUTHORITY property determined by AUTHORITY.
- All other utilities located off airport property to be determined by utility provider.
- Fire hydrants and water main extensions to be determined by the Grand Junction Fire Department.

Site Development:

a. bulk requirements

- TENANT must establish compatible grading and drainage relationships between building, parking areas, ramps, taxiways, and adjacent properties consistent with the AUTHORITY's master plan for grading and drainage and the City of Grand Junction drainage requirements. Tenant shall be responsible for assuring that any proposed alteration of grading or drainage does not result in damage to any other real or personal property surrounding, or in the vicinity of, the subject property.
- Building setback from all lease lines is zero (0) feet.
- Building construction and materials must be non-glare and must not interfere with aircraft operations.
- Enclosed hangars must have a floor consisting of a minimum of 4 inches of concrete.
- Exterior building colors will be soft colors similar to those found in nature in soil, rocks, and vegetation within the region. Any structure color existing prior to the adoption of these Covenants shall be exempt

from the exterior building color requirements. Upon request, manufacturer's standard color chart will be provided to the AUTHORITY for review and approval of the exterior building trim and wall colors.

- Aircraft movement areas must consist of a minimum of 4 inches of asphalt or concrete and must meet the design criteria for the aircraft weight contemplated.
- Compliance with the adopted Fire and Building Codes.
- Approved FAA FORM 7460-1 for the improvements.

b. parking and traffic circulation

- TENANT may be subject to adequate parking space regulations as required by the AUTHORITY's Requirements and Minimum Standards for Commercial Aeronautical Services and Activities.
- No review by Grand Junction Community Development.

c. landscaping (street frontages, parking areas)

- Landscaping not required.
- TENANT must eliminate weeds on a regular basis and must comply with all FAA requirements pursuant to FAR Part 139, as amended from time to time.

d. screening and buffering

- Additional and existing to be determined by AUTHORITY.

e. lighting

- Lights must be placed or shielded so they do not cause glare or excessive light spillage onto adjacent properties, runways, taxiways, taxilanes, ramp areas, roadways, and the air traffic control tower.

f. signage

- TENANT must comply with the City of Grand Junction Zoning and Development Code, as amended from time to time, and Federal Aviation Regulations, as amended from time to time, for signage requirements. All lighted signs must be approved in writing, in advance, by the AUTHORITY. Furthermore, final approval of signage will be at the sole discretion of the AUTHORITY.

g. pedestrian circulation

- Required pedestrian circulation will be at the sole discretion of the AUTHORITY.

h. review process

- Minor Site Plan Review by City of Grand Junction

- Grading and Drainage review by City of Grand Junction
- Approved FAA FORM 7460-1 for the improvements provided to City of Grand Junction prior to issuance of a Planning Clearance.
- Sign permits required. Signage must meet standards of the City of Grand Junction and AUTHORITY, whichever is more restrictive.

Aeronautical/Commercial:

Allowed Uses:

This zone is primarily for but not limited to:

- Pilot Supply Shop
- Car Rental
- Restaurant
- Aeronautical Support Manufacturer]
- Courier Service
- Parking Infrastructure
- Gift Shop
- Service Business
- Weather Service
- Transportation Security Administration
- Ground Handling Service
- Aircraft Sales
- Multi-modal Transportation Systems
- Aeronautical Related Activities Approved by the FAA

Requirements:

- Compliance with all requirements of the C-1 (Light Commercial) zone district of the City of Grand Junction.
- Review process in accordance with the Zoning and Development Code
- All required fees and permits in accordance with the City of Grand Junction.
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance.
- Compliance with adopted Building and Fire Codes.
- Review by Grand Junction Community Development relative to the Airport's stormwater drainage system. City of Grand Junction stormwater drainage fees will not apply if all runoff is directed to AUTHORITY detention basins.

Non-Aeronautical/Commercial:

Allowed Uses:

This zone is primarily for, but not limited to:

- Motel, Hotel, Bed & Breakfast, Inn, etc.
- Restaurant
- Convenience Store
- Car Wash
- Museum
- Theater
- Office Complex
- Multi-modal Transportation Complex
- AUTHORITY may consider any other uses allowed in the C-1 zone district.

Requirements:

- Compliance with all requirements of the C-1 (Light Commercial) zone district of the City of Grand Junction.
- Review process in accordance with the Zoning and Development Code
- All required fees and permits in accordance with the City of Grand Junction.
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance.
- Compliance with adopted Building and Fire Codes.
- Review by Grand Junction Community Development relative to the Airport's stormwater drainage system. City of Grand Junction stormwater drainage fees will not apply if all runoff is directed to AUTHORITY detention basins.

2. Consistency with the Growth Plan

The Walker Field Airport properties are designated as "Public" on the Future Land Use Map of the Growth Plan. The following goals and policies are specific to the airport development:

Goal 8: To support the long-term vitality of existing centers of community activity (which includes the Airport and Horizon Drive).

Policy 8.4: The City will encourage the development of uses that are compatible with the airport and the image of this area as a gateway into Grand Junction, particularly: office/warehousing; and light industrial/indoor manufacturing near the airport; and highway-oriented commercial development serving tourists and visitors (e.g. lodging, recreation and restaurants) along Horizon Drive between Crossroads Blvd. and G Road.

Policy 8.5: The City will prohibit inappropriate development within the airport's noise and approach zones.

Goal 25: To obtain improved ground and air access to the community.

Policy 25.1: The City will support efforts to enhance passenger and air freight service to Walker Field.

The proposed Master Plan and Planned Development zoning for Walker Field is consistent with the Growth Plan.

3. Section 2.20.C of the Zoning and Development Code

In reviewing a Master Plan, the decision-making body shall consider the following:

- a. Conformance with the Growth Plan and other area, corridor or neighborhood plans.

The Master Plan is in conformance with the Future Land Use Map and Goals 8 and 25, as well as Policies 8.4, 8.5 and 25.1.

- b. Conformance with the master street plan and general transportation planning requirements.

The Master Plan maintains the major access points shown on the Grand Valley Circulation Plan.

- c. Compatibility with the surrounding neighborhood in terms of capacity of safety of the street network, site access, adequate parking, adequate storm water and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential.

The Master Plan maintains compatibility with the surrounding area with provisions for safe access, adequate parking, adequate stormwater and drainage improvements, and adequate screening and buffering through the Airport Environs Overlay Zoning District.

- d. Adequacy of public facilities and services.

Public facilities and services are adequate or will be provided with development.

- e. Community benefits from the proposal.

Future improvement and expansion of Walker Field Airport provides many benefits to the community.

The proposed Master Plan addresses each of the above criteria and is in conformance.

4. Section 2.6.A of the Zoning and Development Code

Although this property has been zoned PD (Planned Development) for a number of years, specific development standards were never defined. Establishment of those standards is essentially a rezone and must comply with the following criteria:

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

The existing zoning was not in error, but did not include development standards.

- ii. 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.;

Not Applicable.

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

The proposed PD ordinance includes development standards that will adequately mitigate any adverse impacts to the surrounding area. Additionally, the Airport Environs Overlay Zoning District further mitigates impacts to the surrounding area.

- iv. 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 PD zoning ordinance is in conformance with the Future Land Use Map and Goals 8 and 25, as well as Policies 8.4, 8.5 and 25.1.

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

Adequate public facilities and services are available or will be provided concurrent with development.

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

This zoning ordinance is meeting the very specific and unique needs of Walker Field Airport.

- vii. The community or neighborhood will benefit from the proposed zone.

Future improvements and expansion of Walker Field Airport provides many benefits to the community.

FINDINGS OF FACT/CONCLUSIONS

After reviewing PLN-2003-237 for a Planned Development ordinance for Walker Field Airport, staff makes the following findings of fact and conclusions:

1. The requested PD zoning ordinance is consistent with the Growth Plan.
2. The review criteria in Section 2.6A of the Zoning and Development Code have all been met.
3. The Planned Development implements the Master Plan.

RECOMMENDATION:

Staff and Planning Commission recommend approval of the Planned Development for Walker Field Airport, PLN-2003-237, to the City Council with the findings and conclusions listed above.

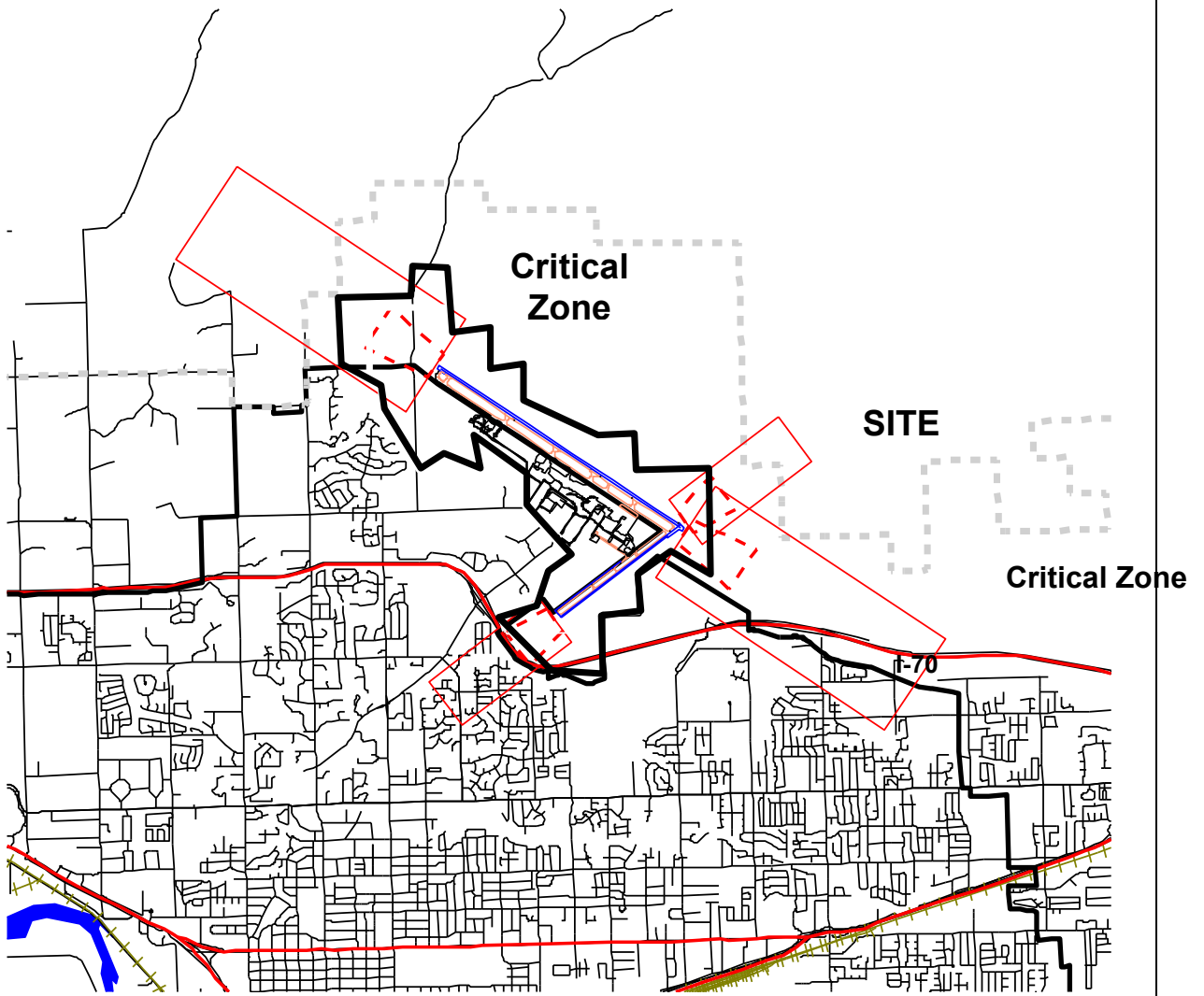
Attachments:

Vicinity Map
Growth Plan Map
Zoning Map

Ordinance Establishing the Planned Development (PD) Zone District

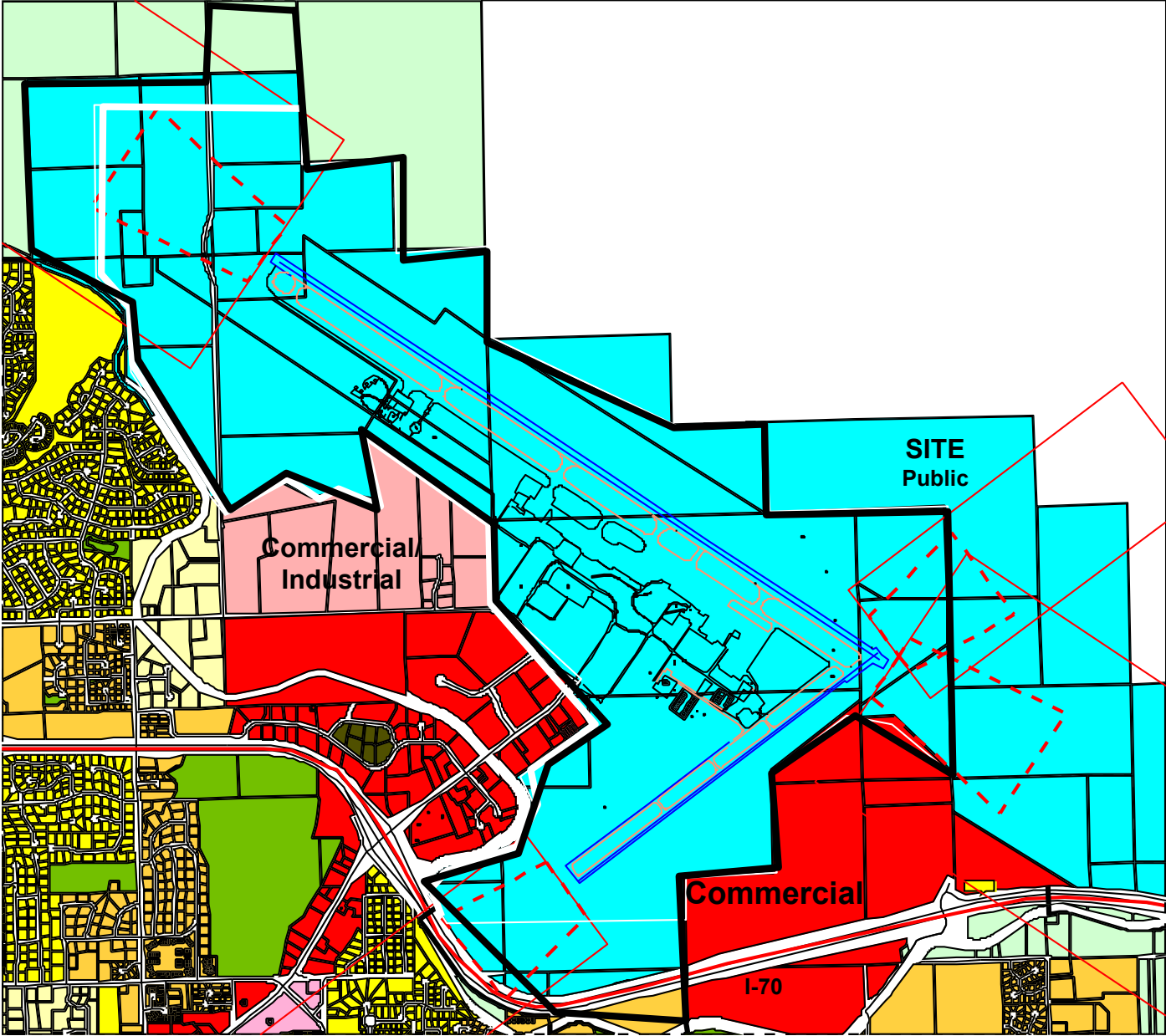
Site Location Map

Figure 1



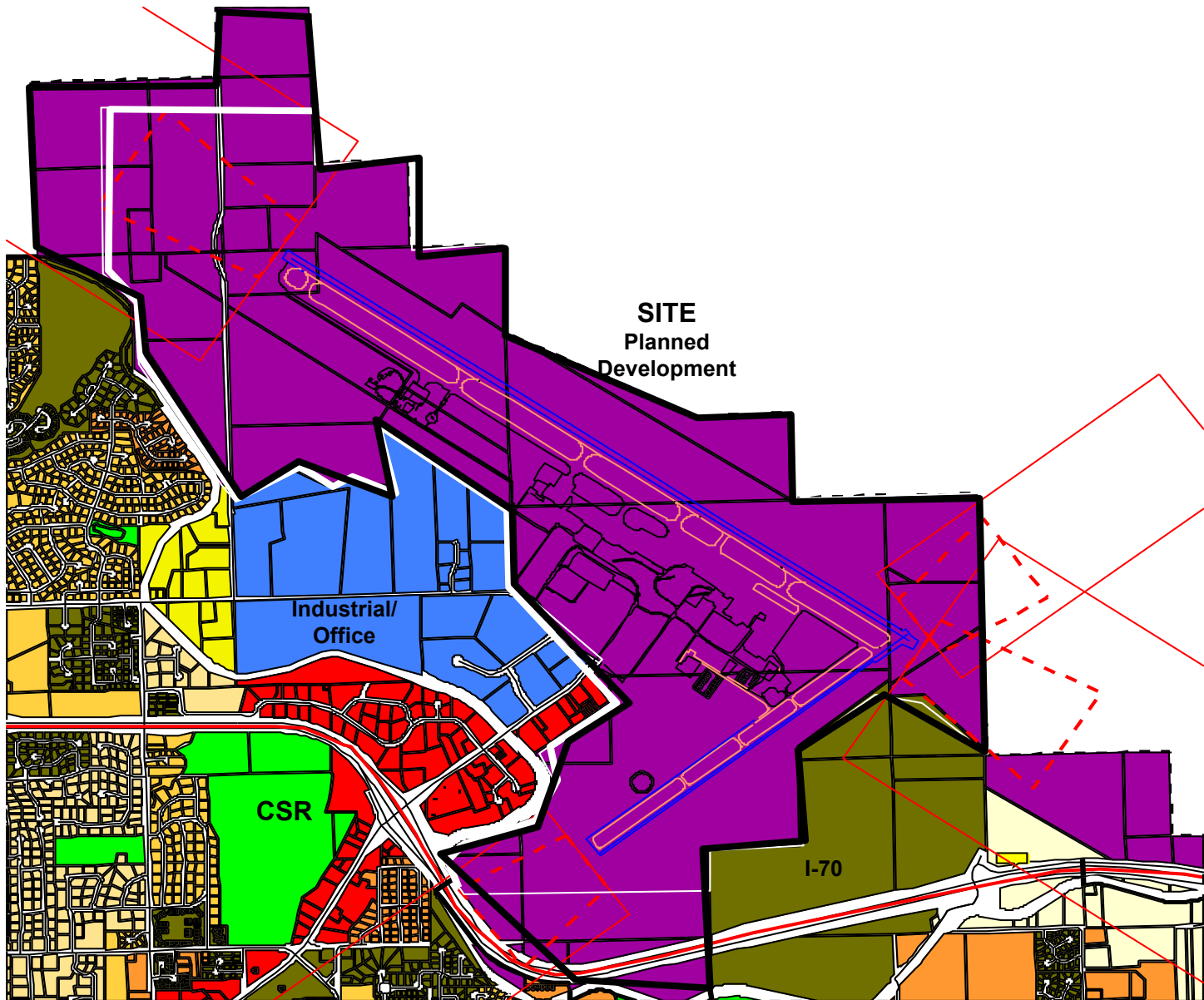
Future Land Use Map

Figure 2



Existing City and County Zoning

Figure 3



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, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING STANDARDS FOR THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT FOR PROPERTY OWNED BY THE WALKER FIELD AIRPORT AUTHORITY

Recitals:

Walker Field Airport Authority was created in 1971 under the Public Airport Authority Act of 1965. Walker Field Airport currently consists of approximately 2370 acres, including three types of use areas: 1. Aeronautical, 2. Aeronautical/Commercial, and 3. Non-Aeronautical/Commercial. There are two active runways capable of handling commercial, military, propeller and general aviation traffic into the Grand Junction area.

Over the years a Planned Development zone was established for the airport properties. Various versions of the Zoning and Development Code have included an airport overlay zoning district that included use restrictions in the various airport subdistricts, including Area of Influence, Noise Zone, Critical Zone and Clear Zone. The overlay district applies additional standards and requirements to properties, and includes properties not owned or controlled by Walker Field Public Airport Authority. The overlay district does not include specific standards for development of the Walker Field Airport PD (Planned Development). This PD ordinance will establish the standards and requirements for development on the airport property.

The Planning Commission has recommended approval of the PD ordinance. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Zoning and Development Code.

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

The property owned by Walker Field Airport Authority and zoned PD, as shown on the attached Exhibit A, shall be subject to the following:

Aeronautical:

Allowed Uses:

This zone is primarily for, but not limited to:

- Aircraft Maintenance, Storage, Tie-Down, and Sales
- Aircraft and Aircraft Parts Manufacturer

- Aircraft Charter and Taxi
- Fixed Base Operator (FBO)
- Commercial Airline Operation
- Federal Aviation Administration (FAA)
- Governmental Aeronautical Activities
- Fire Protection and Medical Operation
- BLM Fire Suppression Center
- Pilot and Emergency Personnel Temporary Quarters While on Duty
- Civil Air Patrol
- Flight Club
- Flight School
- Pilot Supply Shop
- Food Service for Aeronautical Customers
- Fly-in Hotel, Bed and Breakfast, or Inn
- Air Cargo Operation
- Private Hangar
- Taxiway
- Runway
- Run-up area
- Passenger Terminal Building
- Aircraft Safety Areas
- Navigation and Landing Aids
- Aeronautical Related Activities Approved by the FAA

Street Improvements:

- All roads located on AUTHORITY property are owned and maintained by AUTHORITY in fee simple absolute.
- Any additional or existing street improvements will be determined by AUTHORITY and FAA.
- Minimum paved street width will be twenty-four (24) feet with a minimum of five (5) foot gravel shoulder on each side of the paved street. Total right-of-way will be a minimum of sixty (60) feet. Street specifications will be determined by AUTHORITY for each project. On-street parking is allowed subject to AUTHORITY rules and regulations.
- Transportation Capacity Payment (TCP) will be determined by the number of daily trips estimated for the specific proposal.

Drainage/Stormwater Management:

- Review by Grand Junction Community Development relative to the Airport's stormwater drainage system. City of Grand Junction stormwater drainage fees will not apply if all runoff is directed to AUTHORITY detention basins.
- Refer to the AUTHORITY's Colorado Discharge Permit System Stormwater Management Plan, as amended from time to time.

Utilities:

- Additional and existing utilities located on AUTHORITY property determined by AUTHORITY.
- All other utilities located off airport property to be determined by utility provider.
- Fire hydrants and water main extensions to be determined by the Grand Junction Fire Department.

Site Development:

bulk requirements

- b. TENANT must establish compatible grading and drainage relationships between building, parking areas, ramps, taxiways, and adjacent properties consistent with the AUTHORITY's master plan for grading and drainage and the City of Grand Junction drainage requirements. Tenant shall be responsible for assuring that any proposed alteration of grading or drainage does not result in damage to any other real or personal property surrounding, or in the vicinity of, the subject property.
- c. Building setback from all lease lines is zero (0) feet.
- d. Building construction and materials must be non-glare and must not interfere with aircraft operations.
- e. Enclosed hangars must have a floor consisting of a minimum of 4 inches of concrete.
- f. Exterior building colors will be soft colors similar to those found in nature in soil, rocks, and vegetation within the region. Any structure color existing prior to the adoption of these Covenants shall be exempt from the exterior building color requirements. Upon request, manufacturer's standard color chart will be provided to the AUTHORITY for review and approval of the exterior building trim and wall colors.
- g. Aircraft movement areas must consist of a minimum of 4 inches of asphalt or concrete and must meet the design criteria for the aircraft weight contemplated.
- h. Compliance with the adopted Fire and Building Codes.
- i. Approved FAA FORM 7460-1 for the improvements.

parking and traffic circulation

- TENANT may be subject to adequate parking space regulations as required by the AUTHORITY's Requirements and Minimum Standards for Commercial Aeronautical Services and Activities.
- No review by Grand Junction Community Development.

landscaping (street frontages, parking areas)

- Landscaping not required.

- TENANT must eliminate weeds on a regular basis and must comply with all FAA requirements pursuant to FAR Part 139, as amended from time to time.

screening and buffering

- Additional and existing to be determined by AUTHORITY.

lighting

- Lights must be placed or shielded so they do not cause glare or excessive light spillage onto adjacent properties, runways, taxiways, taxilanes, ramp areas, roadways, and the air traffic control tower.

signage

- TENANT must comply with the City of Grand Junction Zoning and Development Code, as amended from time to time, and Federal Aviation Regulations, as amended from time to time, for signage requirements. All lighted signs must be approved in writing, in advance, by the AUTHORITY. Furthermore, final approval of signage will be at the sole discretion of the AUTHORITY.

pedestrian circulation

- Required pedestrian circulation will be at the sole discretion of the AUTHORITY.

review process

- Minor Site Plan Review by City of Grand Junction
- Grading and Drainage review by City of Grand Junction
- Approved FAA FORM 7460-1 for the improvements provided to City of Grand Junction prior to issuance of a Planning Clearance.
- Sign permits required. Signage must meet standards of the City of Grand Junction and AUTHORITY, whichever is more restrictive.

Aeronautical/Commercial:

Allowed Uses:

This zone is primarily for but not limited to:

- Pilot Supply Shop
- Car Rental
- Restaurant
- Aeronautical Support Manufacturer]
- Courier Service
- Parking Infrastructure

- Gift Shop
- Service Business
- Weather Service
- Transportation Security Administration
- Ground Handling Service
- Aircraft Sales
- Multi-modal Transportation Systems
- Aeronautical Related Activities Approved by the FAA

Requirements:

- Compliance with all requirements of the C-1 (Light Commercial) zone district of the City of Grand Junction.
- Review process in accordance with the Zoning and Development Code
- All required fees and permits in accordance with the City of Grand Junction.
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance.
- Compliance with adopted Building and Fire Codes.
- Review by Grand Junction Community Development relative to the Airport's stormwater drainage system. City of Grand Junction stormwater drainage fees will not apply if all runoff is directed to AUTHORITY detention basins.

Non-Aeronautical/Commercial:

Allowed Uses:

This zone is primarily for, but not limited to:

- Motel, Hotel, Bed & Breakfast, Inn, etc.
- Restaurant
- Convenience Store
- Car Wash
- Museum
- Theater
- Office Complex
- Multi-modal Transportation Complex
- AUTHORITY may consider any other uses allowed in the C-1 zone district.

Requirements:

- Compliance with all requirements of the C-1 (Light Commercial) zone district of the City of Grand Junction.
- Review process in accordance with the Zoning and Development Code
- All required fees and permits in accordance with the City of Grand Junction.
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance.

- Compliance with adopted Building and Fire Codes.
- Review by Grand Junction Community Development relative to the Airport's stormwater drainage system. City of Grand Junction stormwater drainage fees will not apply if all runoff is directed to AUTHORITY detention basins.

INTRODUCED for FIRST READING and PUBLICATION this 6th day of October, 2004.

PASSED on SECOND READING this ____ day of _____, 2004.

ATTEST:

City Clerk

President of Council

Attach 4
Setting a Hearing on Zoning the D Road Storage Annexation
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|----------------------|-----|---------------------------|---------------------------------|
| Subject | Setting a Hearing for Zoning the D Road Storage Annexation, located at 2755 D Road | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 29, 2004 | | | | File #ANX-2004-182 | |
| Author | Scott D. Peterson | | Associate Planner | | | |
| Presenter Name | Scott D. Peterson | | Associate Planner | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | X | Consent | Individual Consideration |

Summary: Introduction of a proposed zoning ordinance to zone the D Road Storage Annexation, I-2, General Industrial, located at 2755 D Road. The Annexation consists of 0.985 acres and currently consists of three (3) parcels of vacant land and adjoining right-of-way that will become one (1) parcel through a Simple Subdivision Plat process in the near future. The petitioner's intent is to annex and then develop the properties in anticipation of future industrial development.

Budget: N/A

Action Requested/Recommendation: Introduce and approve a proposed zoning ordinance on First Reading to zone the D Road Storage Annexation, I-2, General Industrial and set a public hearing for October 20, 2004.

Background Information: See attached Staff Report/Background Information

Attachments:

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

| STAFF REPORT / BACKGROUND INFORMATION | | | | |
|---------------------------------------|--------------|---|--|-----------|
| Location: | | 2755 D Road | | |
| Applicants: | | Richard & Linda Weber, Owners | | |
| Existing Land Use: | | Vacant land (3 parcels) | | |
| Proposed Land Use: | | Mini-storage units | | |
| Surrounding Land Use: | North | Railroad property (vacant) | | |
| | South | Single-family residential | | |
| | East | Industrial land (vacant) | | |
| | West | Single-family residential | | |
| Existing Zoning: | | I-2, General Industrial (County) | | |
| Proposed Zoning: | | I-2, General Industrial | | |
| Surrounding Zoning: | North | I-1, Light Industrial (City) | | |
| | South | I-2, General Industrial (County) | | |
| | East | I-1, Light Industrial (Proposed City) | | |
| | West | RSF-R, Residential Single Family – Rural (County) | | |
| Growth Plan Designation: | | Industrial | | |
| 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 I-2 would be in keeping with the Persigo Agreement, current County zoning and the Growth Plan Future Land Use Map.

I-2 ZONE DISTRICT

- The proposed General Industrial (I-2) zoning is consistent with current County zoning and the Growth Plan Future Land Use Map for this area. Currently, the Growth Plan Future Land Use Map indicates this area of D Road to be Industrial in character.
- Zoning this annexation as General Industrial (I-2), meets the criteria found in Sections 2.14 F. and 2.6 A. of the Grand Junction Zoning & Development Code.

ZONING AND DEVELOPMENT CODE CRITERIA:

Section 2.14 F. of the Zoning & Development Code: “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:

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

N/A. The proposed zoning of I-2 upon annexation is consistent with the Growth Plan Future Land Use Map and also the current County zoning.

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

The property is located in an area of existing and potential industrial development along with existing residential land uses that are not in conformance with the current Growth Plan Land Use Map. All public utilities are available in the area.

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

The proposed zoning of I-2 is within the allowable density range recommended by the Growth Plan. This criterion must be considered in conjunction with criterion 5 which requires that public facilities and services are available when the impacts of any proposed development are realized. Staff has determined that public infrastructure can address the impacts of any development consistent with the I-2 zone district, therefore this criterion is met.

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

The proposed zoning is equivalent to the existing County zoning and to the potential industrial land uses in the area and meets the requirements of the Zoning & Development Code and Growth Plan.

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

Adequate public facilities are currently available and can address the impacts of development consistent with the I-2 zone district.

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

N/A. This proposal is to zone property to be in conformance with current and proposed industrial land uses in the area.

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

The existing adjacent properties are single family residences to the west and industrial land to the north, east and south. The Planning Commission felt that the proposed zoning of I-2 is in keeping with these industrial properties and also the existing residential properties as the residential properties are identified as Industrial on the Growth Plan Land Use Map and will be zoned with an industrial designation, not residential upon annexation requests in the future.

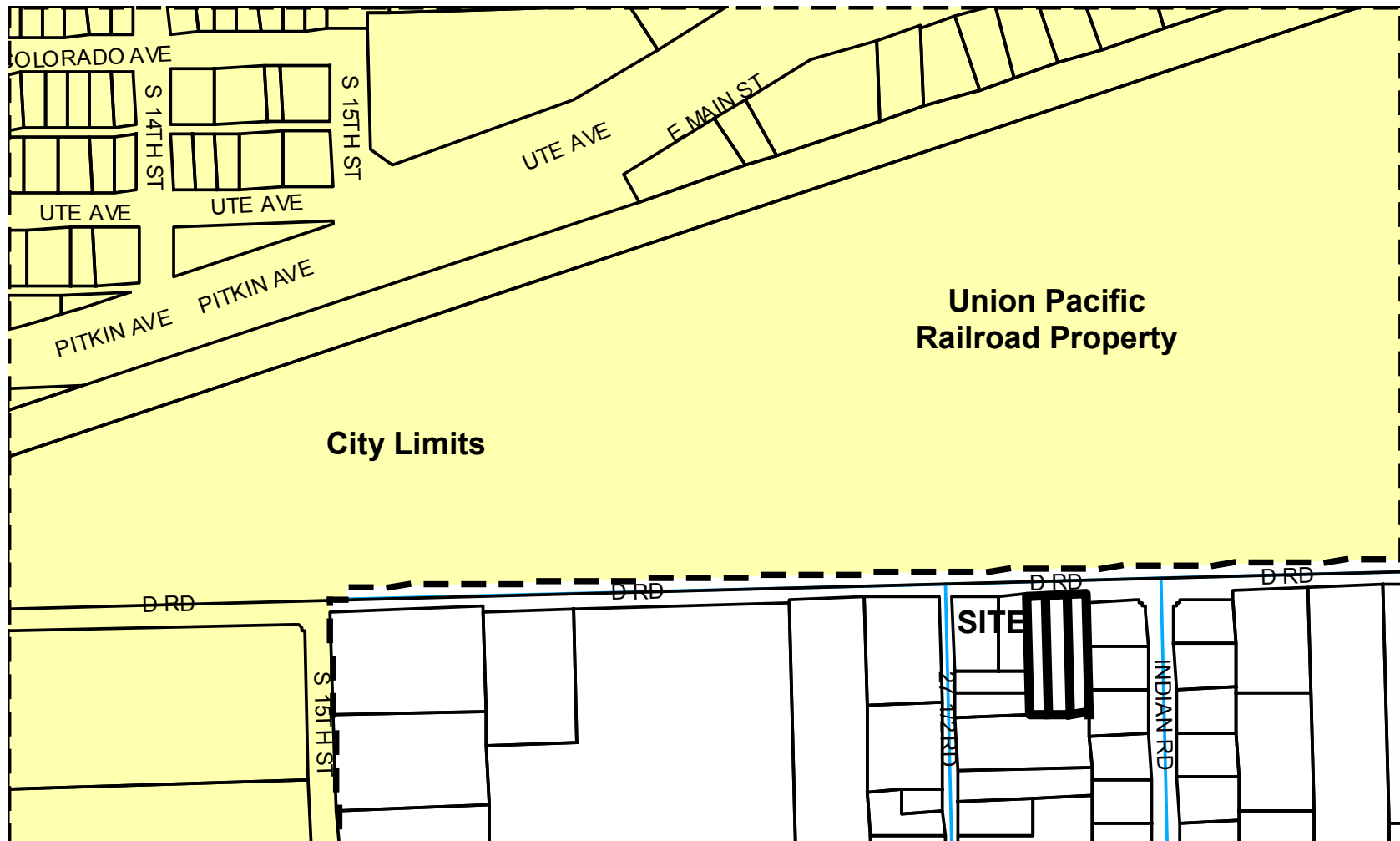
FINDINGS AND CONCLUSIONS:

4. The zone of annexation is consistent with the current County Zoning and also the Growth Plan Future Land Use Map as allowed under the Persigo Agreement.
5. The zone of annexation is consistent with Section 2.6 and 2.14 of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the requested zone of annexation to the City Council, finding the zoning to the I-2, General Industrial district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map – D Road Storage Annex – 2755 D Road

Figure 1



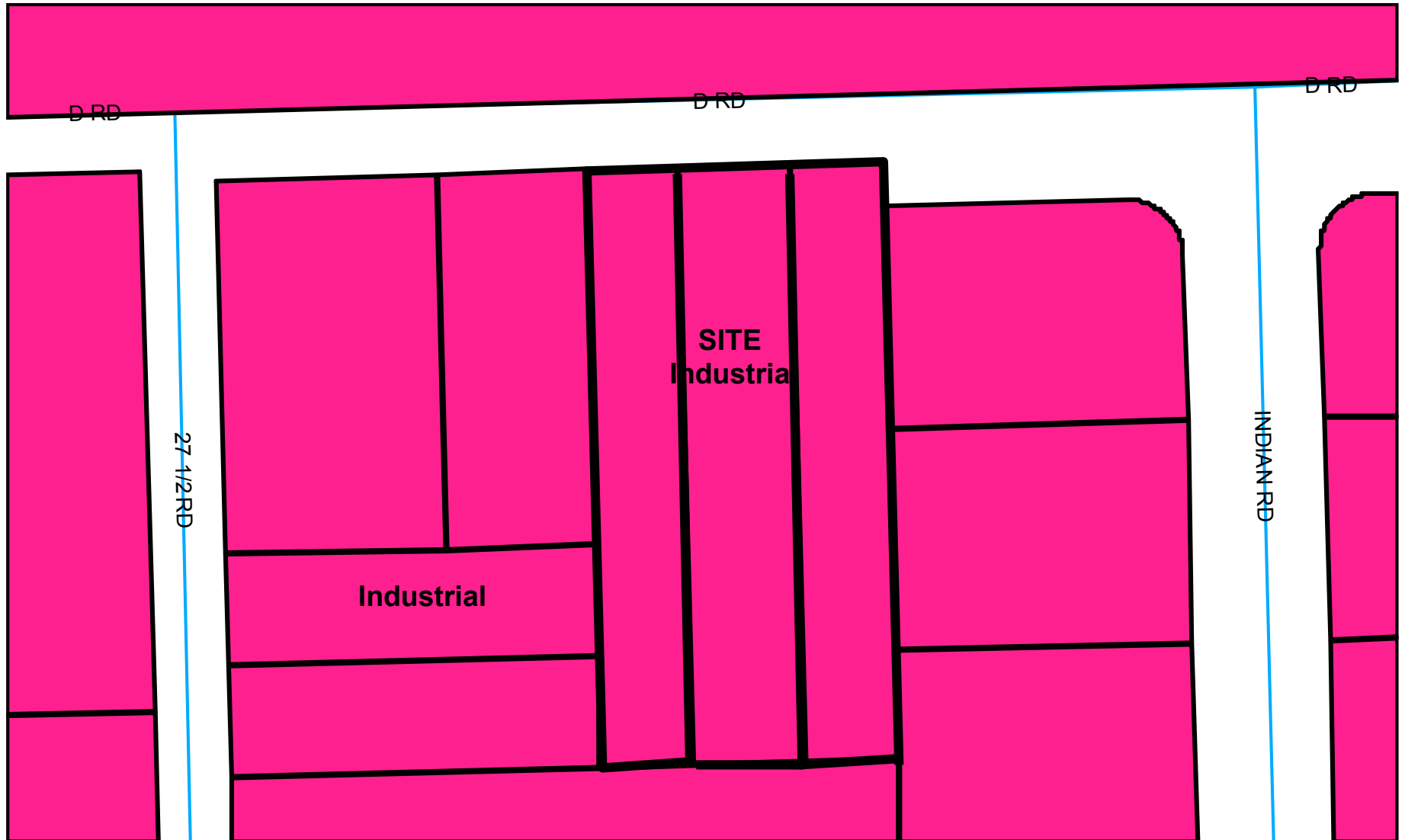
Aerial Photo Map – D Road Storage Annex – 2755 D Road

Figure 2



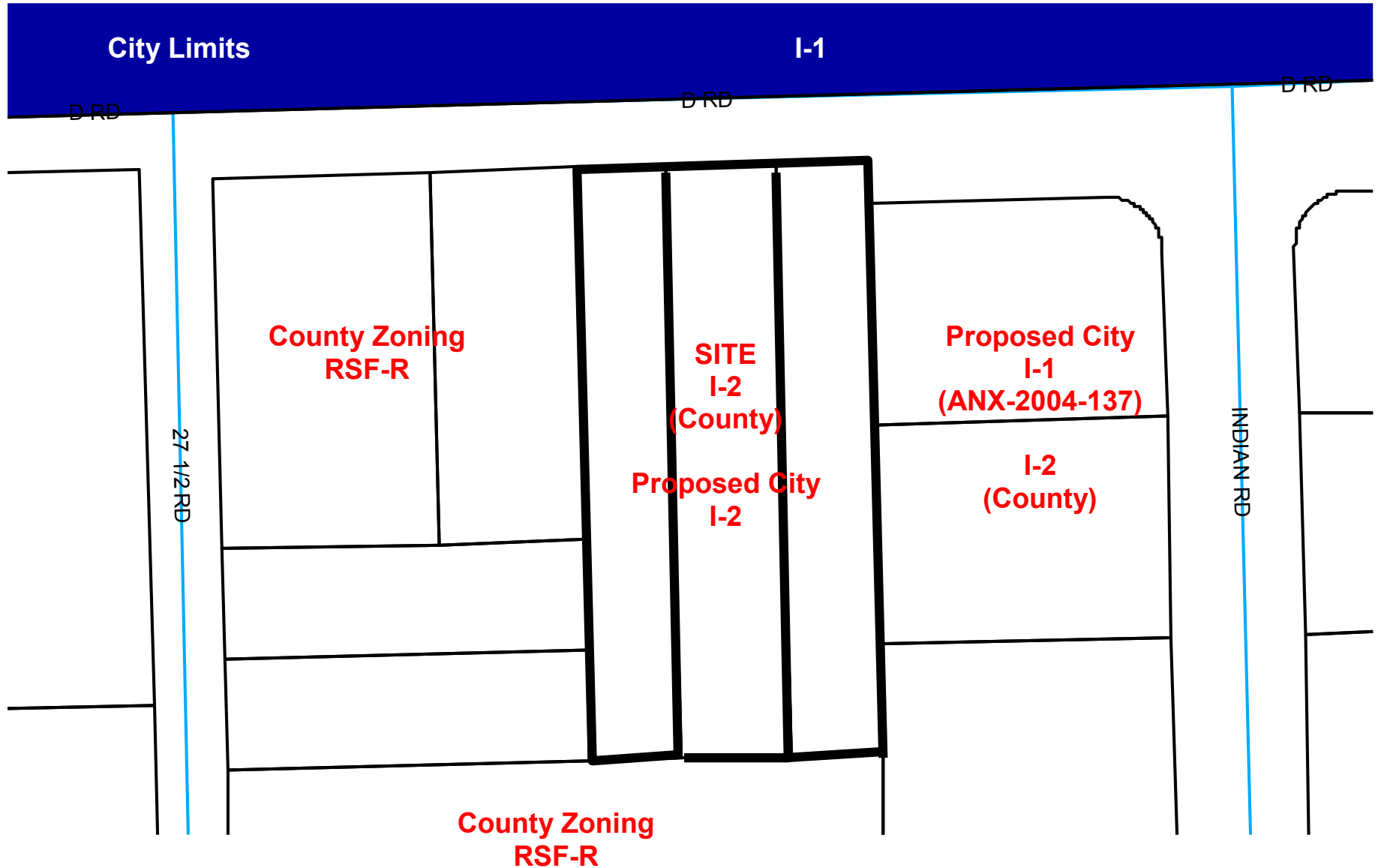
Future Land Use Map – D Road Storage Annex

Figure 3



Existing City and County Zoning – D Road Storage Annex

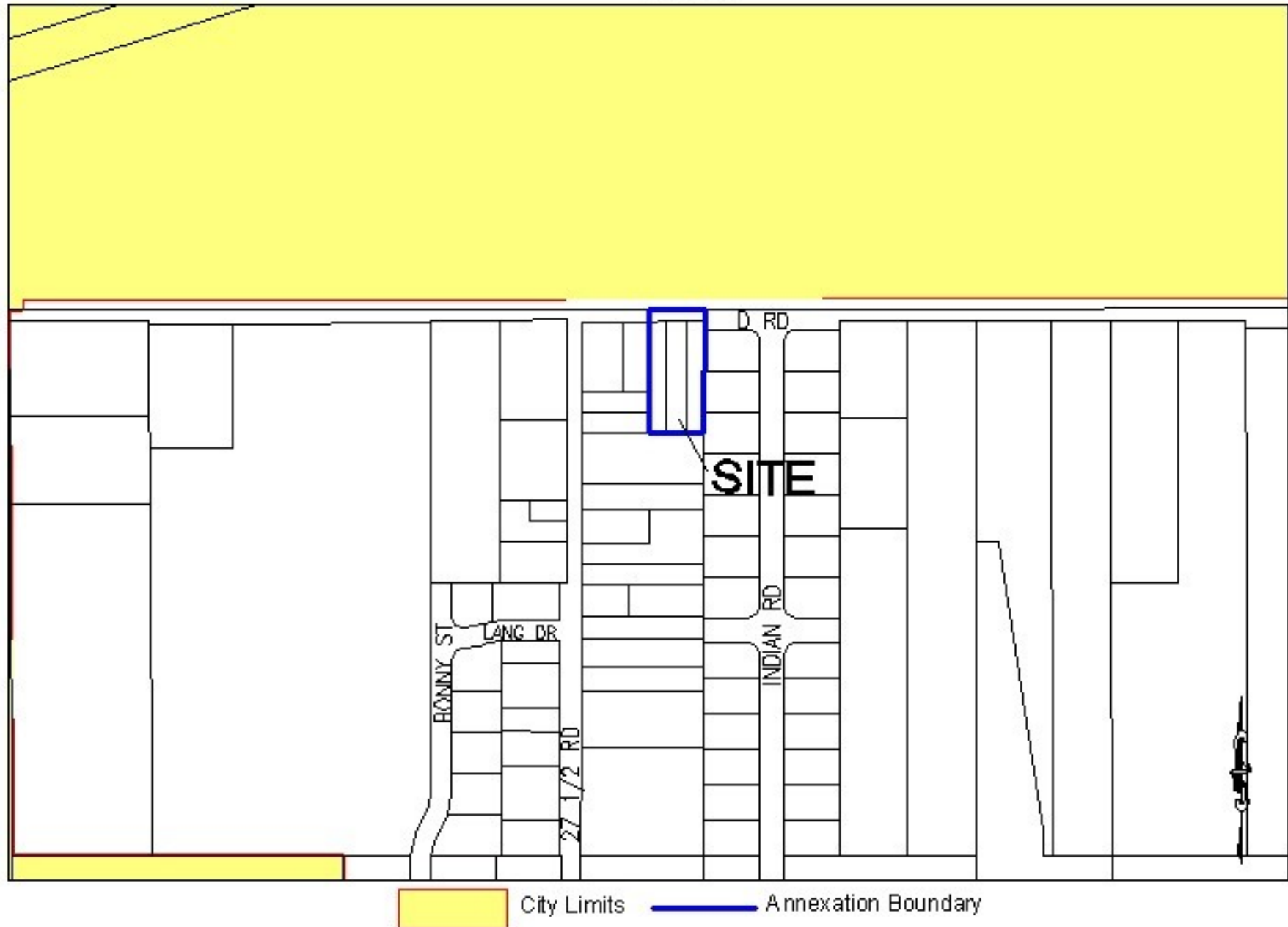
Figure 4



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."

D ROAD STORAGE ANNEXATION

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE D ROAD STORAGE ANNEXATION TO
I-2, GENERAL INDUSTRIAL**

LOCATED AT 2755 D ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an I-2, General Industrial zone district for the following reasons:

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

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the I-2, General Industrial zone district be established.

The Planning Commission and City Council find that the I-2, General Industrial zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned General Industrial (I-2).

PERIMETER BOUNDARY LEGAL DESCRIPTION

D ROAD STORAGE ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24 and the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter (N 1/4) corner of said Section 24 and assuming the North line of the NE 1/4 of said Section 24 bears S 89°59'19" E with all other

bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'19" E along the North line of the NE 1/4 of said Section 24, a distance of 198.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°08'44" E a distance of 28.00 feet; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 132.00 feet, more or less, to a point on the West line of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado, projected Northerly; thence S 00°08'44" W along the West line of said Indian Road Industrial Subdivision, a distance of 325.00 feet; thence N 89°59'19" W a distance of 132.00 feet; thence N 00°08'44" E a distance of 297.00 feet, more or less, to the Point of Beginning.

CONTAINS 0.985 Acres (42,900.1 Sq. Ft.), more or less, as described.

Introduced on first reading this 6th day of October, 2004 and ordered published.

Adopted on second reading this _____ day of _____, 2004.

Mayor

ATTEST:

City Clerk

Attach 5
Setting a Hearing on Woodridge Subdivision Zoning
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|------------|----------------------|---------------------------|----------------|---------------------------------|
| Subject | Woodridge Subdivision Planned Development (PD) Zoning and Preliminary Development Plan | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | File # PP-2003-042 | | |
| Author | Kristen Ashbeck | | Senior Planner | | | |
| Presenter Name | Kristen Ashbeck | | Senior Planner | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | X | Consent | Individual Consideration |

Summary: The Woodridge Subdivision is a 29-lot proposal for both attached and detached single family housing on the remaining parcels of land (total 7.8 acres) that were originally part of the Wilson Ranch Planned Development. This proposal requires consideration of a Planned Development zoning ordinance to establish the underlying zoning and the Preliminary Development Plan.

Budget: N/A

Action Requested/Recommendation: Approve 1st reading of the proposed Planned Development (PD) zoning ordinance and Plan for Woodridge Subdivision and set a hearing of the ordinance and plan for October 20, 2004.

Attachments:

- Vicinity Map
- Aerial Photo
- Growth Plan Map
- Zoning Map
- Proposed Preliminary Development Plan
- Planned Development Zoning Ordinance

| BACKGROUND INFORMATION | | | | |
|--|-------|--|-----|----|
| Location: | | 2561 G-1/2 Road | | |
| Applicants: Prop owner, developer, representative | | Owner: GNT Development Developer: Tierra Ventures Representative: Phil Hart, LANDesign | | |
| Existing Land Use: | | Vacant | | |
| Proposed Land Use: | | 19 detached single family units 10 attached single family units | | |
| | North | Interstate 70 and Large Lot Single Family Residential | | |
| | South | Grand Valley Canal, Large Lot Single Family Residential and Single Family Residential (Wilson Ranch) | | |
| | East | Large Lot Single Family Residential and Commercial (Bookcliff Gardens) | | |
| | West | Grand Valley Canal and Single Family Residential (Wilson Ranch) | | |
| Existing Zoning: | | Planned Development (PD) | | |
| Proposed Zoning: | | Same | | |
| Surrounding Zoning: | North | County Zoning: Agricultural Forestry Transition (AFT) | | |
| | South | Planned Development (Wilson Ranch) | | |
| | East | Residential 2 units per acre (RSF-2) and | | |
| | West | Planned Development (PD-Wilson Ranch) | | |
| Growth Plan Designation: | | Residential Medium 4-8 du/ac | | |
| Zoning within density range? | | X | Yes | No |

ANALYSIS:

1. Project Description/Background:

The Woodridge Subdivision is a 29-lot proposal for both attached and detached single family housing on the remaining parcels of land (total 7.8 acres) that were originally part of the Wilson Ranch Planned Development. This plan requires

consideration of a Planned Development zoning ordinance to establish the underlying zoning and a Preliminary Development Plan.

The Wilson Ranch Subdivision was initially developed in the County and then annexed to the City in the early 1990s – later filings were developed in the City. The entire subdivision was zoned Planned Residential 4.3 units per acre at the time of annexation. The detached single family phases have all been built out but the remaining areas proposed as the Woodridge Subdivision were initially planned to be developed as a multifamily residential project. Several plans for multifamily development were proposed for the site during the mid-1990s but none of them were approved. The land remains vacant, with the property split by the existing G-1/2 Road alignment.

The Woodridge Subdivision site is located at 2561 G-1/2 Road just west of Bookcliff Gardens. The Wilson Ranch subdivision is located to the south and west across the Grand Valley Canal, and Interstate 70 is located directly to the north. The project plans for the development of 19 single-family detached units and 10 single-family attached units, for a total of 29 dwelling units on the 7.8 acre-site. The right-of-way for G-1/2 Road encompasses approximately 1.4 acres, which leaves 6.4 acres thus a resulting proposed density of 4.5 dwelling units per acre.

The plan involves the relocation/realignment of G-1/2 Road to eliminate substandard curves and create a configuration of land more conducive to residential development. The subdivision will be accessed from a single street (Woodridge Court) off of G-1/2 Road. The existing G-1/2 Road right-of-way through the development will be vacated at the time of Final Plat/Plan. (There is a portion of 25³/₄ Road that may need to be vacated but it must first be determined that it does exist.)

A portion of a sanitary sewer and the easement for the sanitary sewer will be relocated as part of the development by vacation of that portion of the existing easement, dedication of a new easement, and construction of the new sanitary sewer.

There are five parcels of land that will become tracts with this development. Tracts A and B will be used for detention/retention ponds. Tract C is a 20-foot wide pedestrian access easement from the end of the Woodridge Court cul-de-sac out to G-1/2 Road. Tract D consists of part of the Grand Valley Canal and its maintenance road and will have easements for use by both the Grand Valley Irrigation Company and the City for pedestrian access. Tract E is private open space that will surround the attached single family units within Block 3.

2. Consistency with the Growth Plan

The Future Land Use Map of the Growth Plan shows this area as Residential Medium 4 to 8 units per acre. The entire Wilson Ranch subdivision, including these vacant parcels, is zoned PD with a density of 4.3 units per acre. The proposed density of Woodridge Subdivision of 4.5 units per acre is lower than was originally proposed for this portion of Wilson Ranch but is still consistent with the Future Land Use density and the overall density of the Wilson Ranch project.

3. Section 2.12.C.2 of the Zoning and Development Code

Requests for a Planned Development Preliminary Development Plan must demonstrate conformance with all of the following:

- 1) The Growth Plan, Grand Valley Circulation Plan and other adopted plans and policies.

See above discussion regarding consistency with the Growth Plan. The plan is consistent with the Circulation Plan which shows G-1/2 Road as a Minor Residential Collector street. Due to the applicant's willingness to improve the street by realigning it and the unique configuration of the parcel, the applicant has received approval for a TEDS exception to provide sidewalk on only the south side of G-1/2 Road. A TEDS exception has also been approved for geometry of the interior street.

- 2) The zoning criteria provided in Section 2.6 of the Zoning and Development Code.

- a. The proposed Planned Development zone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, stormwater or drainage problems, water, air or noise pollution, excessive nighttime lighting or other nuisances.

The applicant received approval of a TEDS exception for interior street geometry due to the difficult configuration of the parcel. These revisions will not affect the safety or function of the circulation within the project.

The additional traffic generated from this and 3 other projects in the vicinity will add to the need for improvements at the intersection of G-1/2 and 26 Roads, specifically, a northbound left-turn lane. The City has determined that existing traffic volumes warrant the turn lane and, thus, the City will be responsible for completing construction of the turn lane as these developments proceed.

Drainage from this project will be directed to two detention basins on the north side of the realigned G-1/2 Road at both the east and west ends of the development. Staff is in agreement with this approach and it will not create adverse impacts on the adjacent properties.

No other utility concerns have been identified with the exception of the sewer line/easement relocation mentioned on the previous page. The project will require appropriate extension of Ute water mains to the site from the north side of Interstate 70.

- b. The proposed revision to the existing PD zone is within the allowable density range recommended by the Growth Plan. This criterion must

be considered in conjunction with the criterion which requires that public facilities and services are available when the impacts of any proposed development are realized.

Staff has determined that public infrastructure can address the impacts of any development consistent with the underlying RMF-8 zone district, therefore this criterion is met.

- c. 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 Woodridge Subdivision plan offers several housing types and takes advantage of infill on a currently vacant site. This proposal is consistent with and furthers the goals and Policies of the Growth Plan. The plan is also consistent with the Circulation Plan as discussed above. An easement for public pedestrian access will be provided in a tract along the Grand Valley Canal consistent with the Urban Trails Plan.

- d. Adequate public facilities and services are currently available or will be made available and can address the impacts of development consistent with the proposed underlying RMF-8 zone district.

- 3) The proposed Woodridge Subdivision is consistent with the Development Standards of Section 5.4. The setback standards proposed as outlined in the Planned Development ordinance are consistent with the underlying zone of RMF-8. As allowable by Code definition, the front yard setbacks in the attached single family area (Block 3) shall be measured from the Woodridge Court right-of-way adjacent to Block 3. A few minor encroachments by Lots 1 and 10 within Block 3 into the front yard setback shall be eliminated with the Final Plat/Plan.

- 4) Appropriate screening and buffering of adjacent property and uses shall be provided. The Woodridge Subdivision is surrounded by features such as the Grand Valley Canal and the Interstate 70 right-of-way that provide buffering to adjacent areas and uses.

Per section 6.5.G. of the Zoning and Development Code, a perimeter subdivision enclosure may be required with approval of the Preliminary Development Plan. Due to several of the lots having two front yards, and the need to provide some screening for the homes from Interstate 70, staff recommends that such an enclosure be required. Since the current subdivision design does not afford the space for the option of a 5-foot landscape strip with a 6-foot fence, the requirement should be for the alternative option along the length of G-1/2 Road adjacent to the site. This option would be a four foot or less decorative wall or fence with an open design. Details of the fence shall be provided with the Final Plan.

- 5) The proposed Woodridge Subdivision is consistent with the applicable preliminary plat criteria in Section 2.8.B of the Zoning and Development Code, including the zoning standards of Chapter 3, specifically the underlying zoning of RMF-8.
- 6) The area of the plan is at least five (5) acres in size. The Woodridge Subdivision Preliminary Plan includes 7.8 acres.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Woodridge Subdivision application, PP-2003-042 for a Planned Development zone and a Preliminary Development Plan, staff and Planning Commission made the following findings of fact and conclusions:

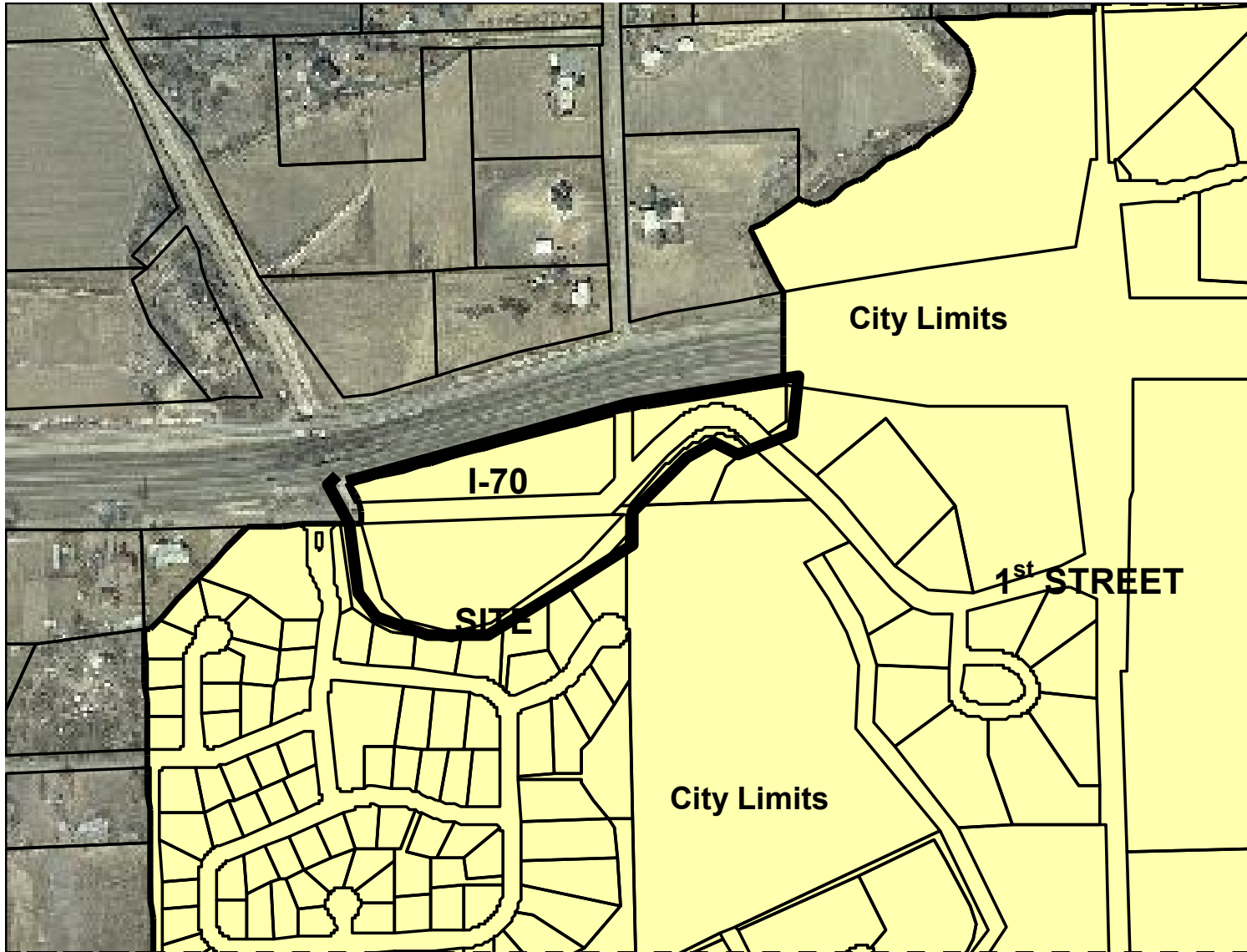
6. The requested Planned Development zoning ordinance and a Planned Development, Preliminary Development Plan is consistent with the Growth Plan.
7. The applicable review criteria in Section 2.12.C.2 of the Zoning and Development Code have been met.
8. The applicable review criteria in Section 2.8.B of the Zoning and Development Code have been met.

PLANNING COMMISSION RECOMMENDATION:

Approval of the Planned Development Zoning Ordinance and Preliminary Development Plan for the Woodridge Subdivision with the findings and conclusions and conditions listed above, including the requirement for a 4-foot decorative wall or fence along the length of G-1/2 Road adjacent to the site.

Site Location Map

Figure 1



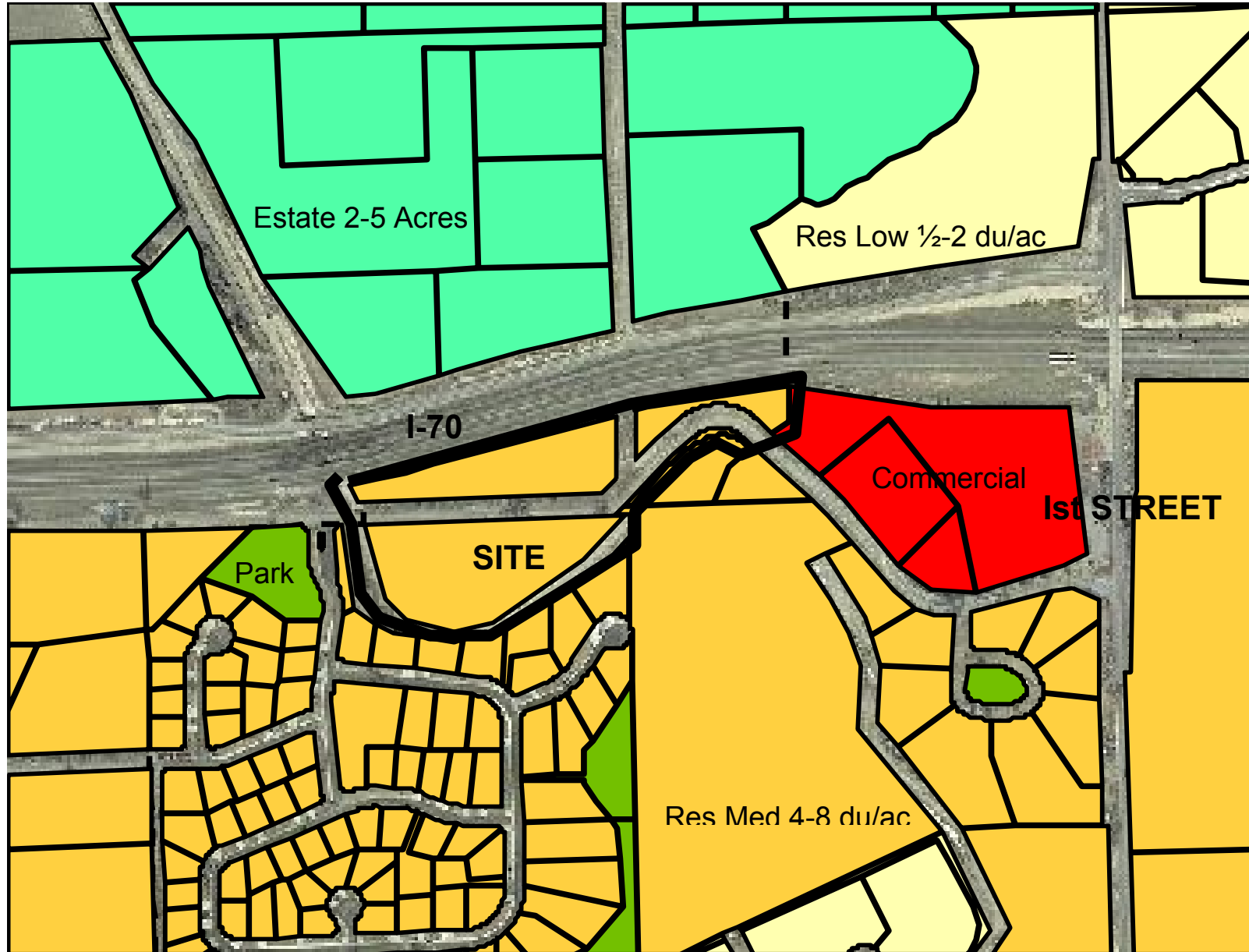
Aerial Photo Map

Figure 2



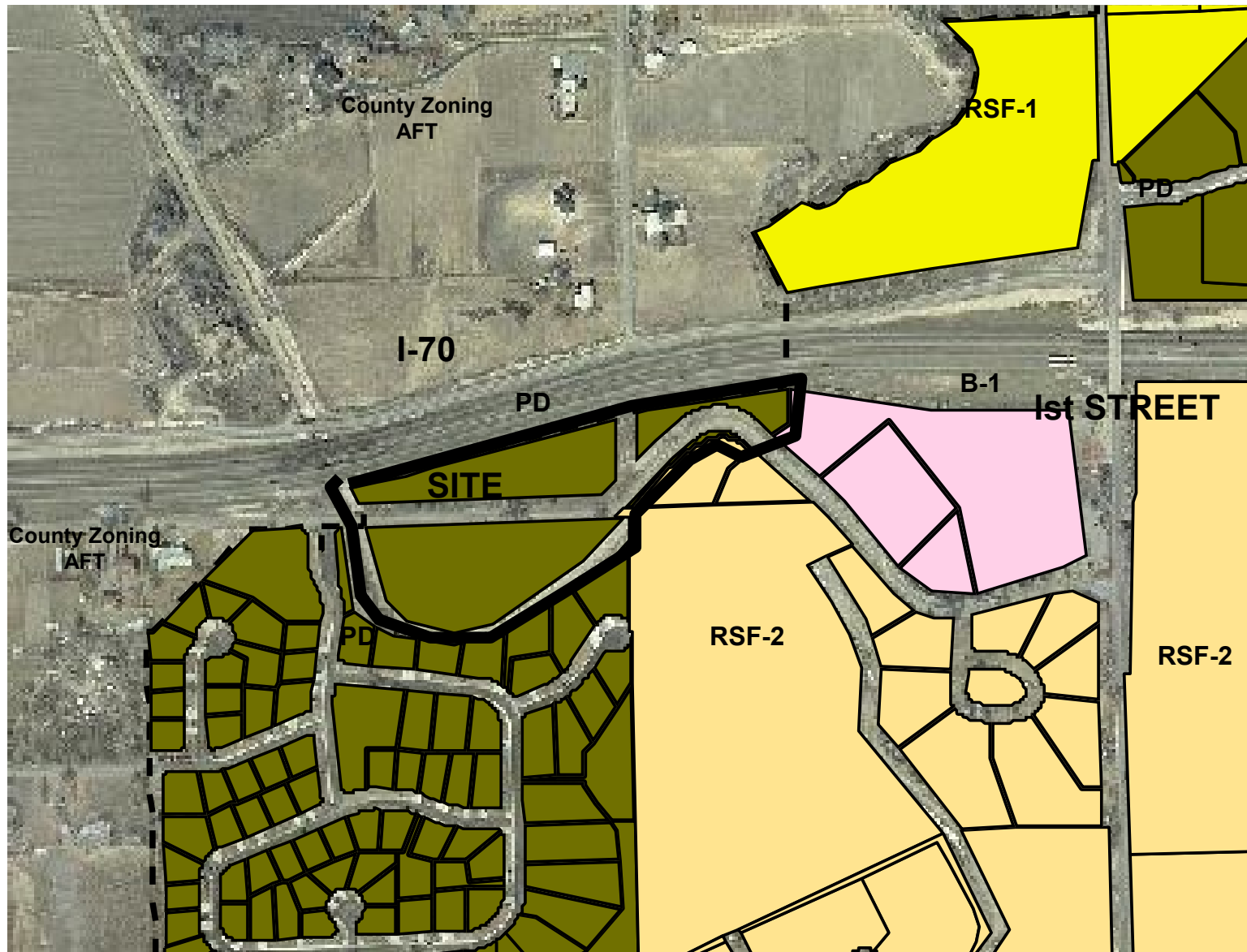
Future Land Use Map

Figure 3

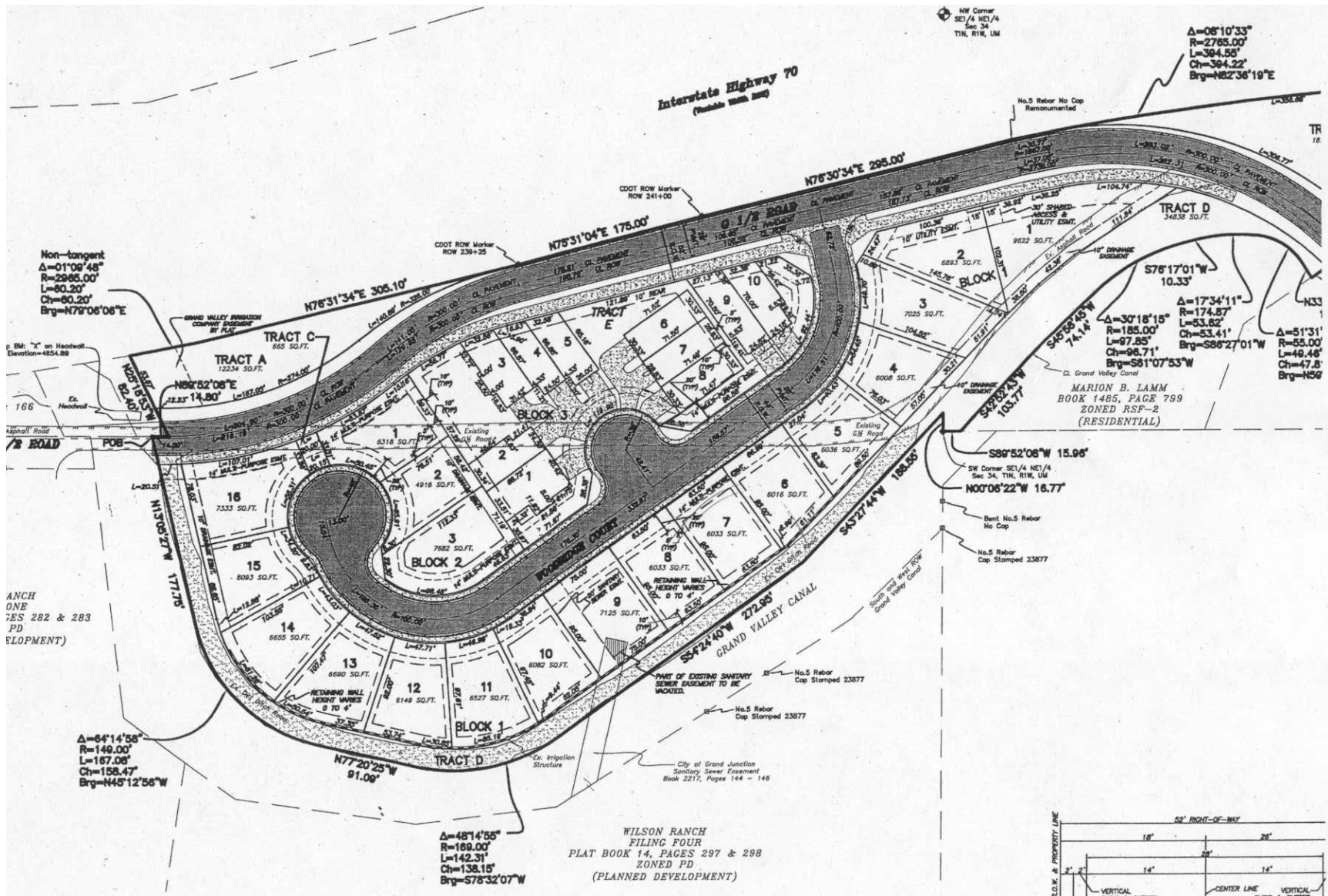


Existing City and County Zoning

Figure 4



Note: County Zoning shown on this map is based off of interpretation and extrapolation of past Mesa County Zoning Maps.



PP-2003-042 WOODRIDGE SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

CITY OF GRAND JUNCTION

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 2644 ZONING WILSON RANCH
PLANNED RESIDENTIAL DEVELOPMENT
TO INCLUDE MORE SPECIFIC INFORMATION FOR A PORTION OF THE
ORIGINAL WILSON RANCH TO BE KNOWN AS THE WOODRIDGE SUBDIVISION
LOCATED SOUTH OF G-1/2 ROAD AND WEST OF 26 ROAD**

Recitals:

The land zoned as Planned Residential development under Ordinance No. 2644 “Zoning Certain Lands Annexed to the City Located South of G-1/2 Road and East of 25-1/2 Road” (Wilson Ranch) in 1993 did not fully develop as originally planned; approximately 7.8 acres has not developed. A proposal from GNT Development regarding the 7.8 acres has been presented to the Planning Commission to recommend to City Council an amendment to the original Planned Residential ordinance and to establish the underlying zone for this 7.8 acres with the preliminary development plan. The proposal refers to this land as Woodridge Subdivision and will be so referred to herein.

On August 24, 2004, the Planning Commission did approve the proposed preliminary development plan and establishment of the underlying zone after finding the request to be in compliance with the Zoning and Development Code.

The original zoning for all of Wilson Ranch, including the Woodridge Subdivision was Planned Residential with a maximum density of 4.4 units per acre. This density included multifamily development in the area being planned for Woodridge Subdivision.

The proposed density of the Woodridge Subdivision is 4.5 units per acre which is consistent with the original Wilson Ranch Planned Residential zone as well as with the Growth Plan Future Land Use Map. The property is designated as Residential Medium 4 to 8 units per acre on the Growth Plan Future Land Use Map.

The default zone for the Woodridge Subdivision pursuant to Section 3.3.G. of the Zoning and Development Code is Residential Multifamily 8 Units per Acre (RMF-8).

The City Council having considered the record, the recommendation of the staff and the Planning Commission finds that the proposal satisfies the requirements of the Zoning and Development Code for conditional approval of an amendment to the Planned Development zone.

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

Upon satisfaction of the conditions set forth herein, Ordinance No. 2644 is hereby amended regarding the 7.8 acres that had not yet developed and is more fully described below:

A parcel of land located in the E $\frac{1}{2}$ of Section 34, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, being the same as Parcels 2 and 3, as shown in Warranty Deed recorded at Book 1824, Page 231, Mesa County records, and more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section 34, T1N, R1W, UM, whence the East Quarter corner of said Section 34 bears North 89 degrees 52 minutes 08 seconds East, a distance of 2644.58 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said SE $\frac{1}{4}$, North 89 degrees 52 minutes 08 seconds East, a distance of 593.59 feet to the Point of Beginning; thence, continuing along said North line of said SE $\frac{1}{4}$, North 89 degrees 52 minutes 08 seconds East, a distance of 14.80 feet; thence North 25 degrees 18 minutes 53 seconds West, a distance of 82.40 feet, to a point on the Southerly right-of-way line of Interstate Highway 70; thence along the said Southerly right-of-way line of said Interstate Highway 70 the following five (5) courses: (1) along a non-tangent curve to the left, having a delta angle of 01 degrees 09 minutes 48 seconds, a radius of 2965.00 feet, an arc length of 60.20 feet, a chord length of 60.20 feet, and chord bearing of North 79 degrees 06 minutes 06 seconds East; (2) North 76 degrees 31 minutes 34 seconds East, a distance of 305.10 feet; (3) North 75 degrees 31 minutes 04 seconds East, a distance of 175.00 feet; (4) North 76 degrees 30 minutes 34 seconds East, a distance of 295.00 feet; (5) along a curve to the right, having a delta angle of 08 degrees 10 minutes 33 seconds, a radius of 2765.00 feet, an arc length of 394.55 feet, a chord length of 394.22 feet, and chord bearing of North 82 degrees 36 minutes 19 seconds East, to a point at the intersection of said Southerly right-of-way line and the centerline of Leach Creek; thence, along the said centerline of Leach Creek the following two (2) courses: (1) South 04 degrees 10 minutes 11 seconds West, a distance of 104.40 feet; (2) South 55 degrees 35 minutes 01 seconds West, a distance of 130.62 feet, to a point at the intersection of the centerline of said Leach Creek and the centerline of the Grand Valley Irrigation Canal; thence along said centerline of the Grand Valley Irrigation Canal the following seven (7) courses: (1) North 33 degrees 14 minutes 38 seconds West, a distance of 17.61 feet; (2) along a curve to the left, having a delta angle of 51 degrees 31 minutes 16 seconds, a radius of 55.00 feet, an arc length of 49.46 feet, a chord length of 47.81 feet, and chord bearing of North 59 degrees 00 minutes 16 seconds West; (3) along a curve to the left, having a delta angle of 17 degrees 34 minutes 11 seconds, a radius of 174.87 feet, an arc length of 53.62 feet, a chord length of 53.41 feet, and chord bearing of South 86 degrees 27 minutes 01 seconds West; (4) South 76 degrees 17 minutes 01 seconds West, a

distance of 10.33 feet; (5) along a curve to the left, having a delta angle of 30 degrees 18 minutes 15 seconds, a radius of 185.00 feet, an arc length of 97.85 feet, a chord length of 96.71 feet, and chord bearing of South 61 degrees 07 minutes 53 seconds West; (6) South 45 degrees 58 minutes 45 seconds West, a distance of 74.14 feet; (7) South 42 degrees 52 minutes 43 seconds West, a distance of 103.77 feet, to a point on the intersection of said centerline of the Grand Valley Irrigation Canal and the said North line of said SE $\frac{1}{4}$; thence, along the North line of said SE $\frac{1}{4}$, South 89 degrees 52 minutes 08 seconds West, a distance of 15.96 feet, to the intersection of said North line of said SE $\frac{1}{4}$ and the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32; thence, along the East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, North 00 degrees 06 minutes 22 seconds West, a distance of 16.77 feet, to a point at the intersection of East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ and a line one (1) foot North and East of the top of bank of the Grand Valley Irrigation Canal; thence, along said one (1) foot offset line of the top of bank of the Grand Valley Irrigation Canal the following (6) courses: (1) South 43 degrees 27 minutes 44 seconds West, a distance of 188.55 feet; (2) South 54 degrees 24 minutes 40 seconds West, a distance of 272.95 feet; (3) along a curve to the right, having a delta angle of 48 degrees 14 minutes 55 seconds, a radius of 169.00 feet, an arc length of 142.31 feet, a chord length of 138.15 feet, and chord bearing of South 78 degrees 32 minutes 07 seconds West; (4) North 77 degrees 20 minutes 25 seconds West, a distance of 91.09 feet; (5) along a curve to the right having a delta angle of 64 degrees 14 minutes 58 seconds, a radius of 149.00 feet, an arc length of 167.08 feet, a chord length of 158.47 feet, and chord bearing of North 45 degrees 12 minutes 56 seconds West; (6) North 13 degrees 05 minutes 27 seconds West, a distance of 177.75 feet to the Point of Beginning.

Said parcel containing an area of 7.814 acres, as described.

The property is zoned Planned Development. The property may only be developed in accordance with the approval of the plan and construction of the development in accordance with the standards and uses specified herein, the vacation of existing right-of-way with the dedication and construction of right-of-way necessitated by the development, vacation of a sewer easement with dedication of all other required easements, and the construction of all requisite improvements as required and approved by City staff.

The allowed uses for this land are 19 Detached Single Family Units and 10 Attached Single Family Units.

The bulk standards shall be as follows:

| | |
|-------------------------------|---|
| Minimum Lot Area: | 4500 SF |
| Minimum Street Frontage: | 20 Feet |
| Maximum Height of Structures: | 35 Feet |
| Minimum Front Yard Setback: | Principal Structure - 20 Feet* Accessory Structure - 25 Feet |

Minimum Side Yard Setback:
Detached Single Family: Principal Structure - 5 Feet
Accessory Structure - 3 Feet
Attached Single Family: Principal Structure - 0 Feet
Accessory Structure - 0 Feet
Minimum Rear Yard Setback: Principal Structure -10 Feet
Accessory Structure - 5 Feet
Maximum Coverage of Lot
By Structures: 70 Percent

* As allowed by Code, the front yard setbacks in the attached single family area (Block 3) shall be measured from the Woodridge Court right-of-way adjacent to Block 3.

Specific Development Standards:

A four foot (4') or shorter open design decorative wall or fence shall be installed along the length of G $\frac{1}{2}$ Road adjacent to the site as a perimeter enclosure.

Vacations:

The right-of-way as it exists must be vacated and G $\frac{1}{2}$ Road realigned and constructed as required by City staff. New right-of-way as replacement of that right-of-way of G $\frac{1}{2}$ Road that was vacated must be dedicated to the City. The right-of-way of 25 $\frac{3}{4}$ Road that is on the site, if it exists, must be vacated. This condition is not a guarantee or assurance from City Council that this right-of-way shall be vacated. The landowner/developer must go through the standard process for vacation of a right-of-way and the request will be determined on its own merits.

The portion of the sanitary sewer easement granted to the City by GNT Development Corporation on March 6, 1996, that needs to be vacated shall be vacated with the dedication of a replacement and additional sanitary sewer easement and construction of the sanitary sewer for the development of the property. This condition is not a guarantee or assurance from City Council that this easement shall be vacated. The landowner/developer must go through the standard process for vacation of a right-of-way and the request will be determined on its own merits.

General Development Standards:

All other development standards not specifically set forth herein must be completed in accordance with laws, rules and regulations of the City, State, and federal government as they exist on the date of development as approved by City staff.

All other terms of Ordinance 2644 shall remain in full force and effect except for those specifically amended herein.

INTRODUCED for FIRST READING and PUBLICATION this ____ day of _____,
2004.

PASSED on SECOND READING this _____ day of _____, 2004

ATTEST:

City Clerk

President of City Council

Attach 6
Vacating a Portion of an Existing Sewer Easement
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|--|-----|----------------------|-------------------|-------------|----------------|---------------------------------|
| Subject | Vacation of an existing sewer easement in the Blue Heron Meadows Subdivision | | | | | | |
| Meeting Date | October 6, 2004 | | | | | | |
| Date Prepared | September 23, 2004 | | | File #PP-2004-046 | | | |
| Author | Lori V. Bowers | | Senior Planner | | | | |
| Presenter Name | Lori V. Bowers | | Senior Planner | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: The applicant proposes to vacate a portion of an existing sewer easement on the property located at 2587 G ½ Road, known as the Paradise Hills Interceptor Sewer Easement No. 4. A new sewer easement will be created in a new location with the filing of the final plat for the project. The Planning Commission recommended approval to the City Council on September 14, 2004.

Budget: N/A

Action Requested/Recommendation: Approve the resolution vacating the sewer easement.

Background Information: See attached Staff Report/Background Information

Attachments:

8. Staff report/Background information
9. General Location Map
10. Aerial Photo
11. Proposed Subdivision Plat
12. Resolution

AGENDA TOPIC: Blue Heron Meadow Subdivision, request for vacation of an existing sewer easement - file # PP-2004-046.

ACTION REQUESTED: Recommendation of approval for the request to vacate an existing sewer easement located at 2587 G ½ Road.

| BACKGROUND INFORMATION | | | | | |
|------------------------------|-------|---|-----|--|----|
| Location: | | 2587 G ½ Road | | | |
| Applicants: | | Ebe Eslami, owner & developer for Dinosaur Enterprises, Inc. Rolland Engineering, representative | | | |
| Existing Land Use: | | Single family residence, vacant land, one illegal mobile home (both residential units to be removed). | | | |
| Proposed Land Use: | | Residential subdivision | | | |
| Surrounding Land Use: | North | Bookcliff Gardens, vacant land, G ½ Road | | | |
| | South | The Estates Subdivision | | | |
| | East | Sunpointe North Subdivision | | | |
| | West | Wilson Ranch Subdivision | | | |
| Existing Zoning: | | RSF-4 | | | |
| Proposed Zoning: | | RSF-4 | | | |
| Surrounding Zoning: | North | B-1 | | | |
| | South | RSF-2 | | | |
| | East | RSF-2 | | | |
| | West | PD 4.4 | | | |
| Growth Plan Designation: | | Residential medium, 4 to 8 du/ac | | | |
| Zoning within density range? | | X | Yes | | No |

PROJECT DESCRIPTION: A request was approved by the Planning Commission for a 37 single-family lot subdivision on 18 acres, zoned RSF-4 (Residential single-family, not to exceed 4 dwelling units per acre). This application also includes a request to vacate an existing sewer easement on the property. The request is conditioned upon relocation of the sewer and placement in a new easement at the time of Final Plat.

RECOMMENDATION: Approval of the Resolution vacating the sewer easement conditioned upon the relocation of the sewer and placing it in a new easement at the time of Final Plat.

ANALYSIS:

1. Background: The property located at 2587 G ½ Road is bounded by The Estates Subdivision on the south; Wilson Ranch Subdivision on the west; G 1/2 Road and Bookcliff Gardens on the north; and the Grand Valley Canal and 8 acres of undeveloped land on the east, known as the Sunpointe North Subdivision. The property was annexed into the City in 2000 as part of the G Road North Annexation. The property was granted a rezone from RSF-2 to RSF-4, in January of 2004, to be consistent with the Growth Plan.

2. Consistency with the Growth Plan: The Growth Plan suggests that this property develop within the “Residential Medium” category, which is 4 to 8 dwelling units per acre. The current zoning is RSF-4, (residential single-family, not to exceed 4 dwelling units per acre) which falls within this density range. Due to the constraints of Leach Creek, wetlands areas and the Grand Valley Highline Canal, the developable acreage is 9.3 acres. This calculates to an actual density of 3.9 dwelling units per acre. The minimum density in an RSF-4 zoning district is 2 units per acre.

3. Section 2.11.c of the Zoning and Development Code: Requests to vacate any public right-of-way or easement must conform to all of the following:

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

In addition to what was addressed above, the development of this site requires that the sewer easement be relocated to maximize the potential development of this property.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of the vacation.

- c. 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.

Approval to vacate and relocate a portion of the Paradise Hills Interceptor Sewer Line easement helps the future development of the proposed subdivision and does not reduce or devalue the property.

- d. 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).

A new line and easement will be constructed and connected prior to the existing easement being vacated and removed.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

Adequate public facilities currently exist. New facilities are to be constructed to replace the old and accommodate the new subdivision.

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

The proposal shall benefit the City by consolidating and improving the sewer line for the benefit of the Paradise Hills Interceptor users and the proposed new subdivision. The Ordinance to vacate the easement is contingent upon the relocation and new easement being provided on the Blue Heron Meadow Subdivision Final Plat.

Conditions:

- 1) The Applicant shall pay all recording/documentary fees and costs for the Resolution.
- 2) The resolution and easement vacation is not effective until a replacement sewer line and related facilities needed to serve the property and other properties, as determined by the City Utility Director, are accepted following construction and placed in a new easement at the time of Final Plat.
- 3) The existing sewer line located within the easement being vacated hereby is taken out of service and appropriately removed or filled with concrete, as determined by the City Engineer.

FINDINGS OF FACT/CONCLUSIONS:

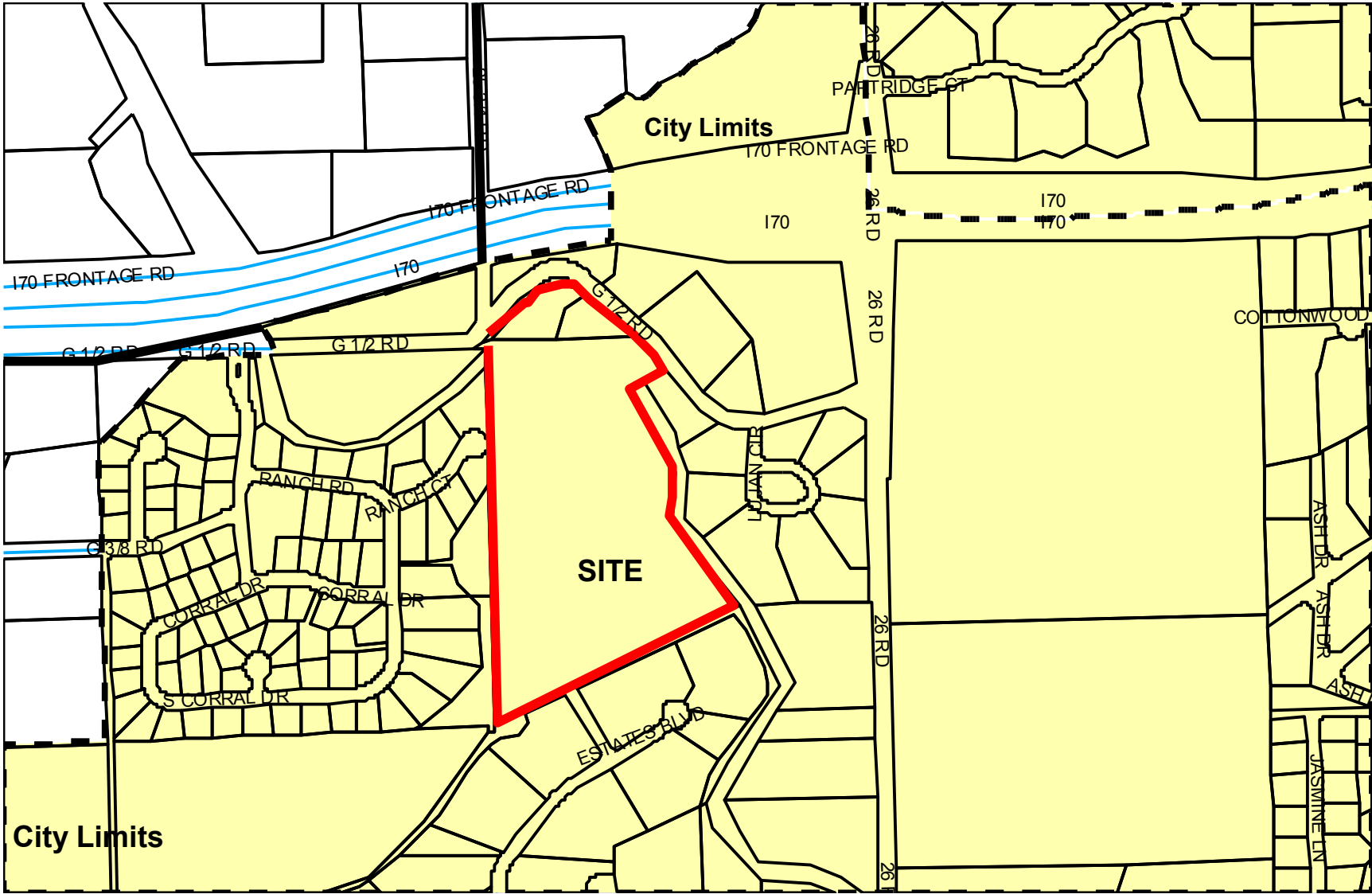
After reviewing the Blue Heron Meadow Subdivision application request, file number PP-2004-046, for the vacation of a portion of the Paradise Hills Interceptor sewer line and easement, the Planning Commission made the following findings of fact and conclusions:

9. The proposed preliminary plat is consistent with the Growth Plan.

10. The review criteria in Section 2.8.B.2 of the Zoning and Development Code have all been met.
11. The requested easement vacation is consistent with the Growth Plan.
12. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.

Site Location Map

Figure 1



Aerial Photo Map

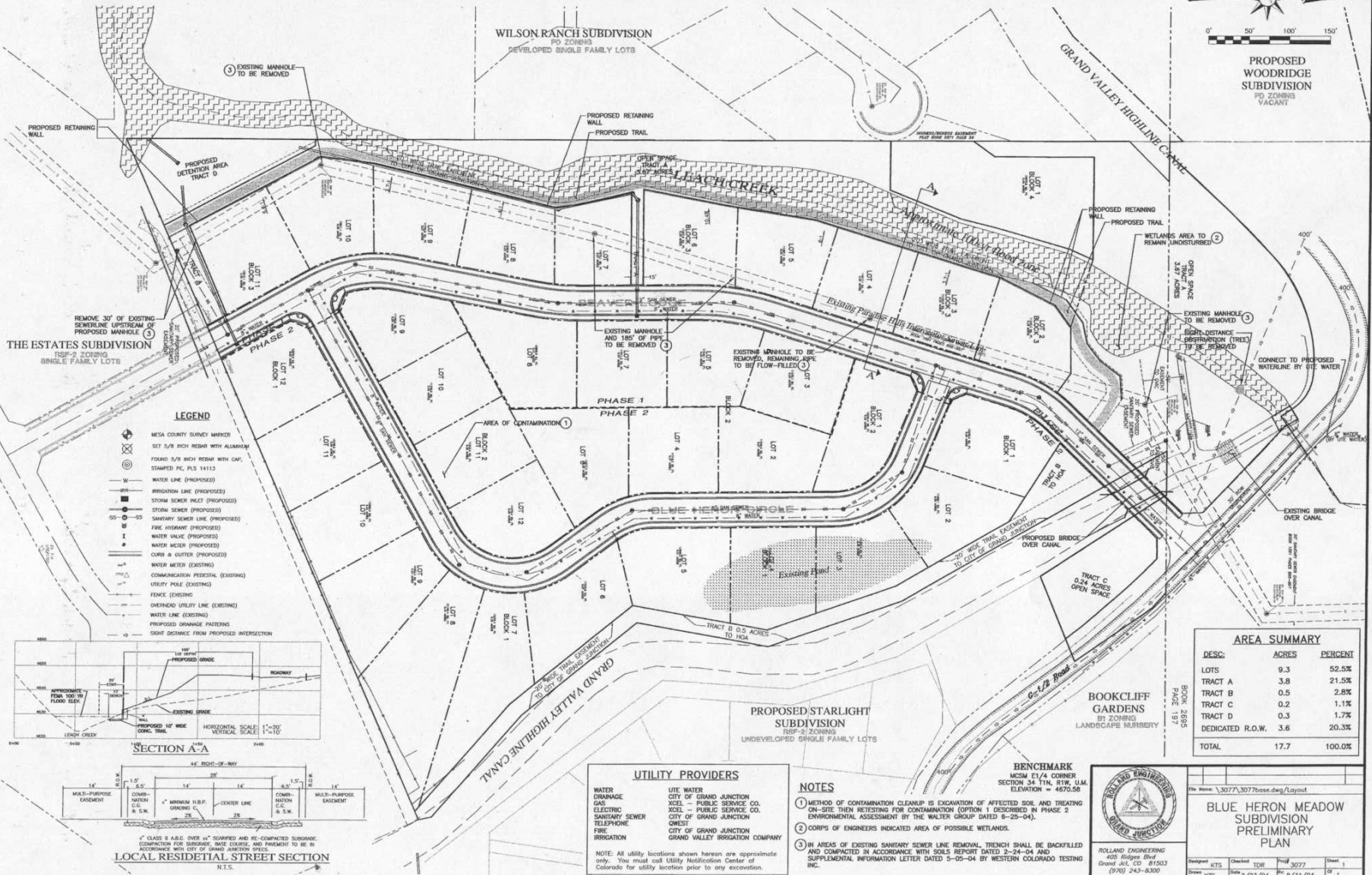
Figure 2



BLUE HERON MEADOW SUBDIVISION

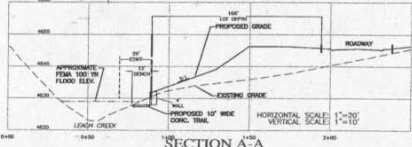


PROPOSED
WOODRIDGE
SUBDIVISION
PD ZONING
VACANT



LEGEND

- MESA COUNTY SURVEY MARKER
- SET 5/8 INCH REBAR WITH ALUMINUM
- FOUND 5/8 INCH REBAR WITH CAP
- STAMPED P.E. FILE 14113
- WATER LINE (PROPOSED)
- IRRIGATION LINE (PROPOSED)
- STORM SEWER INLET (PROPOSED)
- STORM SEWER (PROPOSED)
- SANITARY SEWER LINE (PROPOSED)
- FIRE HYDRANT (PROPOSED)
- WATER VALVE (PROPOSED)
- WATER METER (PROPOSED)
- CURB & GUTTER (PROPOSED)
- WATER METER (EXISTING)
- COMMUNICATION PEDESTAL (EXISTING)
- UTILITY POLE (EXISTING)
- FENCE (EXISTING)
- OVERHEAD UTILITY LINE (EXISTING)
- WATER LINE (EXISTING)
- PROPOSED GRAVITY PATTERNS
- SIGHT DISTANCE FROM PROPOSED INTERSECTION



UTILITY PROVIDERS

- WATER: CITY OF GRAND JUNCTION
 - DRAINAGE: XCEL - PUBLIC SERVICE CO.
 - GAS: XCEL - PUBLIC SERVICE CO.
 - ELECTRIC: CITY OF GRAND JUNCTION
 - SANITARY SEWER: QWEST
 - TELEPHONE: CITY OF GRAND JUNCTION
 - FIRE: GRAND VALLEY IRRIGATION COMPANY
 - IRRIGATION: GRAND VALLEY IRRIGATION COMPANY
- NOTE: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

NOTES

1. METHOD OF CONTAMINATION CLEANUP IS EXCAVATION OF AFFECTED SIDE, AND TREATING ON-SITE, THEN RETESTING FOR CONTAMINATION (OPTION 1 DESCRIBED IN PHASE 2 ENVIRONMENTAL ASSESSMENT BY THE WALTER GROUP DATED 8-23-04).
2. CORPUS OF ENGINEERS INDICATED AREA OF POSSIBLE WETLANDS.
3. IN AREAS OF EXISTING SANITARY SEWER LINE REMOVAL, TRENCH SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH SOILS REPORT DATED 2-24-04 AND SUPPLEMENTAL INFORMATION LETTER DATED 5-05-04 BY WESTERN COLORADO TESTING INC.

AREA SUMMARY

| DESC. | ACRES | PERCENT |
|------------------|-------|---------|
| LOTS | 9.3 | 52.5% |
| TRACT A | 3.8 | 21.5% |
| TRACT B | 0.5 | 2.8% |
| TRACT C | 0.2 | 1.1% |
| TRACT D | 0.3 | 1.7% |
| DEDICATED R.O.W. | 3.6 | 20.3% |
| TOTAL | 17.7 | 100.0% |

BENCHMARK
MESH 17.4 CORNER
SECTION 34 T1N, R1W, U1M
ELEVATION = 4670.58



ROLAND ENGINEERING
405 Edgemoor Blvd
Grand Jct., CO 81503
(970) 244-8300

BLUE HERON MEADOW SUBDIVISION PRELIMINARY PLAN

Prepared by: KTS Date: 5/23/04
Checked by: TOR Date: 8/31/04
Drawn by: KTS Date: 5/23/04
Scale: 1" = 100'

C:\PROJECTS\3077\3077base.dwg, SITE, 8/31/2004 2:31:02 PM

CITY OF GRAND JUNCTION

RESOLUTION NO. __-04

A RESOLUTION VACATING A PORTION OF THE PARADISE HILLS INTERCEPTOR SEWER EASEMENT NO. 4, LOCATED IN THE PROPOSED BLUE HERON MEADOWS SUBDIVISION, LOCATED AT 2587 G ½ ROAD

Recitals.

As a part of the development of the proposed Blue Heron Meadow Subdivision, the existing twenty foot (20') wide sewer easement located on the property at 2587 G ½ Road will need be relocated. The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommends 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 easement is vacated, subject to three conditions: (a) the Applicant shall pay all recording/documentary fees and costs for this Resolution; (b) this resolution and easement vacation is not effective until a replacement sewer line and related facilities needed to serve the property and other properties, as determined by the City Utility Director, are accepted following construction; and (c) the existing sewer line located within the easement being vacated hereby is taken out of service and appropriately removed or filled with concrete, as determined by the City Engineer and a new the easement is provided on the Final Plat.

2. The easement description is as shown on the attached Exhibit "A," to wit:

That certain easement recorded in Book 1094, pages 478 – 479, beginning at a point on the North boundary of said property, whence a Mesa County Survey Marker, marked ¼ Sec. 34 and 35 Township 1 North, Range 1 West of the Ute Meridian bears N89°52'26"E, 949.44 feet, thence S59°31'13"W, 53.99 feet, thence S17°11'48"W, 711.55 feet, thence S13°41'01"W, 348.87 feet, thence S31°11'02"W, 207.03 feet, to a point on the South boundary of said property.

PASSED and ADOPTED this 6th day of October, 2004.

ATTEST:

City Clerk

President of City Council

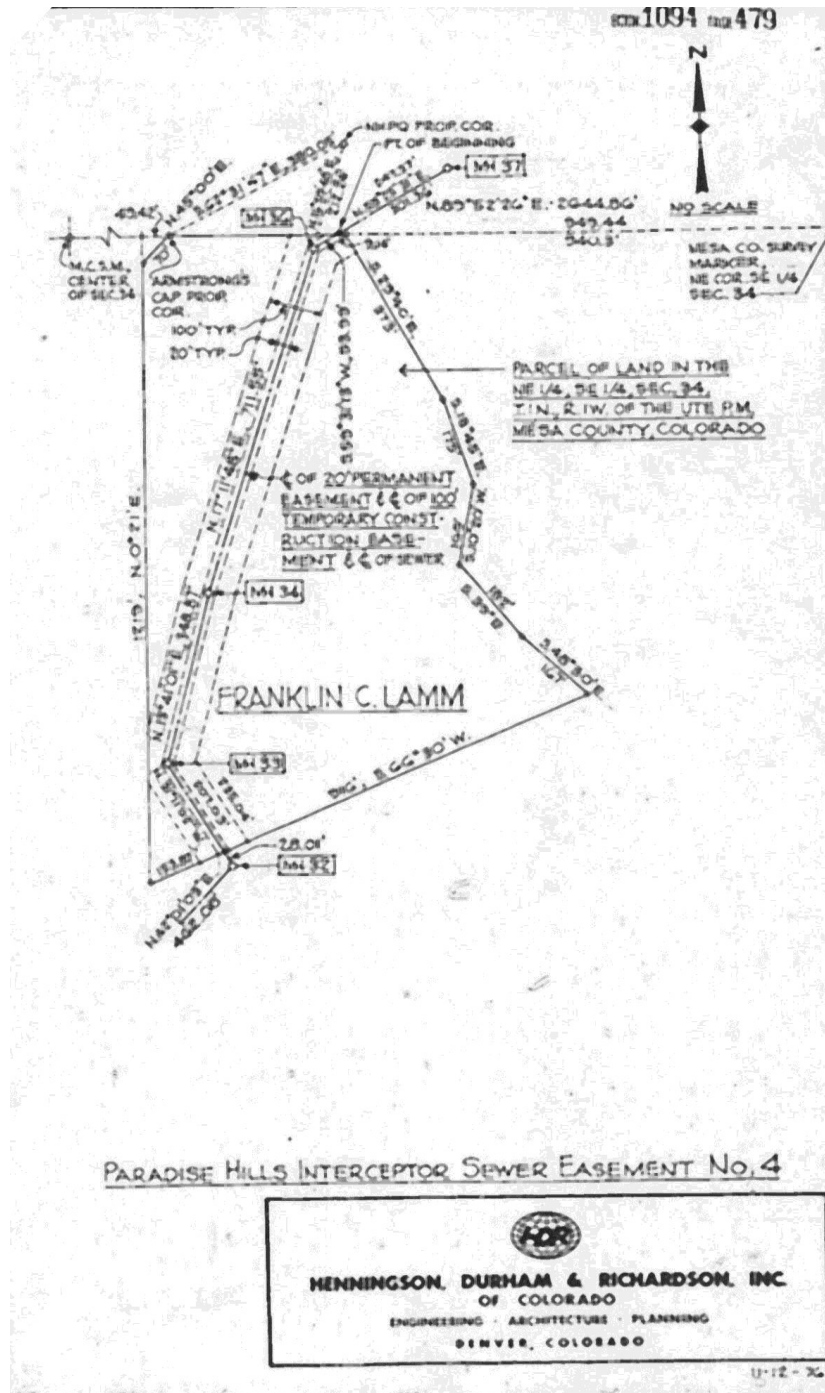


Exhibit A

Attach 7
Setting a Hearing on the Fisher Annexation
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|--|-----|----------------------|-----|--------------------|----------------|---------------------------------|
| Subject | Setting a hearing for the Fisher Annexation located at 104 29 ¾ Rd | | | | | | |
| Meeting Date | October 06, 2004 | | | | | | |
| Date Prepared | September 27, 2004 | | | | File #GPA-2004-191 | | |
| Author | Senta L. Costello | | Associate Planner | | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: Resolution referring a petition for annexation and introduction of a proposed ordinance. The 18.013 acre Fisher annexation consists of 1 parcel.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Fisher Annexation petition and introduce the proposed Fisher Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for November 17, 2004.

Background Information: See attached Staff Report/Background Information

Attachments:

- 13. Staff report/Background information
- 14. General Location Map
- 15. Aerial Photo
- 16. Growth Plan Map
- 17. Zoning Map
- 18. Annexation map
- 19. Resolution Referring Petition
- 20. Annexation Ordinance

| STAFF REPORT / BACKGROUND INFORMATION | | | | |
|---------------------------------------|--------------|---|------------|-------------|
| Location: | | 104 29 ³ / ₄ Road | | |
| Applicants: | | Owner: Albert Fisher Representative: Robert Jones II | | |
| Existing Land Use: | | Vacant | | |
| Proposed Land Use: | | Residential | | |
| Surrounding Land Use: | North | Residential Medium Low 2-4 du/ac | | |
| | South | Public | | |
| | East | Rural 5-35 ac/du | | |
| | West | Conservation/ Residential Medium Low 2-4 du/ac | | |
| Existing Zoning: | | County RSF-R | | |
| Proposed Zoning: | | City RSF-4 | | |
| Surrounding Zoning: | North | County RSF-R | | |
| | South | County RSF-R | | |
| | East | County RSF-R | | |
| | West | County RSF-R/ Planned Commercial | | |
| Growth Plan Designation: | | Existing: Rural Requesting: Residential Medium Low 2-4 du/ac | | |
| Zoning within density range? | | | Yes | X No |

Staff Analysis:

ANNEXATION:

This annexation area consists of 18.013 acres of land and is comprised of 1 parcel. 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 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 Fisher Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be

- expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
 - e) The area is capable of being integrated with the City;
 - f) No land held in identical ownership is being divided by the proposed annexation;
 - g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

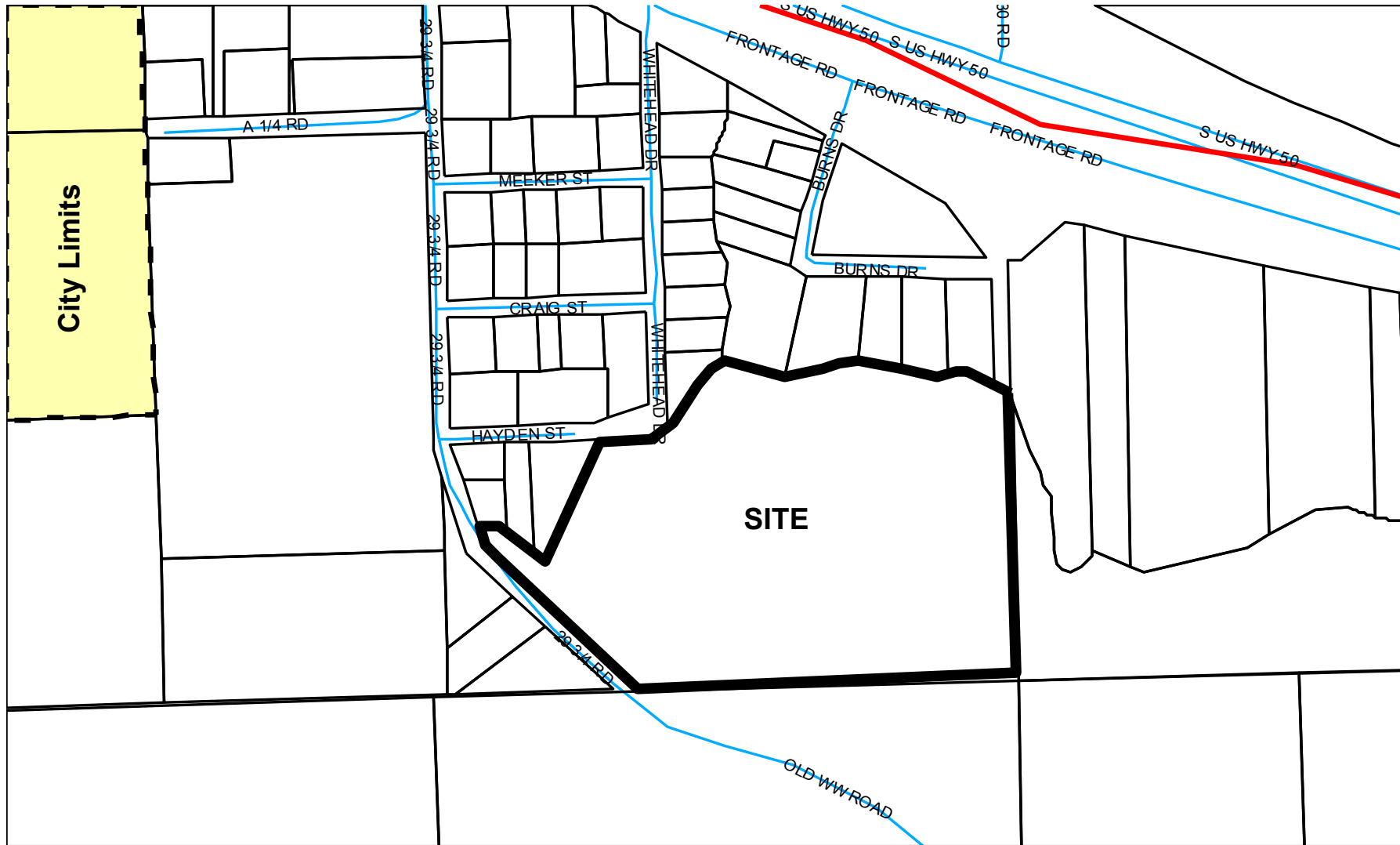
| <i>ANNEXATION SCHEDULE</i> | |
|-----------------------------------|---|
| October 06, 2004 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| To be scheduled | Planning Commission considers Zone of Annexation |
| To be scheduled | Introduction Of A Proposed Ordinance on Zoning by City Council |
| November 17, 2004 | Acceptance of Petition and Public Hearing on Annexation by City Council |
| December 19, 2004 | Effective date of Annexation |

FISHER ANNEXATION SUMMARY

| | | |
|---------------------------------------|---|---------------------------|
| File Number: | GPA-2004-191 | |
| Location: | 104 29 ¾ Road | |
| Tax ID Number: | 2943-324-10-001 | |
| Parcels: | 1 | |
| Estimated Population: | 0 | |
| # of Parcels (owner occupied): | 0 | |
| # of Dwelling Units: | 0 | |
| Acres land annexed: | 18.013 | |
| Developable Acres Remaining: | 16 | |
| Right-of-way in Annexation: | 0.127 within US Hwy 50 and 29 ¾ Road Right Of Way | |
| Previous County Zoning: | RSF-R | |
| Proposed City Zoning: | RSF-4 | |
| Current Land Use: | Vacant | |
| Future Land Use: | Residential | |
| Values: | Assessed: | \$22,110 |
| | Actual: | \$76,230 |
| Address Ranges: | 104 29 ¾ Road | |
| Special Districts: | Water: | Ute |
| | Sewer: | Orchard Mesa Sanitation |
| | Fire: | Grand Junction Rural Fire |
| | Irrigation/ Drainage: | Orchard Mesa |
| | School: | District 51 |
| | Pest: | N/A |

Site Location Map

Figure 1



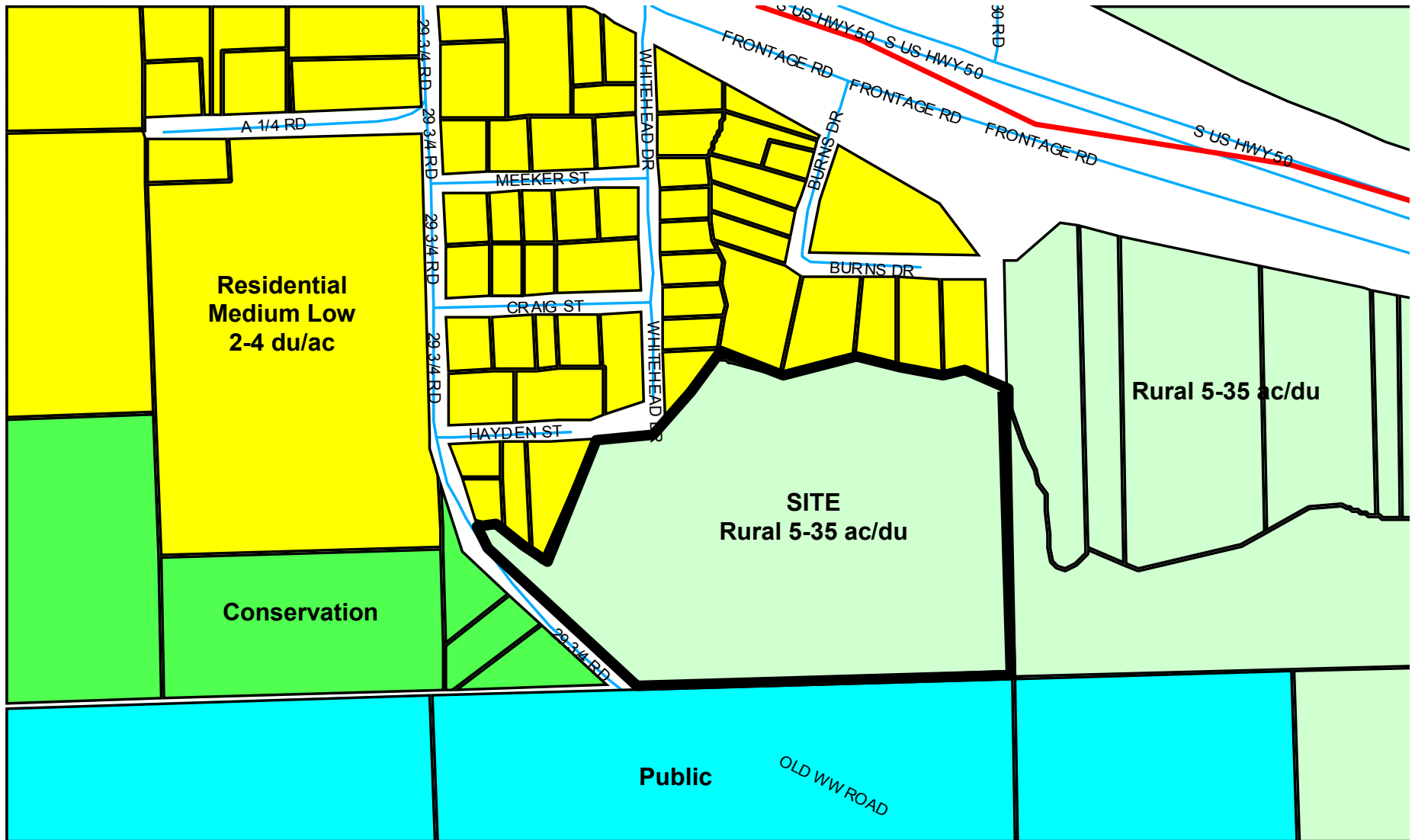
Aerial Photo Map

Figure 2



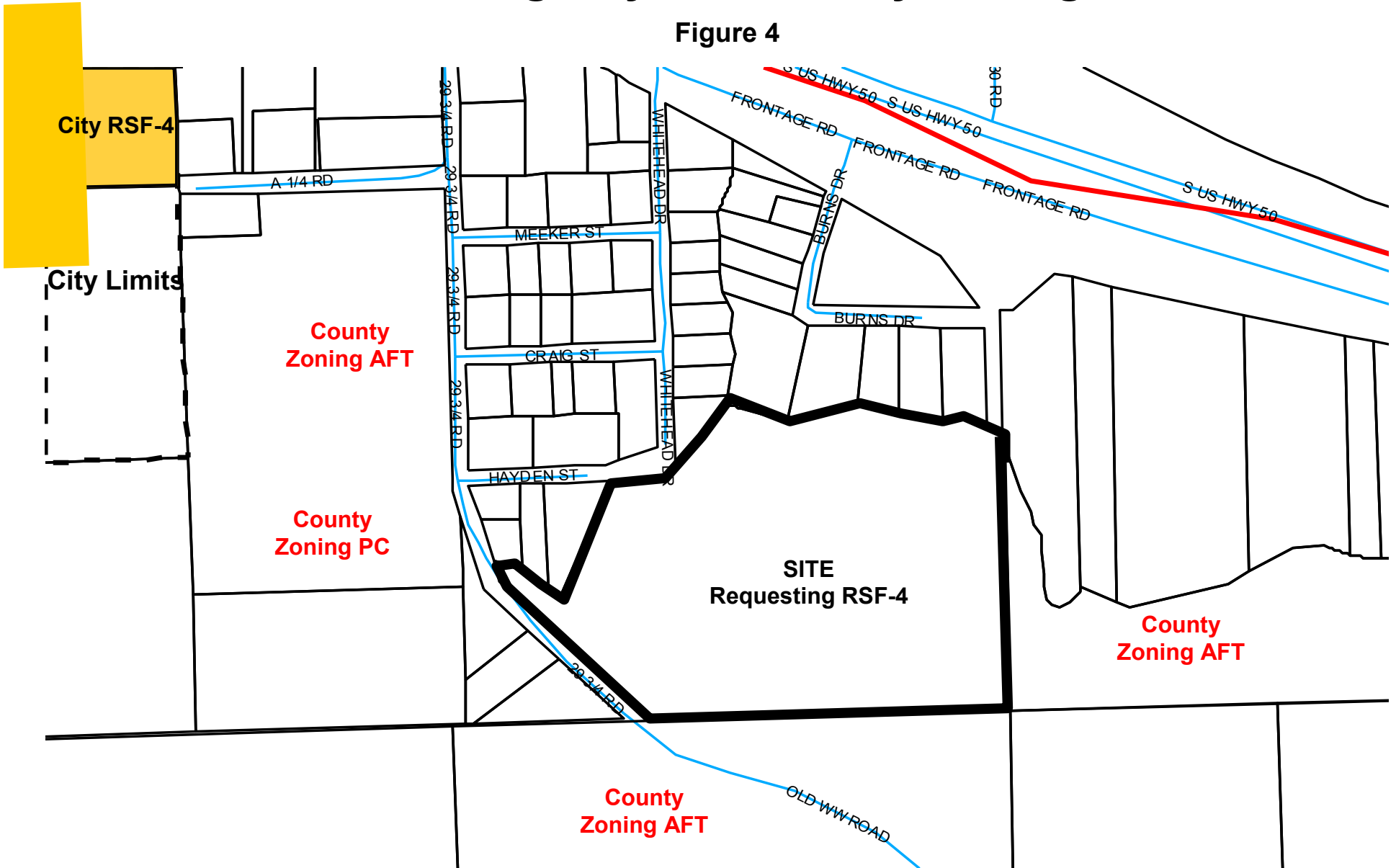
Future Land Use Map

Figure 3



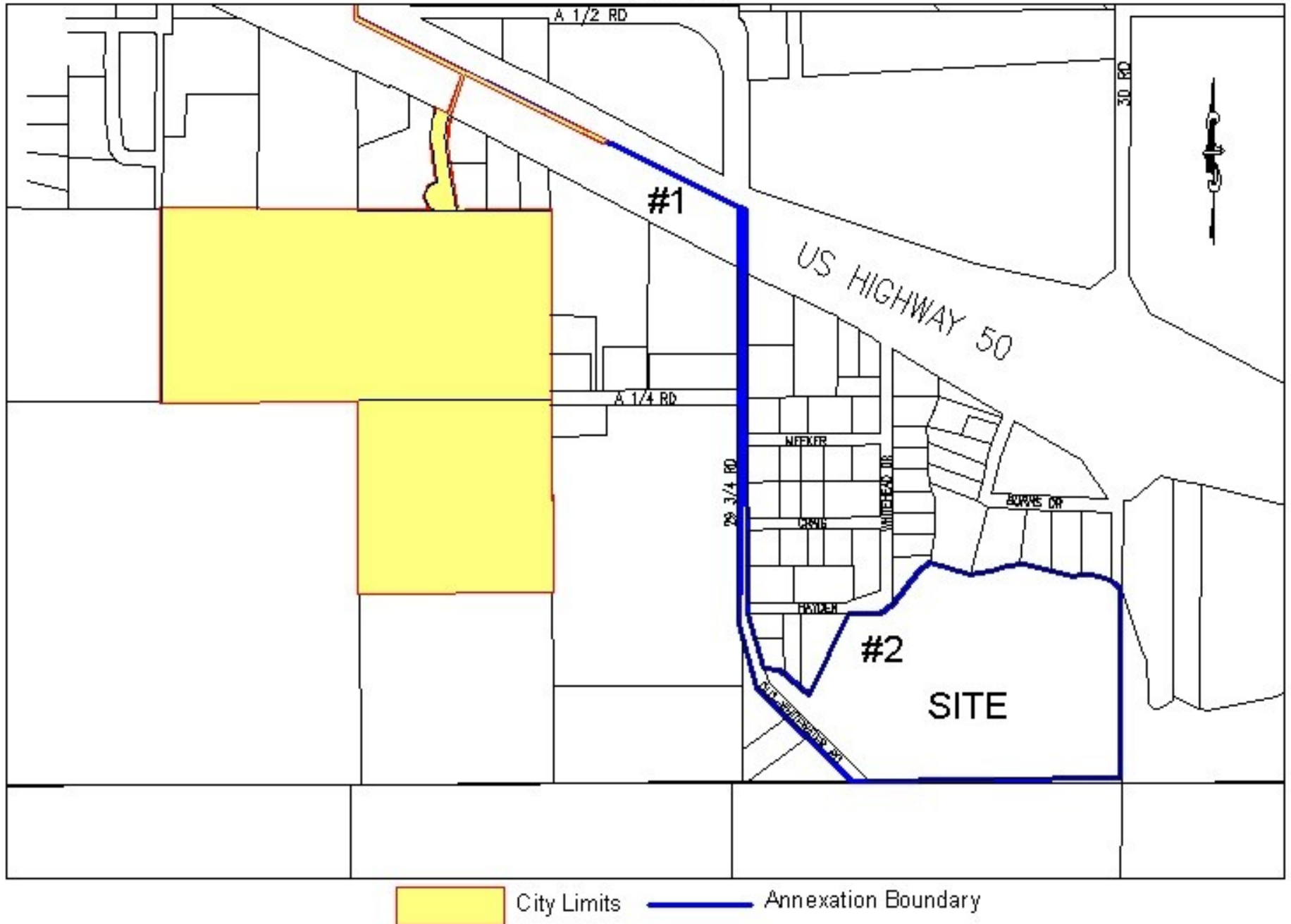
Existing City and County Zoning

Figure 4



Fisher Annexations #1 and #2

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 6th of October, 2004, 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**

FISHER ANNEXATION

LOCATED AT 104 29 ³/₄ ROAD

WHEREAS, on the 6th day of October, 2004, 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:

FISHER ANNEXATION NO. 1

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows: BEGINNING at the Northwest corner of the SE 1/4 (Center Quarter corner) of said Section 32 and assuming the North line of the SE 1/4 of said Section 32 bears N 89°43'07" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°43'07" E along the North line of the SE 1/4 of said Section 32, a distance of 4.48 feet; thence S 63°44'41" E a distance of 1457.31 feet; thence S 00°07'03" E along a line 2.00 feet East of and parallel with, the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 659.02 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32; thence S 00°01'28" W along a line 2.00 East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.50 feet; thence N 89°58'32" W a distance of 2.00 feet; thence N 00°01'28" E, along the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.48 feet to the Southeast corner of the NW 1/4 SE 1/4 of said Section 32; thence N 00°07'03" W along the East line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.79 feet; thence N 63°44'41" W a distance of 1460.08 feet, more or less, to the Point of Beginning. CONTAINING 0.127 Acres (5,551.0 Sq. Ft.), more or less, as described.

FISHER ANNEXATION NO. 2

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

and being more particularly described as follows: COMMENCING at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32 and assuming the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32 bears N 89°29'32" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°29'32" E along the North line of the SE 1/4 SE 1/4 of said Section 32, a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°07'03" W along a line 2.00 feet East of and parallel with, the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 659.02 feet; thence S 63°44'41" E a distance of 20.09 feet; thence S 00°07'03" E along a line 20.00 feet East of and parallel with, the East line of the NW 1/4 SE 1/4 of said Section 32, a distance of 649.97 feet to a point on the North line of the SE 1/4 SE 1/4 of said Section 32; thence S 00°01'28" E along a line 20.00 feet East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 745.03 feet, more or less, to a point being the Northwest corner of Lot 1, Block 4, Burns Subdivision, as same is recorded in Plat Book 7, Page 63, Public Records of Mesa County, Colorado; thence S 16°04'09" E along the West line of said Lot 1 (being common with the East right of way for Whitewater Road (29-3/4 Road)), a distance of 205.22 feet; thence along the North line of Lot 1, Block 9 of said Burns Subdivision, the following sixteen (16) courses:

1. N 83°00'04" E a distance of 50.49 feet; thence...
2. S 48°55'45" E a distance of 132.59 feet; thence...
3. N 25°51'43" E a distance of 312.51 feet; thence...
4. N 89°29'32" E a distance of 113.81 feet; thence...
5. N 27°03'40" E a distance of 88.00 feet; thence...
6. N 45°23'47" E a distance of 184.86 feet; thence...
7. S 70°51'42" E a distance of 146.80 feet; thence...
8. N 80°40'50" E a distance of 87.29 feet; thence...
9. N 68°32'18" E a distance of 53.73 feet; thence...
10. N 87°16'18" E a distance of 60.00 feet; thence...
11. S 76°09'42" E a distance of 61.60 feet; thence...
12. S 75°15'42" E a distance of 61.87 feet; thence...
13. S 78°21'42" E a distance of 50.92 feet; thence...
14. N 83°25'18" E a distance of 50.28 feet; thence...
15. S 73°38'42" E a distance of 51.96 feet; thence...
16. S 56°49'42" E a distance of 64.05 feet, more or less, to a point on the East line of the SE 1/4 SE 1/4 of said Section 32;

thence S 00°14'18" W along the East line of the SE 1/4 SE 1/4 of said Section 32, a distance of 687.66 feet to the Southeast corner of said Section 32; thence S 89°58'35" W along the South line of the SE 1/4 SE 1/4 of said Section 32, a distance of 930.47 feet to a point being the Southeast corner of Lot 1, Block 8 of said Burns Subdivision; thence N 45°20'00" W along the Northeasterly line of said Lot 1, Block 8, a distance of 451.91 feet; thence N 16°04'09" W a distance of 186.59 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 32; thence N 00°01'28" E, along the West line

of the SE 1/4 SE 1/4 of said Section 32, a distance of 161.34 feet; thence S 89°58'32" E a distance of 2.00 feet; thence N 00°01'28" E along a line 2.00 feet East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.50 feet, more or less, to the Point of Beginning. CONTAINING 17.886 Acres (779,137.0 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 17th day of November, 2004, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:30 PM 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 6th day of October, 2004.

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>DATES PUBLISHED</i> |
|-------------------------|
| October 08, 2004 |
| October 15, 2004 |
| October 22, 2004 |
| October 29, 2004 |

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

FISHER ANNEXATION #1

APPROXIMATELY 0.127 ACRES

LOCATED WITHIN US HWY 50 AND 29 ¾ ROAD RIGHTS-OF-WAY

WHEREAS, on the 6th day of October, 2004, 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 17th day of November, 2004; 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:

FISHER ANNEXATION NO. 1

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

BEGINNING at the Northwest corner of the SE 1/4 (Center Quarter corner) of said Section 32 and assuming the North line of the SE 1/4 of said Section 32 bears N 89°43'07" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°43'07" E along the North line of the SE 1/4 of said Section 32, a distance of 4.48 feet; thence S 63°44'41" E a distance of 1457.31 feet; thence S 00°07'03" E along a line 2.00 feet East of and parallel with, the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a

distance of 659.02 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32; thence S 00°01'28" W along a line 2.00 East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.50 feet; thence N 89°58'32" W a distance of 2.00 feet; thence N 00°01'28" E, along the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.48 feet to the Southeast corner of the NW 1/4 SE 1/4 of said Section 32; thence N 00°07'03" W along the East line of the NW 1/4 SE 1/4 of said Section 32, a distance of 657.79 feet; thence N 63°44'41" W a distance of 1460.08 feet, more or less, to the Point of Beginning.

CONTAINING 0.127 Acres (5,551.0 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 6th day of October, 2004 and ordered published.

ADOPTED on second reading this ____ day of _____, 2004.

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**

FISHER ANNEXATION #2

APPROXIMATELY 17.886 ACRES

LOCATED AT 104 29 ³/₄ ROAD

WHEREAS, on the 6th day of October, 2004, 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 17th day of November, 2004; 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:

FISHER ANNEXATION NO. 2

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

COMMENCING at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32 and assuming the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 32 bears N 89°29'32" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°29'32" E along the North line of the SE 1/4 SE 1/4 of said Section 32, a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°07'03" W along a line 2.00 feet East of and parallel with,

the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 32, a distance of 659.02 feet; thence S 63°44'41" E a distance of 20.09 feet; thence S 00°07'03" E along a line 20.00 feet East of and parallel with, the East line of the NW 1/4 SE 1/4 of said Section 32, a distance of 649.97 feet to a point on the North line of the SE 1/4 SE 1/4 of said Section 32; thence S 00°01'28" E along a line 20.00 feet East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 745.03 feet, more or less, to a point being the Northwest corner of Lot 1, Block 4, Burns Subdivision, as same is recorded in Plat Book 7, Page 63, Public Records of Mesa County, Colorado; thence S 16°04'09" E along the West line of said Lot 1 (being common with the East right of way for Whitewater Road (29-3/4 Road)), a distance of 205.22 feet; thence along the North line of Lot 1, Block 9 of said Burns Subdivision, the following sixteen (16) courses:

17. N 83°00'04" E a distance of 50.49 feet; thence...
18. S 48°55'45" E a distance of 132.59 feet; thence...
19. N 25°51'43" E a distance of 312.51 feet; thence...
20. N 89°29'32" E a distance of 113.81 feet; thence...
21. N 27°03'40" E a distance of 88.00 feet; thence...
22. N 45°23'47" E a distance of 184.86 feet; thence...
23. S 70°51'42" E a distance of 146.80 feet; thence...
24. N 80°40'50" E a distance of 87.29 feet; thence...
25. N 68°32'18" E a distance of 53.73 feet; thence...
26. N 87°16'18" E a distance of 60.00 feet; thence...
27. S 76°09'42" E a distance of 61.60 feet; thence...
28. S 75°15'42" E a distance of 61.87 feet; thence...
29. S 78°21'42" E a distance of 50.92 feet; thence...
30. N 83°25'18" E a distance of 50.28 feet; thence...
31. S 73°38'42" E a distance of 51.96 feet; thence...
32. S 56°49'42" E a distance of 64.05 feet, more or less, to a point on the East line of the SE 1/4 SE 1/4 of said Section 32;

thence S 00°14'18" W along the East line of the SE 1/4 SE 1/4 of said Section 32, a distance of 687.66 feet to the Southeast corner of said Section 32; thence S 89°58'35" W along the South line of the SE 1/4 SE 1/4 of said Section 32, a distance of 930.47 feet to a point being the Southeast corner of Lot 1, Block 8 of said Burns Subdivision; thence N 45°20'00" W along the Northeasterly line of said Lot 1, Block 8, a distance of 451.91 feet; thence N 16°04'09" W a distance of 186.59 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 32; thence N 00°01'28" E, along the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 161.34 feet; thence S 89°58'32" E a distance of 2.00 feet; thence N 00°01'28" E along a line 2.00 feet East of and parallel with, the West line of the SE 1/4 SE 1/4 of said Section 32, a distance of 658.50 feet, more or less, to the Point of Beginning.

CONTAINING 17.886 Acres (779,137.0 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 6th day of October, 2004 and ordered published.

ADOPTED on second reading this ____ day of _____, 2004.

Attest:

President of the Council

City Clerk

Attach 8
Setting a Hearing on the Meyers/Steele Annexation
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|--|-----|----------------------|-----|--------------------|----------------|---------------------------------|
| Subject | Setting a hearing for the Meyers/Steele Annexation located at 3020 E ½ Rd. | | | | | | |
| Meeting Date | October 06, 2004 | | | | | | |
| Date Prepared | September 27, 2004 | | | | File #ANX-2004-206 | | |
| Author | Senta L. Costello | | Associate Planner | | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: Resolution referring a petition for Meyers/Steele Annexation and introduction of a proposed ordinance. The 2.7559 acre Meyers/Steele Annexation consists of 1 parcel of land and portions of 30 Road and E ½ Road rights-of-way.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Meyers/Steele Annexation petition and introduce the proposed Meyers/Steele Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for November 17, 2004.

Background Information: See attached Staff Report/Background Information

Attachments:

21. Staff report/Background information
22. General Location Map
23. Aerial Photo
24. Growth Plan Map
25. Zoning Map
26. Annexation map
27. Resolution Referring Petition
28. Annexation Ordinance

| STAFF REPORT / BACKGROUND INFORMATION | | | | | |
|---------------------------------------|--------------|----------------------------------|------------|--|-----------|
| Location: | | 3020 E ½ Road | | | |
| Applicants: | | Evelyn Steele & Carolyn Meyers | | | |
| Existing Land Use: | | Residential | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Single Family Residential | | | |
| | South | Single Family Residential | | | |
| | East | Single Family Residential | | | |
| | West | Single Family Residential | | | |
| Existing Zoning: | | County RSF-4 | | | |
| Proposed Zoning: | | City RSF-4 | | | |
| Surrounding Zoning: | North | County RSF-4 | | | |
| | South | County RSF-4 | | | |
| | East | County RSF-4 & PUD 4.49 du/ac | | | |
| | West | County RSF-4 | | | |
| Growth Plan Designation: | | Residential Medium Low 2-4 du/ac | | | |
| Zoning within density range? | | X | Yes | | No |

Staff Analysis:

ANNEXATION:

This annexation area consists of 2.7559 acres of land and is comprised of one parcel. The property owners have requested annexation into the City as the result of a request to subdivide in the County. Under the 1998 Persigo Agreement all subdivisions require annexation and processing in the City.

It is staff's 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 Meyers/Steele Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;

- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

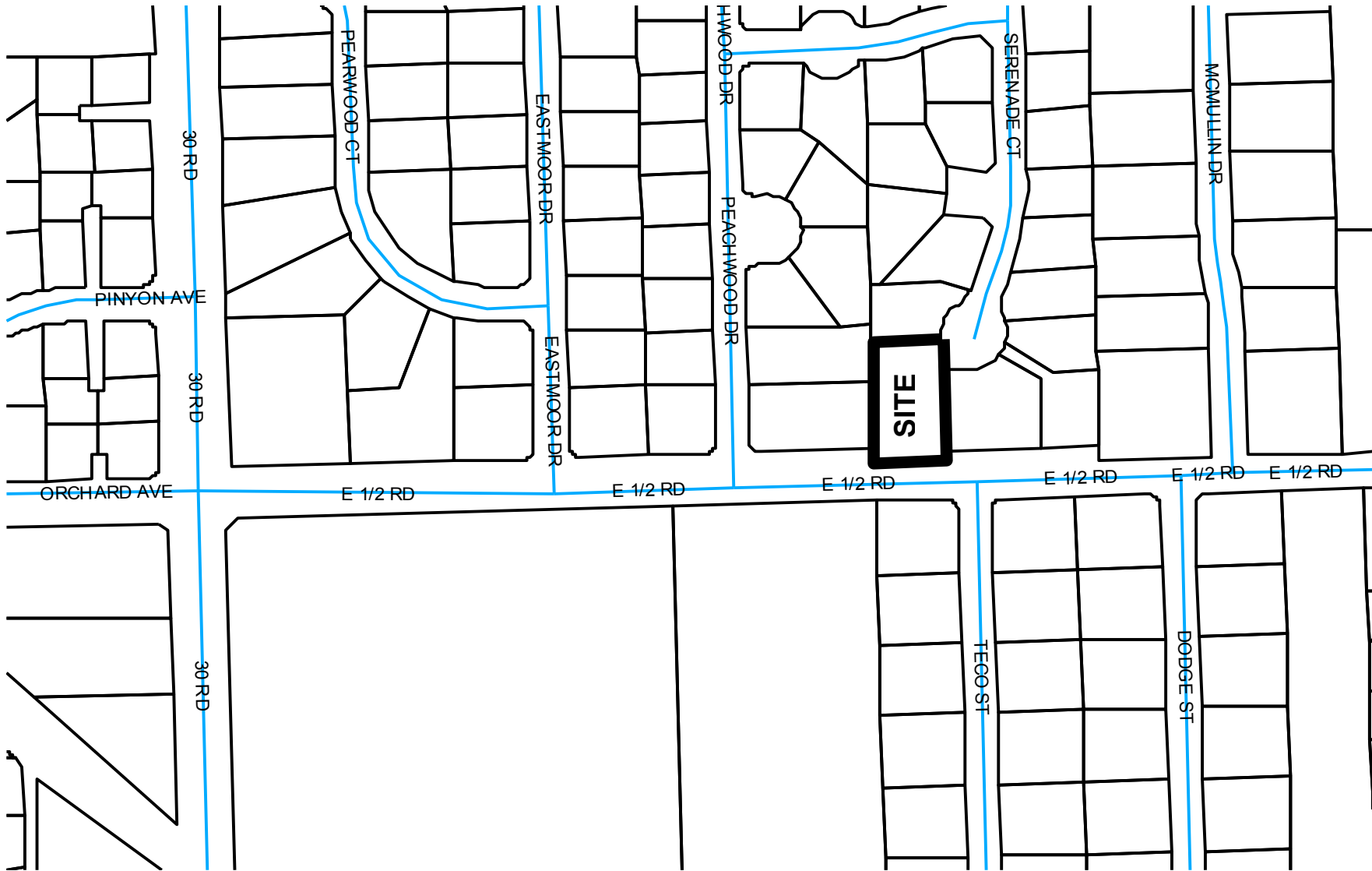
| <i>ANNEXATION SCHEDULE</i> | |
|-----------------------------------|---|
| October 06, 2004 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| October 26, 2004 | Planning Commission considers Zone of Annexation |
| November 03, 2004 | Introduction Of A Proposed Ordinance on Zoning by City Council |
| November 17, 2004 | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council |
| December 19, 2004 | Effective date of Annexation and Zoning |

MEYERS/STEELE ANNEXATION SUMMARY

| | | |
|---------------------------------------|----------------------------------|---|
| File Number: | | ANX-2004-206 |
| Location: | | 3020 E ½ Road |
| Tax ID Number: | | 2943-092-00-024 |
| Parcels: | | 1 |
| Estimated Population: | | 3 |
| # of Parcels (owner occupied): | | 0 |
| # of Dwelling Units: | | 1 |
| Acres land annexed: | | 2.7559 |
| Developable Acres Remaining: | | 0 |
| Right-of-way in Annexation: | | 101,345 sq ft of 30 Road & E ½ Road |
| Previous County Zoning: | | RSF-4 |
| Proposed City Zoning: | | RSF-4 |
| Current Land Use: | | Residential |
| Future Land Use: | | Residential Medium Low 2-4 du/ac |
| Values: | Assessed: | \$5,790 |
| | Actual: | \$72,670 |
| Address Ranges: | | 3020 E ½ Road |
| Special Districts: | Water: | Clifton |
| | Sewer: | Central Grand Valley |
| | Fire: | Clifton Fire |
| | Irrigation/ Drainage: | Grand Junction Drainage/ Grand Valley Irrigation |
| | School: | District 51 |
| | Pest: | N/A |

Site Location Map

Figure 1



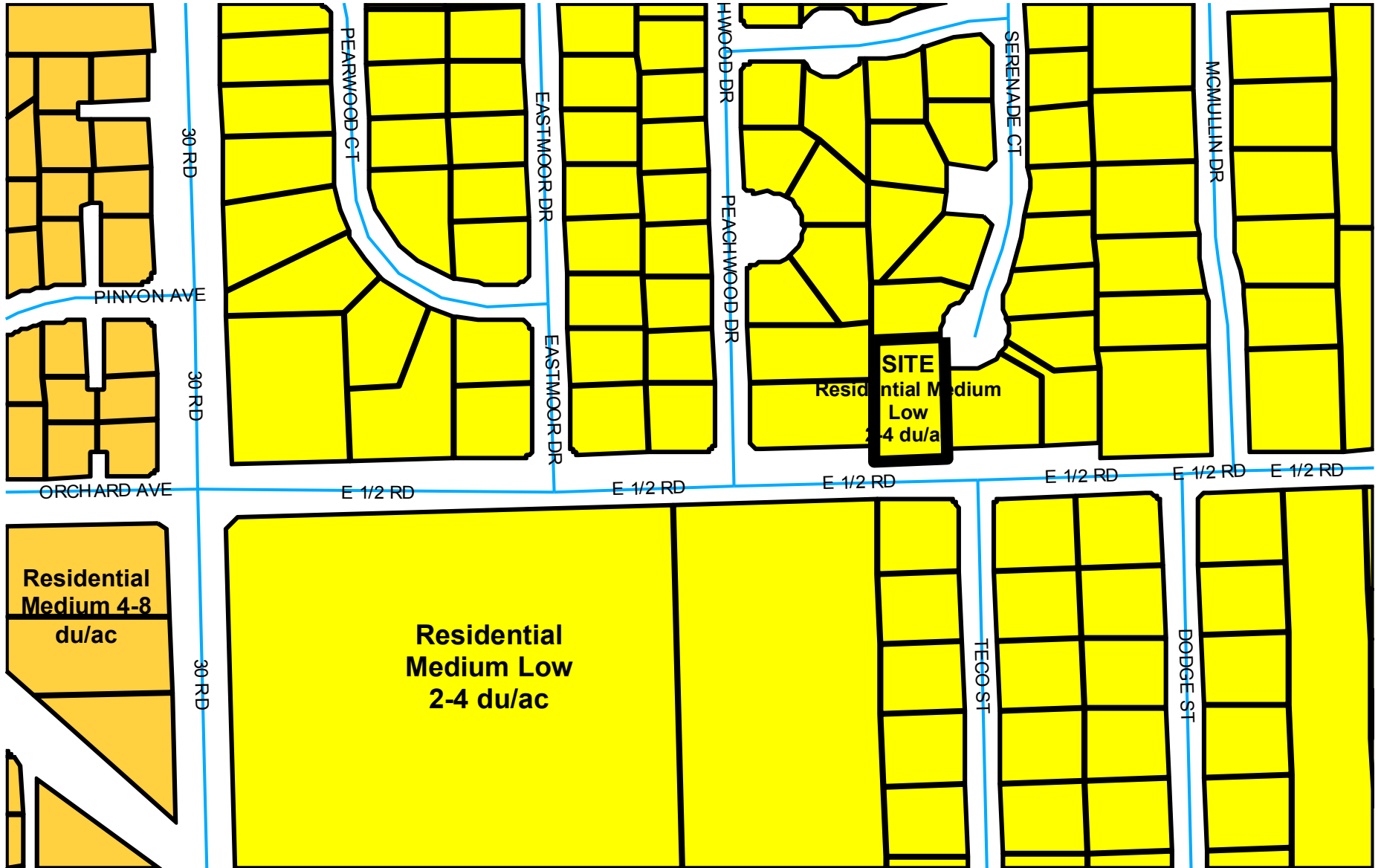
Aerial Photo Map

Figure 2



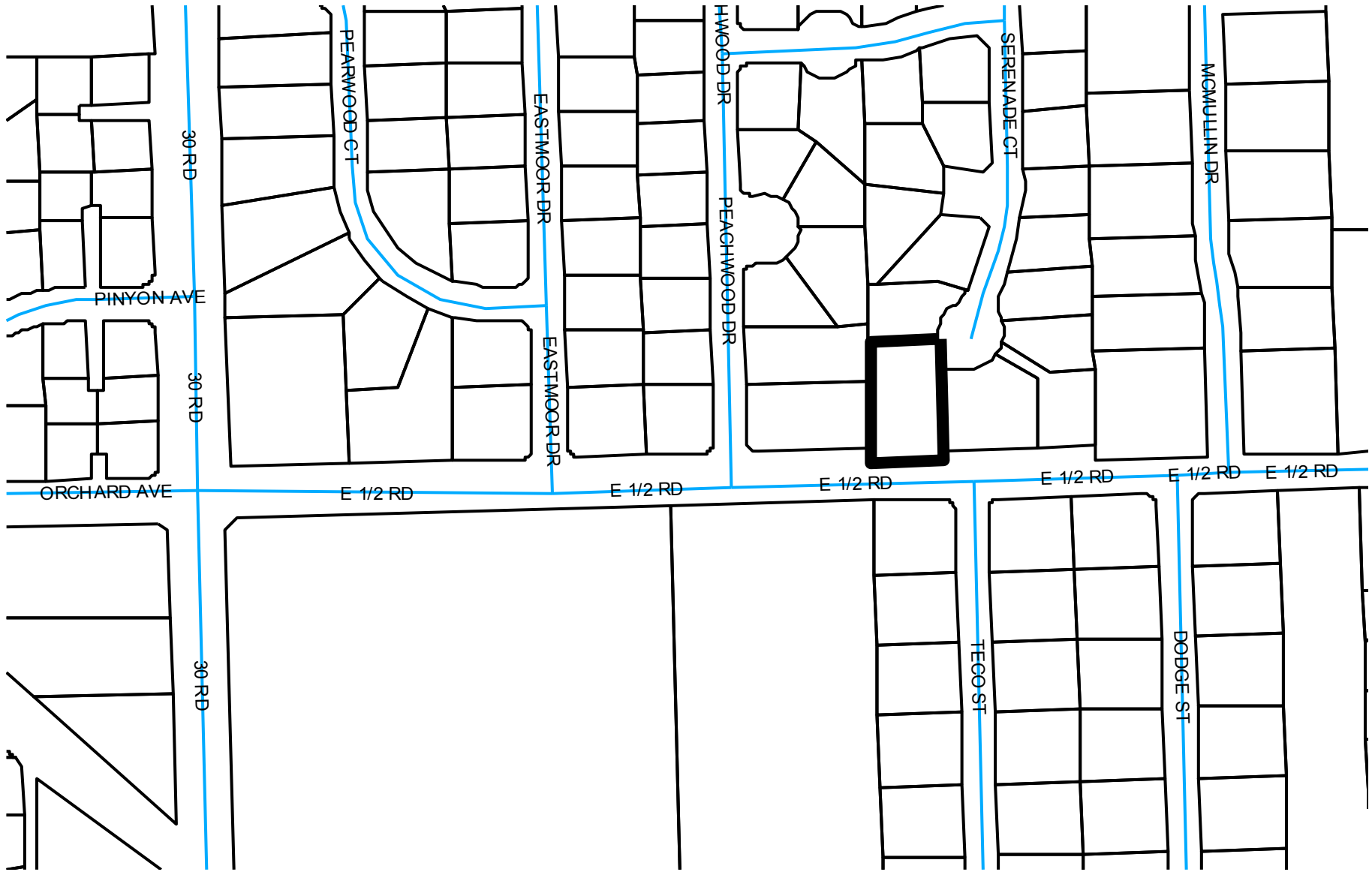
Future Land Use Map

Figure 3



Existing City and County Zoning

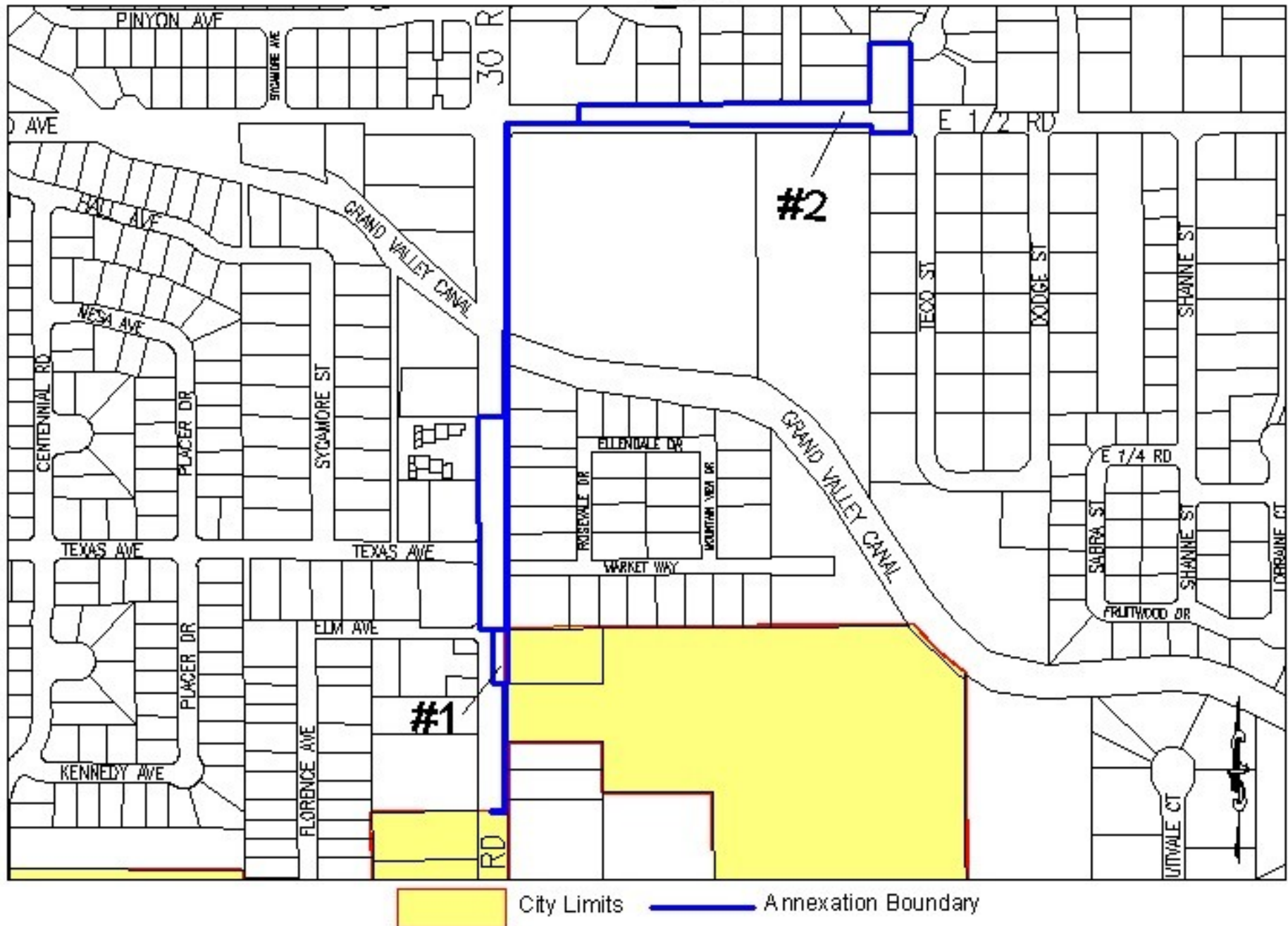
Figure 4



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."

MEYERS/STEELE ANNEXATIONS NO. 1 & 2

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 6th of October, 2004, 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**

MEYERS/STEELE ANNEXATION

**LOCATED AT 3020 E ½ ROAD AND PORTIONS OF 30 ROAD AND E ½ ROAD
RIGHTS-OF-WAY**

WHEREAS, on the 6th day of October, 2004, 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:

MEYERS/STEELE ANNEXATION

MEYERS/STEELE ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now in use; thence S 00°07'39" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW1/4 of said Section 9, a distance of 1146.94 feet; thence S 89°59'06" W a distance of 4.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 338.87 feet; thence S 89°52'21" W a distance of 36.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 4.00 feet; thence N 89°52'21" E a distance of 32.00 feet; thence N 00°07'39" W along a line 32.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a

distance of 334.88 feet; thence S 89°59'06" W a distance of 32.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 140.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.2559 Acres (11,147 Sq. Ft.), more or less, as described.

MEYERS/STEELE ANNEXATION NO. 2

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of Section 9, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9 bears N 00°07'39" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now laid out and in use; thence N 00°07'39" W along said East right of way, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.88 feet, more or less, to a point on the North line of the NW 1/4 SW 1/4 of said Section 9; thence S 89°58'32" E along the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 951.06 feet, more or less, to a point on the Northerly projection of the West line of El Central Subdivision, as same is recorded in Plat Book 10, Page 1, Public Records of Mesa County, Colorado; thence S 00°01'28" W along said projected line, a distance of 30.00 feet, to a point being the Northwest corner of said El Central Subdivision; thence S 89°58'32" E along the North line of said El Central Subdivision, being a line 30.00 feet South of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 104.37 to a point on the Southerly projection of the West line of Lot 1, Block 4, Stonebridge Subdivision, as same is recorded in Plat Book 14, Page 346, Public Records of Mesa County, Colorado; thence N 00°06'39" W along said projected line, a distance of 238.70 feet to a point being the Southeast corner of Lot 1, Block 1 of said Stonebridge Subdivision; thence N 89°58'32" W along the South line of said Lot 1, Block 1 of Stonebridge Subdivision, a distance of 104.30 feet to a point being the Southwest corner of said Lot 1, Block 1; thence S 00°06'39" E along the East line of Lots 1 and 2, Block Six, Eastmoor II Subdivision, as same is recorded in Plat Book 11, Page 222, Public Records of Mesa County, Colorado, a distance of 158.70 feet, more or less, to a point on the North right of way for E-1/2 Road (Orchard Avenue); thence N 89°58'32" W along the North right of way for E-1/2 Road (Orchard Avenue), being a line 50.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said

Section 9, a distance of 766.05 feet; thence S 00°06'17" E a distance of 46.00 feet; thence N 89°58'323" W along a line 4.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.89 feet; thence S 89°52'21" W a distance of 4.00 feet; thence S 00°07'39" E along a line 32.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 458.99 feet; thence N 89°55'30" W along the Easterly projection of the North line of 30 Road Homes Condominium, as same is recorded in Condominium Book 3, Page 117, Public Records of Mesa County, Colorado, a distance of 72.00 feet to a point being the Northeast corner of said 30 Road Homes Condominium; thence S 00°07'39" E along the West right of way for 30 Road, as now laid out and in use, being a line 40.00 feet West of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 551.14 feet, more or less, to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 8; thence N 89°52'21" E along the North line of the SE 1/4 SE 1/4 of said Section 8, a distance of 40.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.500 Acres (108,926 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:

3. That a hearing will be held on the 17th day of November, 2004, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:30 PM 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.

4. 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 6th day of October, 2004.

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>DATES PUBLISHED</i> |
|-------------------------------|
| October 08, 2004 |
| October 15, 2004 |
| October 22, 2004 |
| October 29, 2004 |

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MEYERS/STEELE ANNEXATION #1

APPROXIMATELY .2559 ACRES

LOCATED WITHIN 30 ROAD RIGHT-OF-WAY

WHEREAS, on the 6th day of October, 2004, 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 17th day of November, 2004; 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:

MEYERS/STEELE ANNEXATION #1

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section 9 bears S 00°07'39" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9, a

distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now in use; thence S 00°07'39" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW1/4 of said Section 9, a distance of 1146.94 feet; thence S 89°59'06" W a distance of 4.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 338.87 feet; thence S 89°52'21" W a distance of 36.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 4.00 feet; thence N 89°52'21" E a distance of 32.00 feet; thence N 00°07'39" W along a line 32.00 feet East of and parallel with, the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 334.88 feet; thence S 89°59'06" W a distance of 32.00 feet; thence N 00°07'39" W along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 140.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.2559 Acres (11,147 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 6th day of October, 2004 and ordered published.

ADOPTED on second reading this ____ day of _____, 2004.

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**

MEYERS/STEELE ANNEXATION #2

APPROXIMATELY 2.500 ACRES

**LOCATED AT 3020 E ½ ROAD AND INCLUDING PORTIONS OF 30 ROAD AND E ½
ROAD RIGHTS-OF-WAY**

WHEREAS, on the 6th day of October, 2004, 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 17th day of November, 2004; 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:

MEYERS/STEELE ANNEXATION #2

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of Section 9, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 9 and assuming the West line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 9 bears N 00°07'39" W with all other bearings contained herein being relative thereto; thence

from said Point of Beginning, N 89°57'58" E along the North line of the SW 1/4 SW 1/4 of said Section 9, a distance of 36.00 feet; thence N 00°07'39" W along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 1005.93 feet; thence N 89°52'21" E a distance of 4.00 feet to a point on the East right of way for 30 Road, as now laid out and in use; thence N 00°07'39" W along said East right of way, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.88 feet, more or less, to a point on the North line of the NW 1/4 SW 1/4 of said Section 9; thence S 89°58'32" E along the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 951.06 feet, more or less, to a point on the Northerly projection of the West line of El Central Subdivision, as same is recorded in Plat Book 10, Page 1, Public Records of Mesa County, Colorado; thence S 00°01'28" W along said projected line, a distance of 30.00 feet, to a point being the Northwest corner of said El Central Subdivision; thence S 89°58'32" E along the North line of said El Central Subdivision, being a line 30.00 feet South of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 104.37 to a point on the Southerly projection of the West line of Lot 1, Block 4, Stonebridge Subdivision, as same is recorded in Plat Book 14, Page 346, Public Records of Mesa County, Colorado; thence N 00°06'39" W along said projected line, a distance of 238.70 feet to a point being the Southeast corner of Lot 1, Block 1 of said Stonebridge Subdivision; thence N 89°58'32" W along the South line of said Lot 1, Block 1 of Stonebridge Subdivision, a distance of 104.30 feet to a point being the Southwest corner of said Lot 1, Block 1; thence S 00°06'39" E along the East line of Lots 1 and 2, Block Six, Eastmoor II Subdivision, as same is recorded in Plat Book 11, Page 222, Public Records of Mesa County, Colorado, a distance of 158.70 feet, more or less, to a point on the North right of way for E-1/2 Road (Orchard Avenue); thence N 89°58'32" W along the North right of way for E-1/2 Road (Orchard Avenue), being a line 50.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 766.05 feet; thence S 00°06'17" E a distance of 46.00 feet; thence N 89°58'32" W along a line 4.00 feet North of and parallel with, the North line of the NW 1/4 SW 1/4 of said Section 9, a distance of 189.00 feet; thence S 00°07'39" E along a line 36.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 313.89 feet; thence S 89°52'21" W a distance of 4.00 feet; thence S 00°07'39" E along a line 32.00 feet East of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 458.99 feet; thence N 89°55'30" W along the Easterly projection of the North line of 30 Road Homes Condominium, as same is recorded in Condominium Book 3, Page 117, Public Records of Mesa County, Colorado, a distance of 72.00 feet to a point being the Northeast corner of said 30 Road Homes Condominium; thence S 00°07'39" E along the West right of way for 30 Road, as now laid out and in use, being a line 40.00 feet West of and parallel with, the West line of the NW 1/4 SW 1/4 of said Section 9, a distance of 551.14 feet, more or less, to a point on the North line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 8; thence N 89°52'21" E along the North line of the SE 1/4 SE 1/4 of said Section 8, a distance of 40.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.500 Acres (108,926 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 6th day of October, 2004 and ordered published.

ADOPTED on second reading this ____ day of _____, 2004.

Attest:

President of the Council

City Clerk

Attach 9
Setting a Hearing on the Manor Annexation
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|---|-----|----------------------|--------------------|------|----------------|---------------------------------|
| Subject | Setting a hearing for the Manor Annexation located at the NE corner of 26 ½ Road & I Road | | | | | | |
| Meeting Date | October 06, 2004 | | | | | | |
| Date Prepared | September 27, 2004 | | | File #GPA-2004-205 | | | |
| Author | Senta L. Costello | | Associate Planner | | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: Resolution referring a petition for annexation and introduction of a proposed ordinance. The 11.753 acre Manor Annexation consists of 1 parcel.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Manor Annexation petition and introduce the proposed Manor Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for November 17, 2004.

Background Information: See attached Staff Report/Background Information

Attachments:

- 29. Staff report/Background information
- 30. General Location Map
- 31. Aerial Photo
- 32. Growth Plan Map
- 33. Zoning Map
- 34. Annexation map
- 35. Resolution Referring Petition
- 36. Annexation Ordinance

| STAFF REPORT / BACKGROUND INFORMATION | | | | | |
|---------------------------------------|--------------|---|------------|---|-----------|
| Location: | | NE corner of 26 ½ Road and I Road | | | |
| Applicants: | | Owner/Developer: Manor Road LLC Representative: Balaz and Associates Inc | | | |
| Existing Land Use: | | Agricultural | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Rural 5-35 ac/du | | | |
| | South | Residential Medium Low 2-4 du/ac | | | |
| | East | Rural 5-35 ac/du / Public | | | |
| | West | Estate 2-5 ac/du | | | |
| Existing Zoning: | | County AFT | | | |
| Proposed Zoning: | | City RSF-4 | | | |
| Surrounding Zoning: | North | County AFT | | | |
| | South | City RSF-4 | | | |
| | East | City PAD | | | |
| | West | County AFT | | | |
| Growth Plan Designation: | | Existing: Rural 5-35 ac/du Requesting: Residential Medium Low 2-4 du/ac | | | |
| Zoning within density range? | | | Yes | X | No |

Staff Analysis:

ANNEXATION:

This annexation area consists of 11.753 acres of land and is comprised of 1 parcel. 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 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 Manor 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.

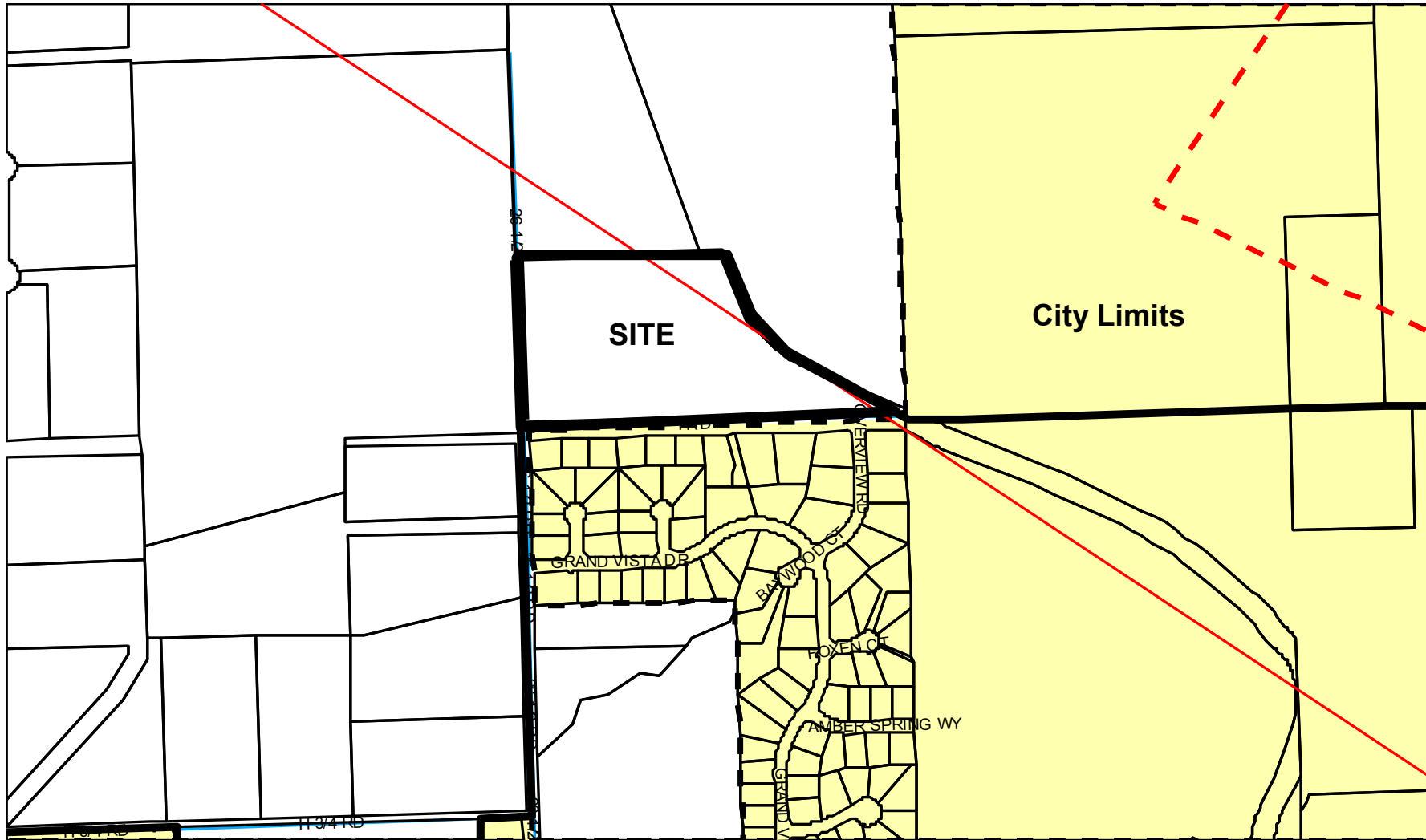
| <u>ANNEXATION SCHEDULE</u> | |
|-----------------------------------|---|
| October 06, 2004 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| To be scheduled | Planning Commission considers Zone of Annexation |
| To be scheduled | Introduction Of A Proposed Ordinance on Zoning by City Council |
| November 17, 2004 | Acceptance of Petition and Public Hearing on Annexation |
| December 19, 2004 | Effective date of Annexation |

MANOR ANNEXATION SUMMARY

| | | |
|---------------------------------------|----------------------------------|--|
| File Number: | | GPA-2004-205 |
| Location: | | NE corner of 26 ½ Road and I Road |
| Tax ID Number: | | 2701-234-00-552 |
| Parcels: | | 1 |
| Estimated Population: | | 0 |
| # of Parcels (owner occupied): | | 0 |
| # of Dwelling Units: | | 0 |
| Acres land annexed: | | 11.753 |
| Developable Acres Remaining: | | 11.753 |
| Right-of-way in Annexation: | | 0 |
| Previous County Zoning: | | AFT |
| Proposed City Zoning: | | RSF-4 |
| Current Land Use: | | Agricultural |
| Future Land Use: | | Residential |
| Values: | Assessed: | \$49,660 |
| | Actual: | \$171,230 |
| Address Ranges: | | 2650 thru 2674 I Road |
| Special Districts: | Water: | Ute |
| | Sewer: | Grand Junction |
| | Fire: | Grand Junction Rural |
| | Irrigation/ Drainage: | Grand Valley Irrigation / Grand Junction Drainage |
| | School: | District 51 |
| | Pest: | N/A |

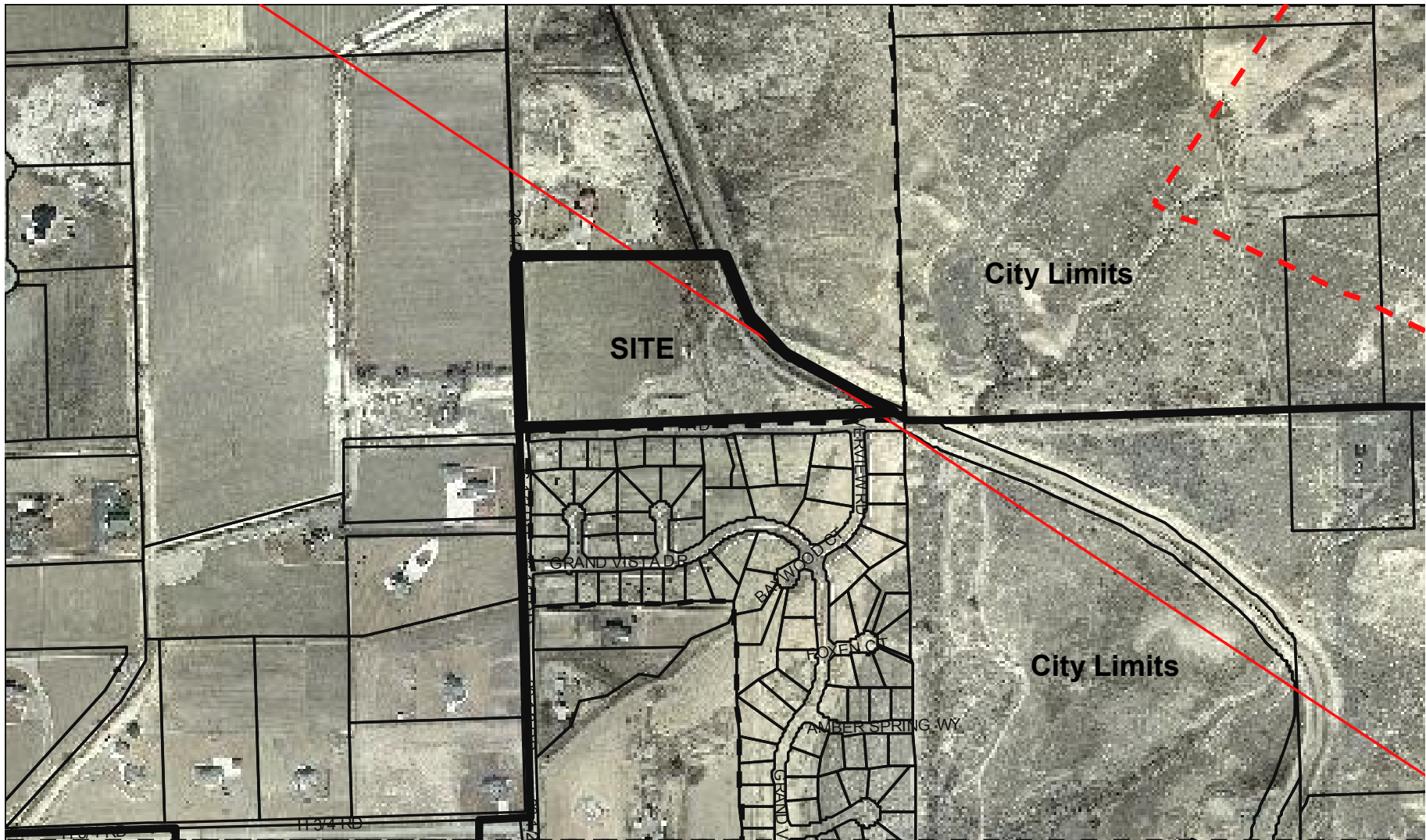
Site Location Map

Figure 1



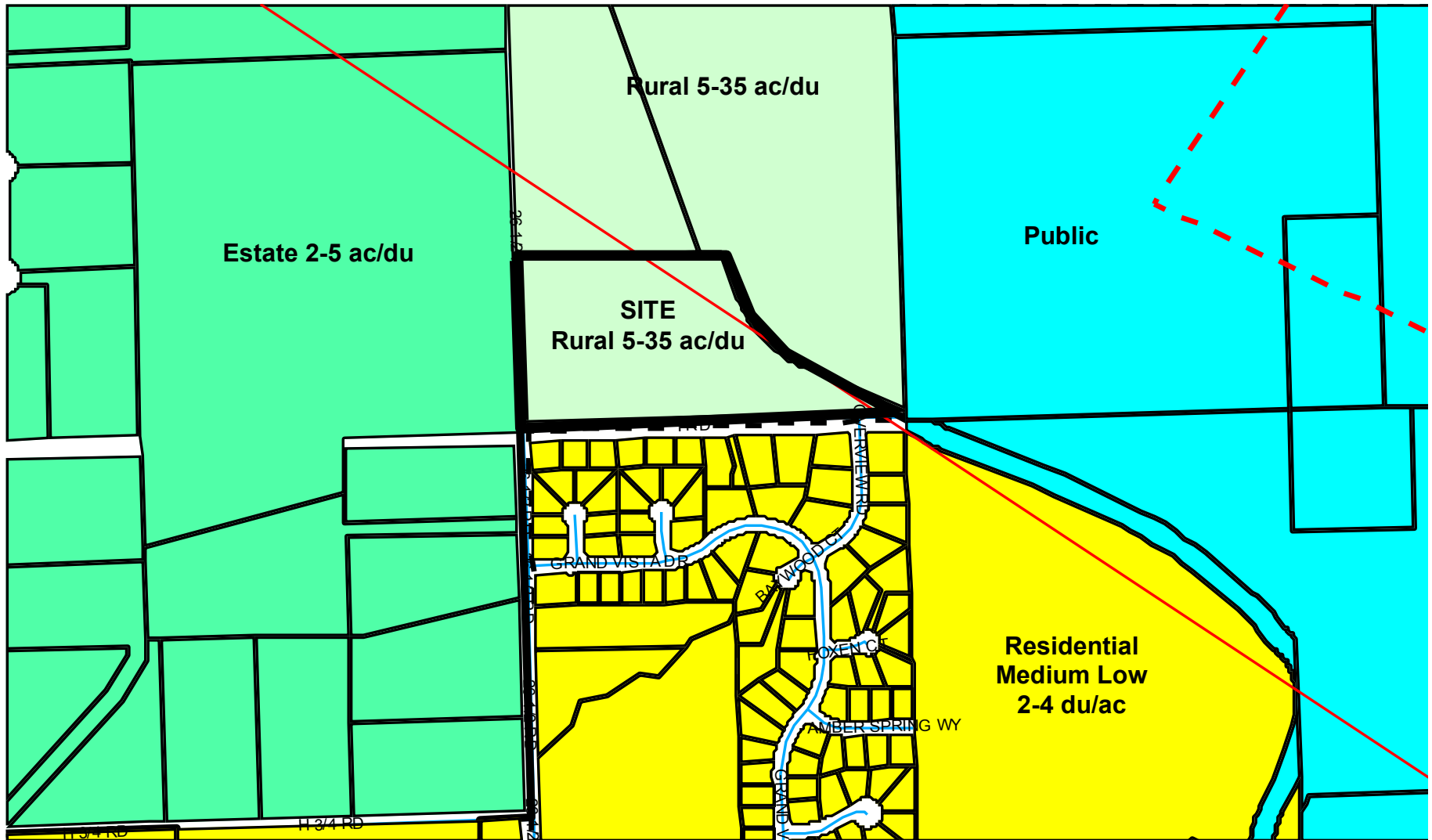
Aerial Photo Map

Figure 2



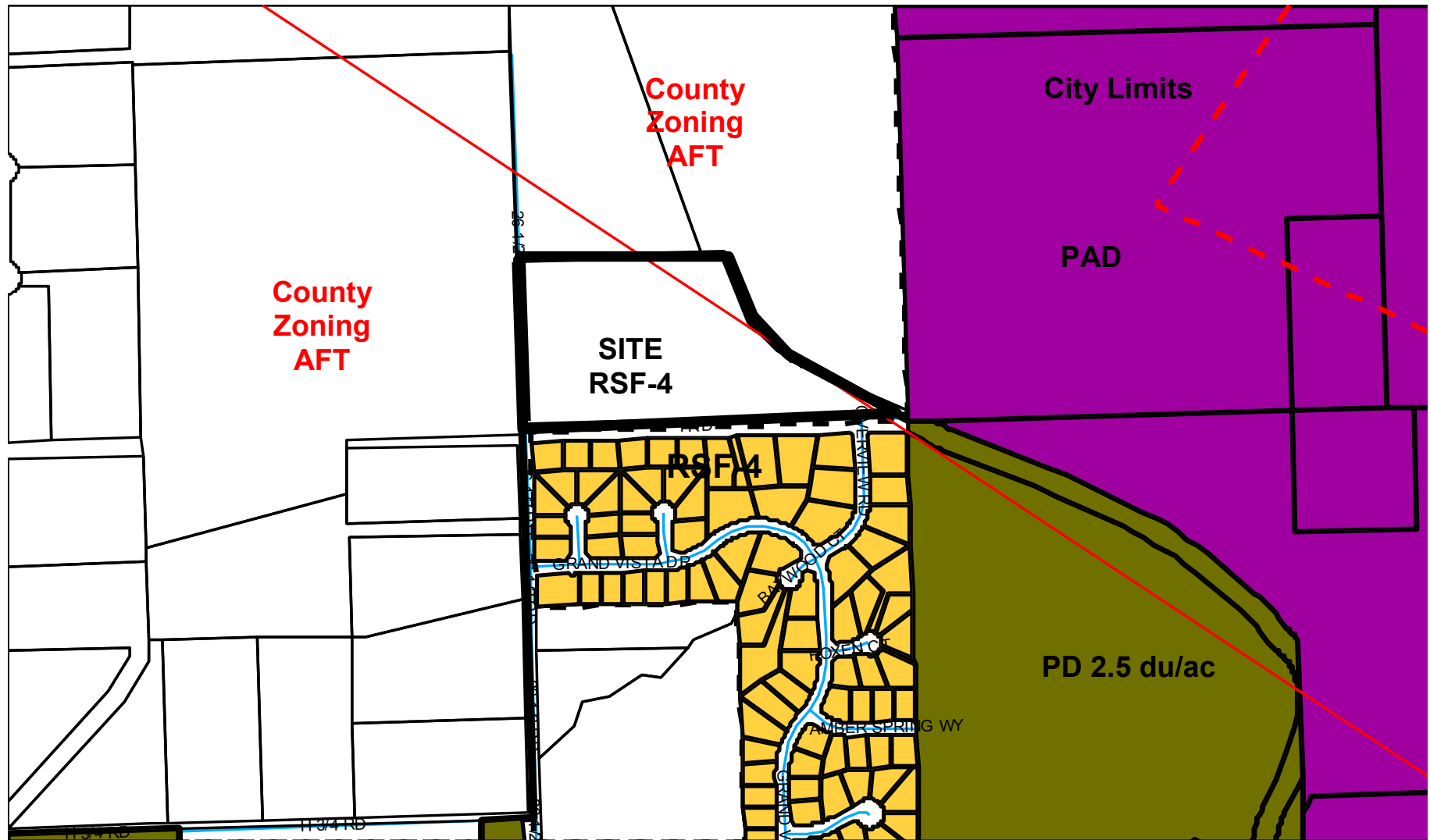
Future Land Use Map

Figure 3



Existing City and County Zoning

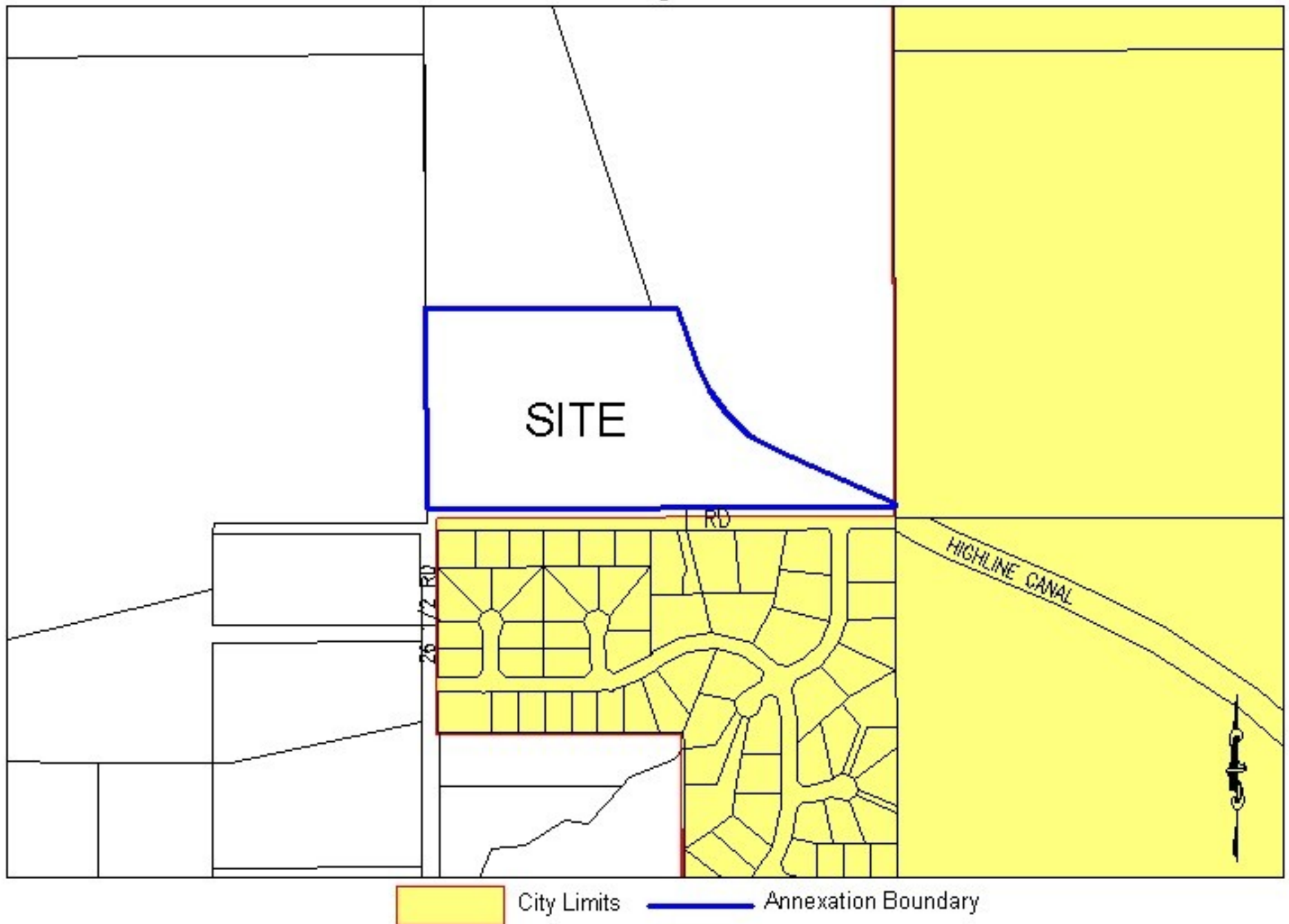
Figure 4



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."

Manor 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 6th of October, 2004, 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**

MANOR ANNEXATION

LOCATED ON THE NE CORNER OF 26 ½ ROAD AND I ROAD

WHEREAS, on the 6th day of October, 2004, 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:

MANOR ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 23, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 23 and assuming the South line of the SW 1/4 SE 1/4 of said Section 23 bears S 89°54'21" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°02'14" W, along the West line of the SW 1/4 SE 1/4 of said Section 23 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'14" W along the West line of the SW 1/4 SE 1/4 of said Section 23, a distance of 566.00 feet; thence N 89°54'21" E a distance of 706.24 feet to a point on the centerline of the Highline Canal; thence S 18°47'24" E along said centerline, a distance of 166.77 feet to the beginning of a 409.23 foot radius curve, concave Northeast, whose long chord bears S 42°21'02" E with a long chord length of 327.15 feet; thence 336.56 feet Southeasterly along the arc of said curve, being the centerline of said Highline Canal, through a central angle of 47°07'16"; thence S 65°54'40" E along said centerline, a distance of 369.38 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 23; thence S 00°01'36" E along the East line of the SW 1/4 SE 1/4 of said Section 23, a distance of 14.57 feet; thence S 89°54'21" W along a line 30.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 23, a distance of 1317.20 feet, more or less, to the Point of Beginning.

CONTAINING 11.753 Acres (511,953.3 Sg. 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:

5. That a hearing will be held on the 17th day of November, 2004, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
6. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 6th day of October, 2004.

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>DATES PUBLISHED</i> |
|-------------------------------|
| October 08, 2004 |
| October 15, 2004 |
| October 22, 2004 |
| October 29, 2004 |

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MANOR ANNEXATION

APPROXIMATELY 11.753 ACRES

LOCATED ON THE NE CORNER OF 26 ½ ROAD AND I ROAD

WHEREAS, on the 6th day of October, 2004, 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 17th day of November, 2004; 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:

MANOR ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 23, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 23 and assuming the South line of the SW 1/4 SE 1/4 of said Section 23 bears S 89°54'21" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°02'14" W, along the West line of the SW 1/4 SE 1/4 of said Section 23 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°02'14" W along the West line of the SW 1/4 SE 1/4

of said Section 23, a distance of 566.00 feet; thence N 89°54'21" E a distance of 706.24 feet to a point on the centerline of the Highline Canal; thence S 18°47'24" E along said centerline, a distance of 166.77 feet to the beginning of a 409.23 foot radius curve, concave Northeast, whose long chord bears S 42°21'02" E with a long chord length of 327.15 feet; thence 336.56 feet Southeasterly along the arc of said curve, being the centerline of said Highline Canal, through a central angle of 47°07'16"; thence S 65°54'40" E along said centerline, a distance of 369.38 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 23; thence S 00°01'36" E along the East line of the SW 1/4 SE 1/4 of said Section 23, a distance of 14.57 feet; thence S 89°54'21" W along a line 30.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 23, a distance of 1317.20 feet, more or less, to the Point of Beginning.

CONTAINING 11.753 Acres (511,953.3 Sg. Ft.), more or less, as described.

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

INTRODUCED on first reading on the 6th day of October, 2004 and ordered published.

ADOPTED on second reading this ____ day of _____, 2004.

Attest:

President of the Council

City Clerk

Attach 10
Setting a Hearing on Rezoning a Portion of the Laurel Subdivision
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|--|-----|----------------------|-------------------|-------------|----------------|---------------------------------|
| Subject | Rezoning a portion of the Laurel Subdivision, located at 575 28 ¼ Road | | | | | | |
| Meeting Date | October 6, 2004 | | | | | | |
| Date Prepared | September 29, 2004 | | | File #RZ-2004-082 | | | |
| Author | Lisa E. Cox, AICP | | 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: Introduction of a proposed rezoning ordinance to rezone a portion of the Laurel Subdivision from RMF-8 to RMF-5, located at 575 28 ¼ Road.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed rezoning ordinance and set a public hearing for October 20, 2004.

Background Information: See attached Staff Report/Background Information

Attachments:

- 37. Staff report/Background information
- 38. Site Location Map (Figure 1)
- 39. Aerial Photo Map (Figure 2)
- 40. Future Land Use Map (Figure 3)
- 41. Existing City and County Zoning Map (Figure 4)
- 42. Rezoning Ordinance

| BACKGROUND INFORMATION | | | | | |
|------------------------------|-------|--|-----|--|----|
| Location: | | 575 28 ¼ Road | | | |
| Applicants: | | Ridgewood Heights, LLC National Healthcare Assoc., Inc. | | | |
| Existing Land Use: | | Medical care facility (assisted living center)/Vacant | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Medical care facility (assisted living center) | | | |
| | South | Medical care facility (assisted living center) | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | RMF-8 | | | |
| Proposed Zoning: | | RMF-5 | | | |
| Surrounding Zoning: | North | PD | | | |
| | South | RMF-8 | | | |
| | East | RMF-16 and PD | | | |
| | West | RMF-5 and RMF-8 | | | |
| Growth Plan Designation: | | Residential Medium, 4-8 du/ac | | | |
| Zoning within density range? | | X | Yes | | No |

Staff Analysis:

The subject property was annexed into the City on August 10, 1970 as a part of the Mantey Heights annexation. The request to rezone involves two parcels located at 585 and 575 28 ¼ Road which are zoned RMF-5 and RMF-8. The applicant previously requested a simple subdivision to adjust a property line between the two parcels which would take approximately .724 acres from the parcel located to the south and combine it with 15.510 acres with the northern parcel to form a single parcel of 16.234 acres (see site attached maps showing larger parcel zoned RMF-5 in red and smaller parcel zoned RMF-8 in green).

The applicant wishes to develop the larger parcel for residential purposes and has requested the down-zoning of the RMF-8 portion to be consistent with the existing RMF-5 zoning of the larger parcel to the north.

Rezoning: The requested rezone to the RMF-5 zone district is consistent with the Growth Plan land use classification of Residential Medium.

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

1. The existing zoning was in error at the time of adoption. *The existing zoning is not in error and is consistent with the Residential Medium land use classification. The applicant has requested a rezone of the property to be consistent with additional property that is intended to be developed for residential purposes.*
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 transition, etc. *There has not been a change in the character of the neighborhood other than the development of property in a manner which has been consistent with the goals and policies of the Growth Plan.*
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances. *The proposed rezone to RMF-5 is within the allowable density range recommended by the Growth Plan. This criterion must be considered in conjunction with criterion 5 which requires that public facilities and services are available when the impacts of any proposed development are realized. Staff has determined that public infrastructure can address the impacts of any development consistent with the RMF-5 zone district, therefore this criterion is met.*
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of this Code and other City regulations and guidelines. *The requested rezone is consistent with the Residential Medium land use classification and the goals and policies of the Growth Plan.*
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development. *Adequate public facilities are currently available and can address the impacts of development consistent with the RMF-5 zone district.*
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.

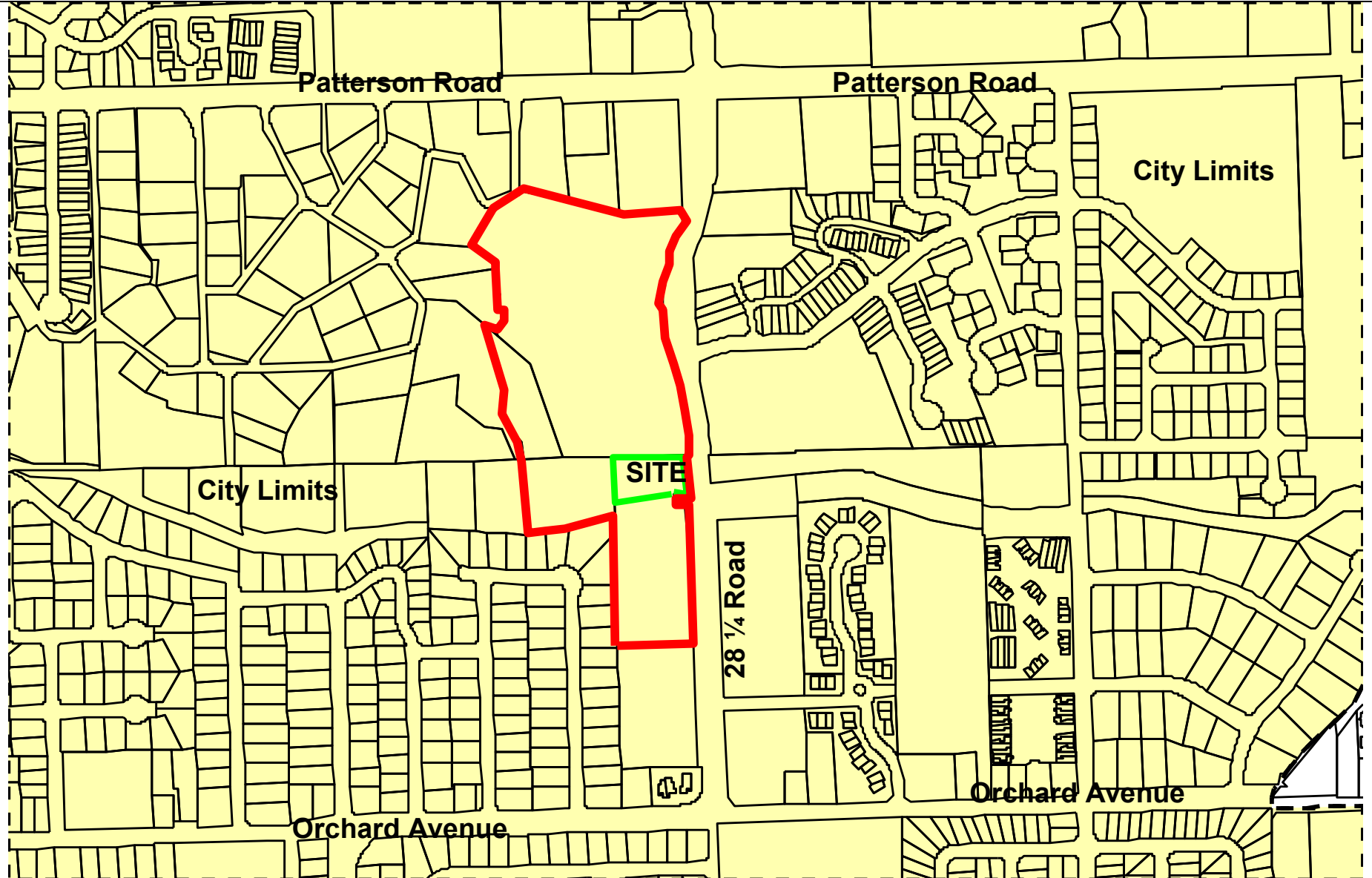
The request to rezone is not related to an adequate supply of land available for development, rather it has been requested in an effort to be consistent with existing zoning of other property to be developed for residential purposes.

7. The community or neighborhood will benefit from the proposed zone. *The community will benefit from the development of property in a manner consistent with the goals and policies of the Growth Plan.*

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested rezone to the City Council, finding the zoning to the RMF-5 zone district to be consistent with the goals and policies of the Growth Plan and Future Land Use Map, and Sections 2.6 of the Zoning and Development Code.

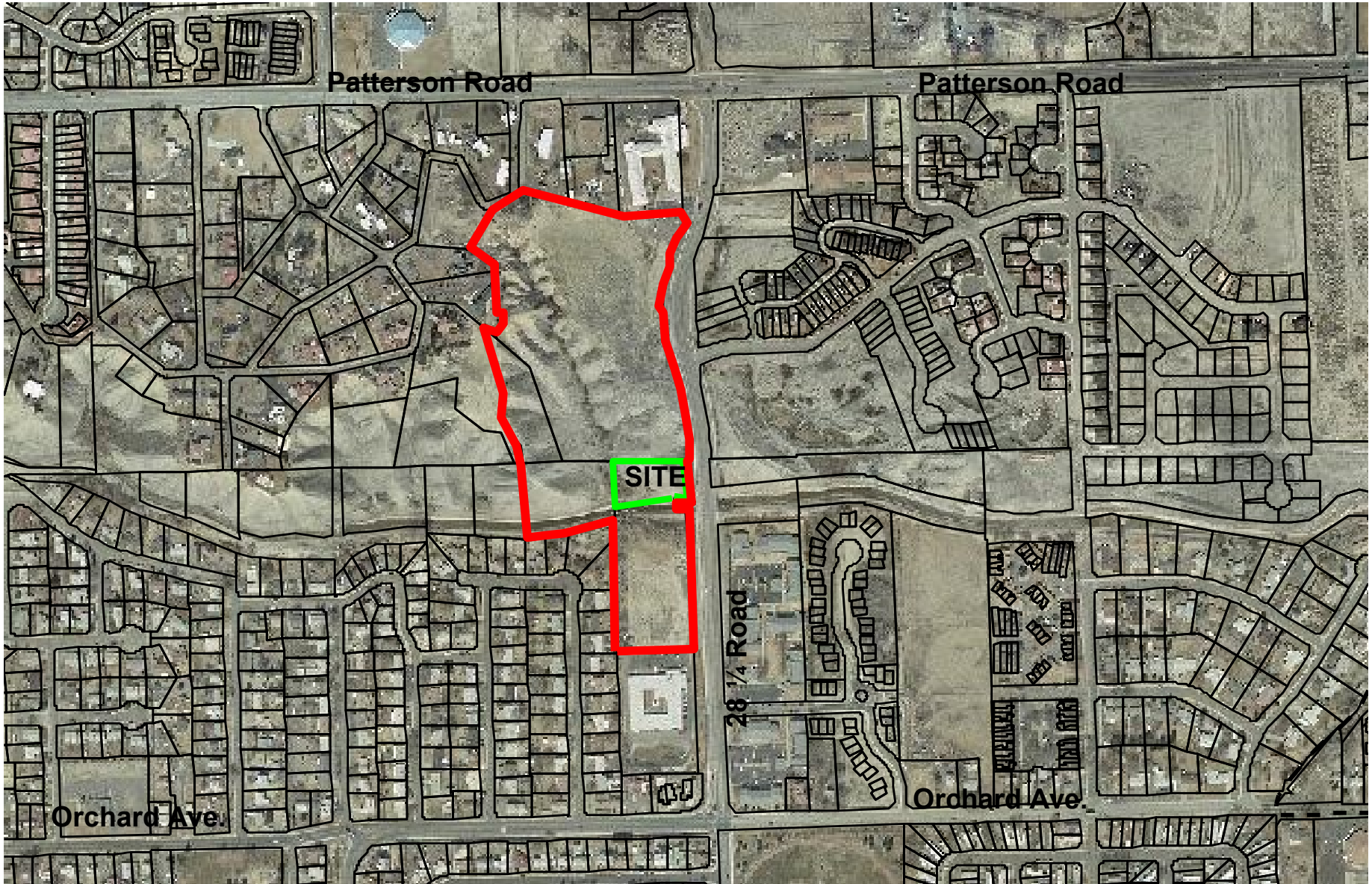
Site Location Map

Figure 1



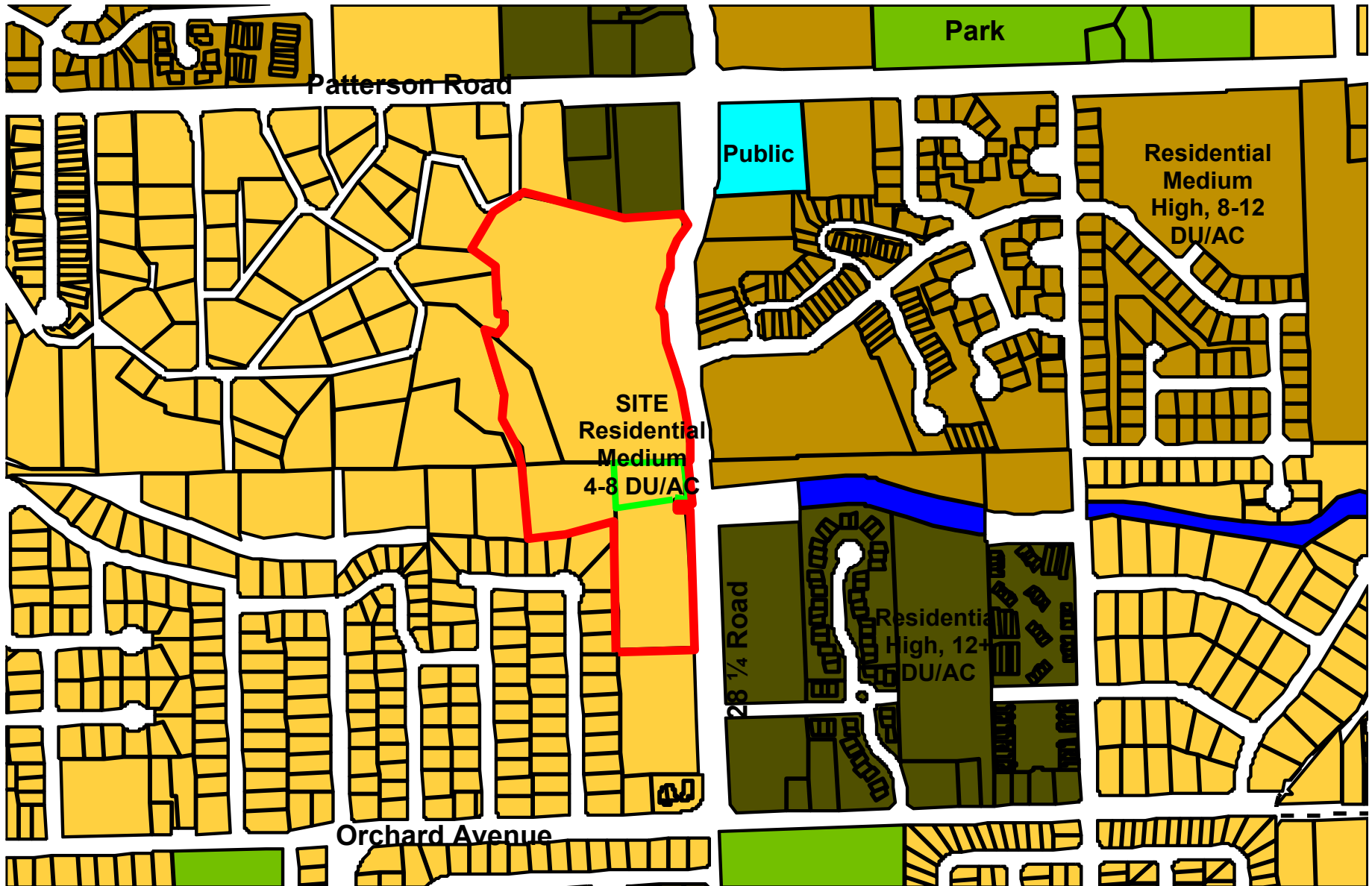
Aerial Photo Map

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, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING A PORTION OF
THE LAUREL SUBDIVISION
FROM RMF-8 TO RMF-5**

LOCATED AT 575 28 ¼ ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning a portion of the Laurel Subdivision from RMF-8 to the RMF-5 zone district for the following reasons:

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

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

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

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

The following property shall be rezoned RMF-5 with a density not to exceed 5 units per acre.

That part of Lot 1 of Shadowfax Properties Minor Subdivision lying north of the centerline of the Grand Valley Canal; AND All that part of the E1/4 SW1/4 NW1/4 of Section 7 lying north of Princess Subdivision, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado

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

Introduced on first reading October 6, 2004 and ordered published.

Adopted on second reading this _____ day of _____, 2004.

Mayor

ATTEST:

City Clerk

Attach 11
Pole License Agreement with Xcel Energy
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|-----------------|---|-----|--|--------|----------------|---------------------------------|
| Subject | | Pole License Agreement with Xcel Energy | | | | | |
| Meeting Date | | October 6, 2004 | | | | | |
| Date Prepared | | September 30, 2004 | | | File # | | |
| Author | | Jody Kliska | | Transportation Engineer | | | |
| Presenter Name | | Mark Relph | | Public Works & Utilities Director | | | |
| Report results back to Council | | X | No | | Yes | When | |
| Citizen Presentation | | | Yes | X | No | Name | |
| | Workshop | X | | Formal Agenda | X | Consent | Individual Consideration |

Summary: A pole license agreement with Xcel Energy that will allow the City to place fiber optic cable on the power poles on Patterson Road for the Signal Communications project is required to be executed prior to placing the cable on the poles.

Budget: There is no cost to the City for the license agreement.

Action Requested/Recommendation: Authorizing the City Manager to Sign the Pole Lease Agreement with Xcel Energy.

Attachments: Pole License Agreement, Exhibits A & B.

Background Information: The City plans to continue connecting its signal system with fiber optic cable. The Patterson Road project has been in design this year with construction anticipated in 2005. The plans utilize the existing power poles on Patterson Road from 25 Road to 30 Road for placement of the cable. Xcel Energy requires a Pole License Agreement as part of their Pole Permit Application to assure that the usage of the pole meets all safety and engineering requirements. A field survey of the poles indicated there is adequate space for the City to use and there should be no costs associated with the permit. The license agreement contains language about costs in the event Xcel Energy would be required to relocate their facilities on the pole to make space. Because the license agreement contains an indemnification clause, City Council approval is required. The agreement has been reviewed by the City Attorney and his comments have been incorporated into the agreement language.

POLE LICENSE AGREEMENT

THIS POLE LICENSE AGREEMENT ("Agreement") is entered into as of the ___ day of _____ 2003 by and between Public Service Company of Colorado d/b/a Xcel Energy ("Xcel Energy") and The City of Grand Junction ("City"), for the licensing of certain property interests as designated in the appended Pole Permit Application ("PPA") to this Pole License Agreement pursuant to the following terms:

RECITALS

WHEREAS, Xcel Energy owns poles ("Poles") for providing electrical services to Xcel Energy's customers within the City of Grand Junction;

WHEREAS, City wishes to lease from Xcel Energy on a non-exclusive basis certain portions of Xcel Energy's Poles for the purpose of attaching certain communications equipment ("Equipment") to said Poles within the City of Grand Junction to provide emergency services for City.

WHEREAS, Xcel Energy is willing to permit the location of said Equipment on the Poles for the purpose of providing emergency communications services throughout the City of Grand Junction;

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. USE.

1.1 Use of Poles. The use of Xcel Energy's Poles which, upon application, may be given to City under this license, is for the attachment of City's Equipment within the communication space on such Poles, to allow for the provision of emergency services for the City and for no other purpose.

1.2 Pole Permit Application (PPA). City shall prepare a PPA on the form marked Exhibit A, attached hereto, and made a part hereof, when applying for permission to make Equipment attachments to any Pole owned by Xcel Energy. A PPA is intended to provide Xcel Energy with information necessary for a technical review of the Pole prior to permitting City to attach to that Pole. A PPA shall include the specifications for the Equipment the City is requesting to attach, a map showing the location of the Poles the City desires to attach to, and the pole number of each Pole. The PPA shall also include any additional information that Xcel Energy may reasonably require. City shall reimburse Xcel Energy for all costs and expenses associated with the field review of the

PPA and any make-ready costs that may be necessary to allow for the attachment of City Equipment. City shall not attach any Equipment to any Pole without the prior written approval of Xcel Energy.

- 1.3 Installation, Construction, Improvements, Maintenance, and Repairs. Upon written receipt of an approved PPA, the City may attach its Equipment to the Poles as described in the PPA. City's Equipment, in each and every location shall be erected, installed, maintained and removed in accordance with the requirements and specifications of Xcel Energy, the National Electric Safety Code, Current Edition, or any revisions thereof, and other generally applicable engineering standards and in compliance with any applicable rules, regulations or orders now in effect or hereafter issued by any federal or state commission or any other public authority having jurisdiction. Exhibit B, "Communications Attachments to Xcel Energy Distribution Facilities", covers construction and operating practices to be observed by City. Said practices may be revised from time to time as changes in operating conditions and experience warrant.
- 1.4 Operation. City must, at City's sole expense, comply with all laws, orders, ordinances, regulations and directives of applicable federal, state, county, and municipal authorities or regulatory agencies, including, but not limited to, the Federal Communications Commission ("FCC"), the Federal Energy Regulatory Commission ("FERC"), the Occupational Safety and Health Administration ("OSHA"), the National Electric Safety Code ("NESC") and the National Electrical Code ("NEC"), as they relate to the operation of City's Equipment and the use of Xcel Energy's Poles.
- 1.5 No Modification. City shall not modify or change the position of its Equipment attachments or place any additional facilities on the attachment or the strand that is supported by the attachment, except with the express written consent of Xcel Energy.
- 1.6 Removal. City may at any time remove its Equipment from any Pole or Poles for which it has an approved PPA. City shall first remove all of its Equipment from said Pole or Poles and then notify Xcel Energy of such removal by submitting an appropriately completed PPA indicating the Pole or Poles that are affected by the removal.
- 1.7 Subordination. Nothing in this Agreement shall be construed to in any way deny, prohibit or interfere with Xcel Energy's rights and ability to utilize its Poles for the furnishing of services to its customers. All rights of City hereunder are subject and subordinate to Xcel Energy's rights to utilize its Poles. If at any time Xcel Energy determines that a Pole or space on a Pole occupied by City Equipment is required for the sole use of Xcel Energy or is no longer suitable for attachment of the City's Equipment because of safety or other considerations, City must, at City expense, comply with orders from Xcel Energy to rearrange, remove, or transfer its Equipment at City's sole expense. Failure to comply within 30 days may result in either rearrangement, removal, or transferring of City's Equipment by Xcel Energy at City's sole expense.

1.8 Identification Tags. City must attach to its Equipment, at each and every attachment, an identification tag meeting specifications determined by Xcel Energy. The identification tag must conform to an alphanumeric code which will be provided by Xcel Energy to City.

2. **LAND RIGHTS.** Xcel Energy does not warrant or extend to the City any right of way privileges or easements in either the public highway or the private property of third parties. Any required land rights or permits shall be the responsibility of the City. Xcel Energy agrees to reasonably cooperate with City, at City's expense, in executing such documents or applications required in order for City to obtain such licenses, permits or other governmental approvals needed for City's permitted use of the Poles.

3. **TERM.** The initial term of this Pole License Agreement and all PPAs made a part thereof shall be for one year commencing on the date of this Agreement and shall be automatically renewed for one (1) year terms thereafter unless either party provides the other with written notice of non-renewal not less than ninety (90) days prior to the expiration of the initial term or any renewal term thereafter, unless otherwise terminated in accordance with this Agreement.

4. **TERMINATION.** Xcel Energy has the right to terminate all of City's rights to the Poles licensed upon sixty (60) days prior written notice to City if Xcel Energy is prohibited by any governmental entity from continued use of the Pole during the term of this Pole License Agreement, if Xcel Energy's right to occupy the Pole is terminated, if Xcel Energy determines to abandon or underground the Pole, or if any Equipment placed on the Pole by City unreasonably interferes with Xcel Energy's ability to improve, modify or reconfigure its electric transmission or distribution system and City fails to resolve such interference within a reasonable time after receiving written notice. Notwithstanding the above, nothing herein contained shall be construed to compel Xcel Energy to maintain any of its Poles for a period longer than demanded by its own service requirements. In addition to the termination rights listed above, Xcel Energy may also terminate all of City's attachments to the Poles if City fails to pay any Fee or other sums payable by City within thirty (30) business days of City's receipt of written request for payment; or if City's Equipment are maintained or used in violation of any law, regulation, ordinance, safety or engineering standard or other legal requirement, and, if City fails to bring its Equipment into compliance with such law, regulation, ordinance, safety or engineering standard or other legal requirement within 30 days of receipt of actual notice of violation.

5. **FEES.** There will be no rental fee for the use of the Poles described in the appended Pole Permit Application(s).

6. **INSURANCE.** City shall maintain commercial general liability insurance insuring City against liability for personal injury, death or damage to personal property arising out of use of the Pole by City or its employees, its agents or Licenses, with combined single limits of not less than Two Million Dollars (\$2,000,000). City shall also maintain fire and extended coverage insurance insuring City's personal property for its full insurable value (subject to reasonable deductibles). City shall provide Licensor a certificate of insurance of such policy or policies at the time of execution of this Agreement and shall continue to provide renewal certificates as they occur.

7. **INDEMNIFICATION.** City shall indemnify Xcel Energy and save it harmless from and against any and all costs, (including reasonable attorney's fees and expenses), claims, actions, damages, liability and expense in connection with the loss of life, personal injury, and/or damage to property arising from or out of any occurrence in, upon or at the Pole caused by the fault, including negligence, of City or City's employees or agents, except to the extent caused by the negligence or willful misconduct of Xcel Energy, Xcel Energy's agents, or employees. Xcel Energy reserves the right to maintain any Pole it owns and to operate its facilities on said Poles in such manner as will best enable Xcel Energy to fulfill its service requirements. Xcel Energy shall not be liable to City for any interference with the operation of City's Equipment arising in any manner out of the use of such Poles hereunder, except for Xcel Energy's negligence or willful misconduct. Xcel Energy intends to exercise reasonable care to avoid causing damage to City's Equipment and, in the event of such damage, Xcel Energy shall immediately report its occurrence to City.

8. **ASSIGNMENT.** City has no right to assign, sublet, or otherwise transfer this Agreement, either in whole or in part, to any entity without the prior written consent of Xcel Energy.

9. **ENVIRONMENTAL MATTERS.** City will not bring to, transport across or dispose of any Environmental Hazards on any particular Pole without Xcel Energy's prior written approval except City may keep on the Poles substances used in back up power units (such as batteries and diesel generators) commonly used in PCS. City's use of any approved substances constituting Environmental Hazards must comply with all applicable laws, ordinances, and regulations governing such use.

10. **AGREEMENT.** This Agreement and each PPA constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained in this Agreement. There are no representations or understandings of any kind not set forth in this Agreement. Any amendments to this Agreement or any PPA must be in writing and executed by both parties.

11. **CAPTIONS.** The captions of this Agreement are inserted for convenience only and are not to be construed as part of this Agreement or the applicable PPA or in any way limiting the scope or intent of its provision.

12. **NOTICE.** Any notice or demand required to be given in this Agreement shall be made by certified or registered mail, return receipt requested or reliable overnight courier to the address of other parties set forth below:

Xcel Energy: Public Service Company of Colorado d/b/a Xcel Energy
Lisa Miller, Facilities Attachment Administrator
1123 West 3rd Avenue
Denver, CO 80223

cc: Public Service Company of Colorado d/b/a Xcel Energy
Bruce Colt, Assistant General Counsel
800 Nicollet Mall, 29th Floor
Minneapolis, MN 55401

City: _____

cc: _____

Any such notice is deemed received one (1) business day following deposit with a reliable overnight courier or five (5) business days following deposit in the United States mails addressed as required above. Xcel Energy or City may from time to time designate any other address for this purpose notice to the other party.

13. **GOVERNING LAW.** This Agreement and each PPA is governed by the laws of the State of Colorado.

14. **NOT A JOINT VENTURE.** Neither this Agreement nor any PPA establishes and shall not be construed to establish or create a partnership, joint venture, or other form of business association between City and Xcel Energy.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY

By: _____

Name: _____

Title: _____

XCEL ENERGY

By: _____

Name: _____

Title: _____

POLE LICENSE AGREEMENT
EXHIBIT A
POLE PERMIT APPLICATION

Electric Company's Permit # _____ *City #* _____

This Pole Permit Application (PPA) is made to the Pole License Agreement between Public Service Company of Colorado d/b/a Xcel Energy and City of Grand Junction, dated September 29, 2003. Permission granted by approval of this PPA shall be subject to all the terms and conditions thereof.

Application is hereby made to: Attach to 153 No. of poles.

Remove From _____ No. of poles.

In the area of Grand Jct., County of Mesa, Section ___ Township ___ Range ____ Street Name F Rd. Between 25 Rd. and 30 Rd., as more particularly described in the location of pole attachment sketch (map) attached hereto as Exhibit "A" and made a part thereof.

CITY

**PUBLIC SERVICE COMPANY OF
COLORADO**

Approved

Submitted by: Jody Kliska

Denied

Title: _____
Transportation Engineer

By: _____

Telephone #: (970) 244-1591

Title _____

Date: September 29, 2004

Date: _____

Modifications Necessary to Accommodate City
(Make Ready)

Rearrangement or Replacement of Xcel Energy's existing facilities is necessary to accommodate City as indicated on attached sketch.

City in accordance with the terms and conditions of Agreement, hereby authorizes Xcel Energy (and/or) Owner to make such rearrangements and City agrees to pay costs of said Make-Ready.

Estimated Cost \$ _____ WO # _____

Approved by _____
(CITY)

Engineered by: _____

Title: _____

Approved by: _____
(PUBLIC SERVICE COMPANY OF
COLORADO)

Telephone #: _____

Title: _____

Date: _____

Date: _____

Exhibit B

**Specifications For Communication Attachments
To Xcel Energy Distribution Facilities**

**Information on Clearance, Strength
and Construction Practices**

***Applicable for the following Xcel Energy Operating
Companies:***

Northern States Power Company, a Minnesota Corporation d/b/a Xcel Energy

Northern States Power Company, a Wisconsin Corporation d/b/a Xcel Energy

Public Service Company of Colorado d/b/a Xcel Energy

Southwestern Public Service Company d/b/a Xcel Energy

09/03/03

Information for Attaching Utilities

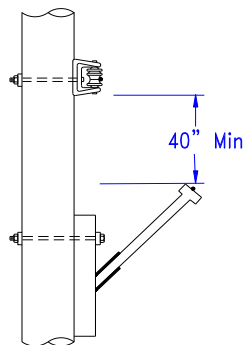
Clearance of Communication Cables and Electric Conductors

For proper clearance of communication from Xcel Energy cables refer to drawing K-16. See drawing K-21 for clearance to streetlight masts.

Clearances at midspan must not change after attaching utility has brought attaching cable to initial sagging tension. If attaching utility has changed sag of Xcel Energy conductors Xcel Energy will charge for costs incurred in correcting problems caused to its facilities. Sag changes may occur if anchoring and guying of attaching utility is not adequate or they have overtightened their messenger.

Clearance of Communication Brackets and Electric Conductors

Communication brackets or cable must be 40" from any portion of an electric utility bracket or conductor at the pole. This is a vertical measurement and no consideration for offsetting of either brackets or cables may change this. (The only exception is if the electric conductor is a neutral only, no secondary voltage, it may be reduced to 30" NESC Table 238-1).



New communication wires may be placed above or below existing communication provided no preexisting agreement precludes this possibility. Preferred location is above existing communication and always in the same position.

Xcel Energy requires 1 foot of clearance between communication cables.

It is the attaching utilities responsibility to make sure that all NESC and local ordinances for vertical clearance above surfaces (roads, alleys, fields, buildings etc.) are met. Drawing K-2 may be used as a reference, however, local ordinances may differ.

If proper vertical clearances over surfaces (roads, alleys, fields, buildings etc.) cannot be met and still maintain proper clearance from Xcel Energy electrical equipment, arrangements must be made for modification or replacement of structure before attachment.

Slack Spans

If the slack span contains only Xcel Energy conductors the attaching utility may also run a slack span or slack spans. If multiple utilities are already present, provide Xcel Energy with information on location for check of adequacy of structure.

Most Xcel Energy slack spans are only one span but in some cases they extended for more spans. It is acceptable to extend cable in slack spans for the same spans.

Anchoring

Communication messenger tension must be guyed on separated anchors from Xcel Energy anchors. If this is impossible or not practical, arrangement must be made with Xcel Energy design personnel.

If Xcel Energy structures are guyed, then attaching utility must also guy their cable.

For Xcel Energy structures, three phase lines are usually unguyed up to 3 degree and single phase lines up to 10 degrees.

A check for addition of guying will be required for Xcel Energy structures that are unguyed if:

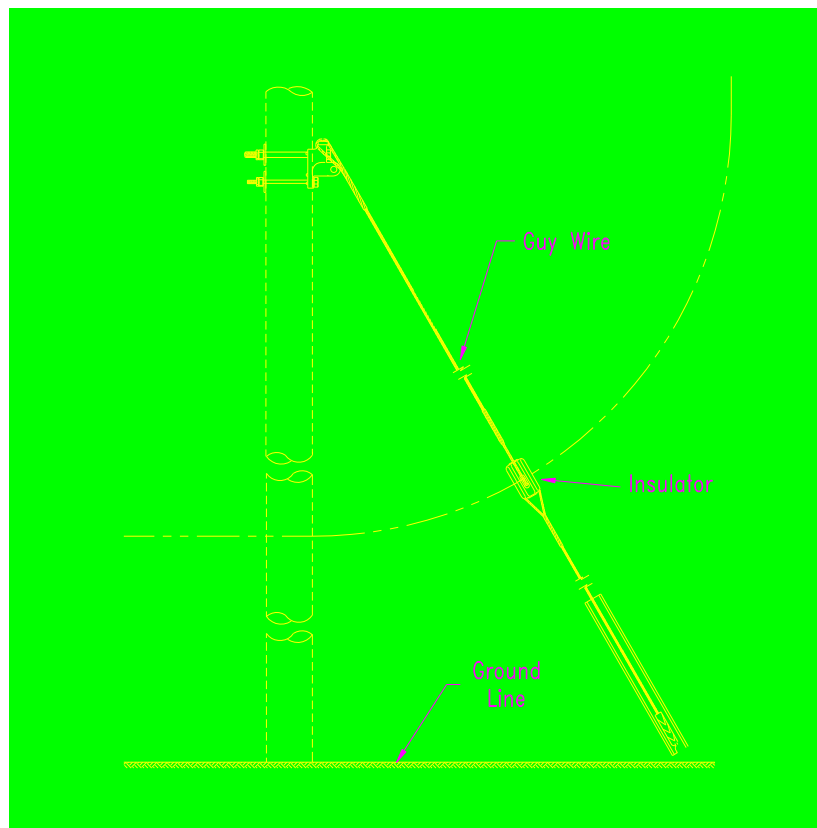
- Xcel Energy structure is presently leaning due to an unguyed tension cause by a turn in the line.
- If the unguyed turn is 3 degree and:
 - Xcel Energy three phase conductor is present
- If the unguyed turn is greater then 1 1/2 degree and:
 - Xcel Energy three phase and secondary are present or
 - Xcel Energy three phase and two other attaching utilities are present
- If the unguyed turn is 8-10 degrees and:
 - Xcel Energy single phase conductor is present

- If the unguyed turn is greater than 5 degrees and:
 - Xcel Energy single phase and secondary are present or
 - Xcel Energy single phase and two other attaching utilities are present

Attaching utility will be required to return to add guying to poles if leaning happens after attachment. If attaching utility requires guying due to leaning, Xcel Energy will also guy Xcel Energy conductor tension at attaching company's expense.

Clearance from guys and other wire and conductor must be maintained. See drawing K-18.

Xcel Energy guying is insulated to prevent corrosion problems on Xcel Energy anchors caused by grounding. Insulated guys are required of any utility attaching to Xcel Energy anchors. This is to prevent the anchor from corroding below ground. See below drawing for details and attached drawing K-19:



If Xcel Energy anchor is pulled by additional attachment, then Xcel Energy anchor must be replaced at attaching utility expense and communication cable anchored separately.

U-guard and Conduit Attachments

U-guard or conduit may not take up more than 40% of the pole surface. U-guard and conduit must be grouped together on one side of the pole for a clear climbing space on the other side. If more conduits than pole surface will allow are needed, other poles in the vicinity must be used. Other arrangements may be made with Xcel Energy if more space is needed. See attached drawing K-23.

Climbing Space

Climbing space between communication cables must be provided. See attached drawing K-17.

Brackets

Cable may be placed out from pole face with brackets. Cantilever strength in vertical direction must be adequate to support the cable under NESC heavy load of 1/2" radial ice. Equipment may also be stood off the pole on brackets provided the equipment is of limited size and weight. (Around 100lb)

Power Supplies and other Powered Equipment

Xcel Energy will supply power to attaching utility's equipment as needed. See attached drawing K-24 and K-25 for proper installation and clearances. If requirements are different, contact Xcel Energy design personnel for different connection possibilities. Do not place power supplies on transformer poles. See drawing K-22.

Pole Attachments - Limitations Due to Pole Strength

The number of attachments may not reduce the pole strength below the requirements of the NESC. The minimum code requirement for Xcel Energy construction is Grade C heavy loading. This is 1/2" of ice with a 40 mph wind. Freeway or railroad crossings require Grade B construction and need separate engineering before attachment.

The percent of pole strength Xcel Energy uses can be as much as 100%. In such cases any additional attachment would require changing the pole to a stronger class. For many structures the percent of strength used by Xcel Energy is below the maximum and attachments can be accommodated without a change in pole class. The attached tables can be used to determine the available strength left for other attachments.

If cable is stood off on brackets, additional bending moment is added to structure. Check chart "Additional Loading Due to Eccentric Attachment Position".

The following examples and tables are not designed to cover all possibilities in the field. Changes in elevation, foundation strength, multiple circuit lines, additional electrical or communication equipment and other construction practices may render calculation based only on them short of needed strength. Good engineering practice on the part of the attaching utility is required. The purpose of the examples and tables is to act as an aid, to alert the attaching utility that further review must be done if the loading approaches or exceeds 100%, It is the attaching party's responsibility to inform Xcel Energy when a structure may not be adequate to support additional load. Attaching

parties must also inform Xcel Energy if they do not understand all the loads on the line and are unable to calculate loading.

Assumptions:

40' pole, Class 4 or 5 pole

For poles of other heights (35' and 45") the same percentages can be used with little error. If the attachments are all pushed up near the top of a tall pole to clear objects beneath the line then separate calculations will be needed.

Poles Strength Bending Moment

| | | |
|-------------|--------------|---|
| Pole | Strength | NESC (.85 derate for wood, NESC 261-1A) |
| 40' class 5 | 62,900 ft-lb | 53,456 ft-lb |
| 40' class 4 | 79,400 ft-lb | 67,490 ft-lb |

If the pole is a class 3 then the total strength can be 125% instead of 100% and use class 4 numbers for calculation.

Communication Wire

Communication messenger wire was assumed to have an ultimate tensile strength of 10,000 lbs. Sag tension under NESC heavy load conditions were assumed be a maximum of 60% of UTS.

If the messenger used is different than used in calculation for tables, (10,000 lbs), loading must be recalculated . Use NESC heavy load tension for calculating load on poles.

Bending moment on pole 3Ø, Class 5, 150' span

Tangent Construction (Collinear with communications)

| | |
|---------------------------------|---------------------------------|
| | <u>Percent of strength</u> |
| Pole | 5% |
| Primary (Mainline) | 28% |
| Secondary | 10% |
| Transformer | 3% |
| Existing cable TV (.5') | 3% |
| Telephone (1") | 6% |
| New Attachment (2" dia.) | <u>10%</u> |
| Total | 65% (Pole strength is adequate) |

Bending moment on pole 1Ø, Class 4, 200' span

5 Degree unguyed turn (Electric and Communication cross each other.)

| | |
|------|----------------------------|
| | <u>Percent of strength</u> |
| Pole | 5% |
| | 20 |

| | |
|---|--|
| Primary (Single phase) | 18% |
| Secondary | 22% |
| Transformer | 2% |
| Existing cable TV (.5') | 21% |
| Telephone (1") | 24% |
| New Attachment 10M Msg.(1" dia.) | <u>24%</u> |
| Total | 116% (Pole must be changed out to class 3, or guyed.) |

Transmission structures require case by case engineering before attachment is allowed. Generally, however, Xcel Energy does not allow attachments to be made to transmission structures.

| Tangent Construction | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.24 | 0.36 | 0.47 | 0.59 | 0.19 | 0.28 | 0.38 | 0.47 |
| 3 - phase #2 ACSR | 0.18 | 0.28 | 0.37 | 0.46 | 0.15 | 0.22 | 0.29 | 0.37 |
| 1 - phase #2 ACSR | 0.06 | 0.09 | 0.13 | 0.16 | 0.05 | 0.07 | 0.10 | 0.12 |
| Neutral #2 ACSR | 0.05 | 0.08 | 0.10 | 0.13 | 0.04 | 0.06 | 0.08 | 0.10 |
| Secondary | 0.08 | 0.12 | 0.16 | 0.20 | 0.06 | 0.10 | 0.13 | 0.16 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.04 | 0.06 | 0.08 | 0.10 | 0.03 | 0.05 | 0.06 | 0.08 |
| 1" | 0.05 | 0.08 | 0.11 | 0.14 | 0.04 | 0.06 | 0.09 | 0.11 |
| 1.5" | 0.07 | 0.10 | 0.14 | 0.17 | 0.05 | 0.08 | 0.11 | 0.14 |
| 2" | 0.08 | 0.12 | 0.16 | 0.20 | 0.06 | 0.10 | 0.13 | 0.16 |
| 2.5" | 0.10 | 0.14 | 0.19 | 0.24 | 0.08 | 0.11 | 0.15 | 0.19 |
| 3" | 0.11 | 0.16 | 0.22 | 0.27 | 0.09 | 0.13 | 0.17 | 0.22 |
| 3.5" | 0.12 | 0.18 | 0.24 | 0.31 | 0.10 | 0.15 | 0.19 | 0.24 |
| 4" | 0.14 | 0.20 | 0.27 | 0.34 | 0.11 | 0.16 | 0.22 | 0.27 |
| 4.5" | 0.15 | 0.22 | 0.30 | 0.37 | 0.12 | 0.18 | 0.24 | 0.30 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.19 | 0.28 | 0.38 | 0.47 | 0.15 | 0.22 | 0.30 | 0.37 |
| 3 - phase #2 ACSR | 0.15 | 0.22 | 0.29 | 0.37 | 0.12 | 0.17 | 0.23 | 0.29 |
| 1 - phase #2 ACSR | 0.05 | 0.07 | 0.10 | 0.12 | 0.04 | 0.06 | 0.08 | 0.10 |
| Neutral #2 ACSR | 0.04 | 0.06 | 0.08 | 0.10 | 0.03 | 0.05 | 0.07 | 0.08 |
| Secondary | 0.06 | 0.09 | 0.13 | 0.16 | 0.05 | 0.08 | 0.10 | 0.13 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.03 | 0.05 | 0.06 | 0.08 | 0.03 | 0.04 | 0.05 | 0.06 |
| 1" | 0.04 | 0.06 | 0.09 | 0.11 | 0.03 | 0.05 | 0.07 | 0.09 |
| 1.5" | 0.05 | 0.08 | 0.11 | 0.13 | 0.04 | 0.06 | 0.09 | 0.11 |
| 2" | 0.06 | 0.10 | 0.13 | 0.16 | 0.05 | 0.08 | 0.10 | 0.13 |
| 2.5" | 0.08 | 0.11 | 0.15 | 0.19 | 0.06 | 0.09 | 0.12 | 0.15 |
| 3" | 0.09 | 0.13 | 0.17 | 0.22 | 0.07 | 0.10 | 0.14 | 0.17 |
| 3.5" | 0.10 | 0.15 | 0.19 | 0.24 | 0.08 | 0.12 | 0.15 | 0.19 |

| | | | | | | | | |
|------|------|------|------|------|------|------|------|------|
| 4" | 0.11 | 0.16 | 0.22 | 0.27 | 0.09 | 0.13 | 0.17 | 0.21 |
| 4.5" | 0.12 | 0.18 | 0.24 | 0.30 | 0.09 | 0.14 | 0.19 | 0.24 |

| 1 Degree Angle Turn | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.35 | 0.48 | 0.62 | 0.75 | 0.31 | 0.41 | 0.52 | 0.63 |
| 3 - phase #2 ACSR | 0.23 | 0.33 | 0.43 | 0.53 | 0.19 | 0.27 | 0.35 | 0.43 |
| 1 - phase #2 ACSR | 0.08 | 0.11 | 0.15 | 0.18 | 0.06 | 0.09 | 0.12 | 0.15 |
| Neutral #2 ACSR | 0.06 | 0.09 | 0.12 | 0.15 | 0.05 | 0.08 | 0.10 | 0.12 |
| Secondary | 0.10 | 0.14 | 0.18 | 0.22 | 0.09 | 0.12 | 0.15 | 0.18 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.07 | 0.09 | 0.12 | 0.14 | 0.06 | 0.08 | 0.10 | 0.12 |
| 1" (All messengers 10M) | 0.09 | 0.12 | 0.15 | 0.18 | 0.08 | 0.10 | 0.12 | 0.15 |
| 1.5" | 0.10 | 0.14 | 0.18 | 0.21 | 0.09 | 0.12 | 0.15 | 0.18 |
| 2" | 0.12 | 0.16 | 0.21 | 0.25 | 0.10 | 0.14 | 0.17 | 0.21 |
| 2.5" | 0.13 | 0.18 | 0.23 | 0.28 | 0.11 | 0.15 | 0.20 | 0.24 |
| 3" | 0.15 | 0.21 | 0.26 | 0.32 | 0.13 | 0.17 | 0.22 | 0.27 |
| 3.5" | 0.16 | 0.23 | 0.29 | 0.36 | 0.14 | 0.19 | 0.24 | 0.29 |
| 4" | 0.18 | 0.25 | 0.32 | 0.39 | 0.15 | 0.21 | 0.27 | 0.32 |
| 4.5" | 0.19 | 0.27 | 0.35 | 0.42 | 0.16 | 0.23 | 0.29 | 0.35 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.28 | 0.38 | 0.49 | 0.59 | 0.24 | 0.33 | 0.41 | 0.50 |
| 3 - phase #2 ACSR | 0.18 | 0.26 | 0.34 | 0.42 | 0.15 | 0.22 | 0.28 | 0.34 |
| 1 - phase #2 ACSR | 0.06 | 0.09 | 0.12 | 0.14 | 0.05 | 0.07 | 0.10 | 0.12 |
| Neutral #2 ACSR | 0.05 | 0.07 | 0.10 | 0.12 | 0.04 | 0.06 | 0.08 | 0.10 |
| Secondary | 0.08 | 0.11 | 0.15 | 0.18 | 0.07 | 0.09 | 0.12 | 0.15 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.06 | 0.07 | 0.09 | 0.11 | 0.05 | 0.06 | 0.08 | 0.09 |
| 1" (All messengers 10M) | 0.07 | 0.09 | 0.12 | 0.14 | 0.06 | 0.08 | 0.10 | 0.12 |
| 1.5" | 0.08 | 0.11 | 0.14 | 0.17 | 0.07 | 0.09 | 0.12 | 0.14 |
| 2" | 0.09 | 0.13 | 0.16 | 0.20 | 0.08 | 0.11 | 0.14 | 0.16 |
| 2.5" | 0.11 | 0.14 | 0.19 | 0.23 | 0.09 | 0.12 | 0.16 | 0.19 |

| | | | | | | | | |
|------|------|------|------|------|------|------|------|------|
| 3" | 0.12 | 0.16 | 0.21 | 0.25 | 0.10 | 0.14 | 0.17 | 0.21 |
| 3.5" | 0.13 | 0.18 | 0.23 | 0.28 | 0.11 | 0.15 | 0.19 | 0.23 |
| 4" | 0.14 | 0.20 | 0.25 | 0.31 | 0.12 | 0.17 | 0.21 | 0.25 |
| 4.5" | 0.15 | 0.21 | 0.28 | 0.34 | 0.13 | 0.18 | 0.23 | 0.27 |

Unguyed 2 Degree Angle

| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.47 | 0.61 | 0.76 | 0.90 | 0.42 | 0.54 | 0.66 | 0.78 |
| 3 - phase #2 ACSR | 0.27 | 0.38 | 0.49 | 0.59 | 0.24 | 0.33 | 0.42 | 0.50 |
| 1 - phase #2 ACSR | 0.09 | 0.13 | 0.17 | 0.20 | 0.08 | 0.11 | 0.14 | 0.17 |
| Neutral #2 ACSR | 0.08 | 0.11 | 0.14 | 0.17 | 0.07 | 0.09 | 0.12 | 0.14 |
| Secondary | 0.12 | 0.17 | 0.21 | 0.25 | 0.11 | 0.14 | 0.18 | 0.21 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.10 | 0.12 | 0.15 | 0.18 | 0.09 | 0.11 | 0.14 | 0.16 |
| 1" (All messengers 10M) | 0.12 | 0.15 | 0.19 | 0.22 | 0.11 | 0.13 | 0.16 | 0.19 |
| 1.5" | 0.14 | 0.17 | 0.22 | 0.25 | 0.12 | 0.15 | 0.19 | 0.22 |
| 2" | 0.15 | 0.20 | 0.25 | 0.29 | 0.14 | 0.17 | 0.21 | 0.25 |
| 2.5" | 0.17 | 0.22 | 0.28 | 0.33 | 0.15 | 0.19 | 0.24 | 0.28 |
| 3" | 0.19 | 0.25 | 0.31 | 0.37 | 0.17 | 0.21 | 0.27 | 0.32 |
| 3.5" | 0.21 | 0.27 | 0.34 | 0.40 | 0.18 | 0.23 | 0.29 | 0.34 |
| 4" | 0.22 | 0.30 | 0.37 | 0.44 | 0.20 | 0.26 | 0.32 | 0.37 |
| 4.5" | 0.24 | 0.32 | 0.40 | 0.47 | 0.21 | 0.27 | 0.34 | 0.40 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.37 | 0.48 | 0.60 | 0.71 | 0.33 | 0.43 | 0.53 | 0.62 |
| 3 - phase #2 ACSR | 0.22 | 0.30 | 0.39 | 0.47 | 0.19 | 0.26 | 0.33 | 0.40 |
| 1 - phase #2 ACSR | 0.07 | 0.10 | 0.13 | 0.16 | 0.06 | 0.09 | 0.11 | 0.13 |
| Neutral #2 ACSR | 0.06 | 0.09 | 0.11 | 0.13 | 0.05 | 0.07 | 0.09 | 0.11 |
| Secondary | 0.10 | 0.13 | 0.17 | 0.20 | 0.09 | 0.11 | 0.14 | 0.16 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.08 | 0.10 | 0.12 | 0.14 | 0.07 | 0.09 | 0.11 | 0.12 |
| 1" (All messengers 10M) | 0.09 | 0.12 | 0.15 | 0.17 | 0.08 | 0.11 | 0.13 | 0.15 |
| 1.5" | 0.11 | 0.14 | 0.17 | 0.20 | 0.10 | 0.12 | 0.15 | 0.17 |
| 2" | 0.12 | 0.16 | 0.20 | 0.23 | 0.11 | 0.14 | 0.17 | 0.20 |
| 2.5" | 0.14 | 0.18 | 0.22 | 0.26 | 0.12 | 0.15 | 0.19 | 0.22 |
| 3" | 0.15 | 0.20 | 0.25 | 0.29 | 0.13 | 0.17 | 0.21 | 0.25 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| 3.5" | 0.16 | 0.22 | 0.27 | 0.32 | 0.14 | 0.19 | 0.23 | 0.27 |
| 4" | 0.18 | 0.24 | 0.29 | 0.35 | 0.16 | 0.20 | 0.25 | 0.29 |
| 4.5" | 0.19 | 0.25 | 0.32 | 0.37 | 0.16 | 0.22 | 0.27 | 0.31 |
| Unguyed 3 Degree Angle | | | | | | | | |
| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.59 | 0.74 | 0.90 | 1.06 | 0.54 | 0.66 | 0.81 | 0.93 |
| 3 - phase #2 ACSR | 0.32 | 0.44 | 0.55 | 0.66 | 0.28 | 0.38 | 0.48 | 0.57 |
| 1 - phase #2 ACSR | 0.11 | 0.15 | 0.19 | 0.22 | 0.09 | 0.13 | 0.16 | 0.19 |
| Neutral #2 ACSR | 0.09 | 0.12 | 0.15 | 0.18 | 0.08 | 0.11 | 0.13 | 0.16 |
| Secondary | 0.15 | 0.19 | 0.23 | 0.27 | 0.13 | 0.17 | 0.20 | 0.23 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.13 | 0.16 | 0.19 | 0.22 | 0.12 | 0.14 | 0.17 | 0.20 |
| 1" (All messengers 10M) | 0.15 | 0.18 | 0.22 | 0.26 | 0.14 | 0.17 | 0.20 | 0.23 |
| 1.5" | 0.17 | 0.21 | 0.26 | 0.30 | 0.16 | 0.19 | 0.23 | 0.26 |
| 2" | 0.19 | 0.24 | 0.29 | 0.34 | 0.17 | 0.21 | 0.26 | 0.30 |
| 2.5" | 0.21 | 0.26 | 0.32 | 0.38 | 0.19 | 0.23 | 0.28 | 0.33 |
| 3" | 0.23 | 0.29 | 0.36 | 0.42 | 0.21 | 0.26 | 0.31 | 0.36 |
| 3.5" | 0.25 | 0.32 | 0.39 | 0.45 | 0.22 | 0.28 | 0.34 | 0.39 |
| 4" | 0.27 | 0.34 | 0.42 | 0.49 | 0.24 | 0.30 | 0.36 | 0.42 |
| 4.5" | 0.28 | 0.36 | 0.45 | 0.52 | 0.25 | 0.32 | 0.39 | 0.45 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.46 | 0.58 | 0.71 | 0.84 | 0.43 | 0.53 | 0.64 | 0.74 |
| 3 - phase #2 ACSR | 0.25 | 0.35 | 0.44 | 0.52 | 0.22 | 0.30 | 0.38 | 0.45 |
| 1 - phase #2 ACSR | 0.09 | 0.12 | 0.15 | 0.18 | 0.08 | 0.10 | 0.13 | 0.15 |
| Neutral #2 ACSR | 0.07 | 0.10 | 0.12 | 0.15 | 0.06 | 0.08 | 0.11 | 0.13 |
| Secondary | 0.12 | 0.15 | 0.18 | 0.22 | 0.10 | 0.13 | 0.16 | 0.18 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.10 | 0.12 | 0.15 | 0.17 | 0.10 | 0.11 | 0.14 | 0.15 |

| | | | | | | | | |
|-------------------------|------|------|------|------|------|------|------|------|
| 1" (All messengers 10M) | 0.12 | 0.15 | 0.18 | 0.20 | 0.11 | 0.13 | 0.16 | 0.18 |
| 1.5" | 0.13 | 0.17 | 0.20 | 0.24 | 0.12 | 0.15 | 0.18 | 0.21 |
| 2" | 0.15 | 0.19 | 0.23 | 0.27 | 0.14 | 0.17 | 0.20 | 0.23 |
| 2.5" | 0.17 | 0.21 | 0.26 | 0.30 | 0.15 | 0.19 | 0.23 | 0.26 |
| 3" | 0.18 | 0.23 | 0.28 | 0.33 | 0.16 | 0.20 | 0.25 | 0.29 |
| 3.5" | 0.20 | 0.25 | 0.31 | 0.36 | 0.18 | 0.22 | 0.27 | 0.31 |
| 4" | 0.21 | 0.27 | 0.33 | 0.39 | 0.19 | 0.24 | 0.29 | 0.33 |
| 4.5" | 0.22 | 0.29 | 0.35 | 0.41 | 0.20 | 0.25 | 0.31 | 0.35 |

Unguyed 4 Degree Angle

| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.70 | 0.86 | 1.05 | 1.21 | 0.65 | 0.79 | 0.95 | 1.09 |
| 3 - phase #2 ACSR | 0.36 | 0.49 | 0.61 | 0.73 | 0.33 | 0.43 | 0.54 | 0.63 |
| 1 - phase #2 ACSR | 0.12 | 0.17 | 0.21 | 0.25 | 0.11 | 0.15 | 0.18 | 0.21 |
| Neutral #2 ACSR | 0.10 | 0.14 | 0.17 | 0.20 | 0.09 | 0.12 | 0.15 | 0.18 |
| Secondary | 0.17 | 0.22 | 0.26 | 0.30 | 0.15 | 0.19 | 0.23 | 0.26 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.16 | 0.19 | 0.23 | 0.25 | 0.15 | 0.18 | 0.21 | 0.23 |
| 1" (All messengers 10M) | 0.18 | 0.22 | 0.26 | 0.30 | 0.17 | 0.20 | 0.24 | 0.27 |
| 1.5" | 0.20 | 0.25 | 0.30 | 0.34 | 0.19 | 0.23 | 0.27 | 0.30 |
| 2" | 0.23 | 0.28 | 0.33 | 0.38 | 0.21 | 0.25 | 0.30 | 0.34 |
| 2.5" | 0.25 | 0.30 | 0.37 | 0.42 | 0.23 | 0.27 | 0.33 | 0.38 |
| 3" | 0.27 | 0.33 | 0.40 | 0.47 | 0.25 | 0.30 | 0.36 | 0.41 |
| 3.5" | 0.29 | 0.36 | 0.44 | 0.50 | 0.27 | 0.32 | 0.39 | 0.44 |
| 4" | 0.31 | 0.39 | 0.47 | 0.54 | 0.29 | 0.35 | 0.41 | 0.47 |
| 4.5" | 0.33 | 0.41 | 0.50 | 0.57 | 0.30 | 0.36 | 0.44 | 0.50 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.56 | 0.68 | 0.83 | 0.96 | 0.52 | 0.63 | 0.75 | 0.86 |
| 3 - phase #2 ACSR | 0.29 | 0.39 | 0.49 | 0.58 | 0.26 | 0.34 | 0.43 | 0.50 |
| 1 - phase #2 ACSR | 0.10 | 0.13 | 0.16 | 0.19 | 0.09 | 0.12 | 0.14 | 0.17 |
| Neutral #2 ACSR | 0.08 | 0.11 | 0.14 | 0.16 | 0.07 | 0.10 | 0.12 | 0.14 |
| Secondary | 0.13 | 0.17 | 0.20 | 0.24 | 0.12 | 0.15 | 0.18 | 0.20 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.13 | 0.15 | 0.18 | 0.20 | 0.12 | 0.14 | 0.17 | 0.19 |
| 1" (All messengers 10M) | 0.14 | 0.17 | 0.21 | 0.24 | 0.14 | 0.16 | 0.19 | 0.21 |
| 1.5" | 0.16 | 0.19 | 0.24 | 0.27 | 0.15 | 0.18 | 0.21 | 0.24 |
| 2" | 0.18 | 0.22 | 0.26 | 0.30 | 0.17 | 0.20 | 0.24 | 0.27 |
| 2.5" | 0.20 | 0.24 | 0.29 | 0.34 | 0.18 | 0.22 | 0.26 | 0.30 |
| 3" | 0.21 | 0.26 | 0.32 | 0.37 | 0.20 | 0.24 | 0.28 | 0.33 |

| | | | | | | | | |
|------|------|------|------|------|------|------|------|------|
| 3.5" | 0.23 | 0.29 | 0.35 | 0.40 | 0.21 | 0.26 | 0.31 | 0.35 |
| 4" | 0.25 | 0.31 | 0.37 | 0.43 | 0.23 | 0.28 | 0.33 | 0.37 |
| 4.5" | 0.26 | 0.33 | 0.39 | 0.45 | 0.24 | 0.29 | 0.35 | 0.39 |

Unguyed 5 Degree Angle

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.82 | 0.99 | 1.19 | 1.36 | 0.77 | 0.92 | 1.09 | 1.24 |
| 3 - phase #2 ACSR | 0.41 | 0.54 | 0.67 | 0.79 | 0.37 | 0.49 | 0.60 | 0.70 |
| 1 - phase #2 ACSR | 0.14 | 0.18 | 0.23 | 0.27 | 0.12 | 0.16 | 0.20 | 0.24 |
| Neutral #2 ACSR | 0.11 | 0.15 | 0.19 | 0.22 | 0.10 | 0.14 | 0.17 | 0.19 |
| Secondary | 0.19 | 0.24 | 0.28 | 0.32 | 0.17 | 0.22 | 0.25 | 0.28 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.19 | 0.22 | 0.26 | 0.29 | 0.18 | 0.21 | 0.25 | 0.27 |
| 1" (All messengers 10M) | 0.21 | 0.25 | 0.30 | 0.34 | 0.20 | 0.23 | 0.28 | 0.31 |
| 1.5" | 0.24 | 0.28 | 0.34 | 0.38 | 0.22 | 0.26 | 0.31 | 0.35 |
| 2" | 0.26 | 0.31 | 0.38 | 0.43 | 0.25 | 0.29 | 0.34 | 0.38 |
| 2.5" | 0.29 | 0.34 | 0.41 | 0.47 | 0.27 | 0.31 | 0.37 | 0.42 |
| 3" | 0.31 | 0.38 | 0.45 | 0.52 | 0.29 | 0.34 | 0.41 | 0.46 |
| 3.5" | 0.33 | 0.41 | 0.49 | 0.55 | 0.31 | 0.37 | 0.44 | 0.49 |
| 4" | 0.36 | 0.44 | 0.52 | 0.59 | 0.33 | 0.40 | 0.46 | 0.52 |
| 4.5" | 0.37 | 0.46 | 0.55 | 0.62 | 0.34 | 0.41 | 0.49 | 0.55 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.65 | 0.78 | 0.94 | 1.08 | 0.61 | 0.73 | 0.86 | 0.98 |
| 3 - phase #2 ACSR | 0.32 | 0.43 | 0.53 | 0.63 | 0.29 | 0.39 | 0.47 | 0.55 |
| 1 - phase #2 ACSR | 0.11 | 0.14 | 0.18 | 0.21 | 0.10 | 0.13 | 0.16 | 0.19 |
| Neutral #2 ACSR | 0.09 | 0.12 | 0.15 | 0.18 | 0.08 | 0.11 | 0.13 | 0.15 |
| Secondary | 0.15 | 0.19 | 0.22 | 0.26 | 0.14 | 0.17 | 0.20 | 0.22 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.15 | 0.17 | 0.21 | 0.23 | 0.14 | 0.16 | 0.19 | 0.22 |

| | | | | | | | | |
|-------------------------|------|------|------|------|------|------|------|------|
| 1" (All messengers 10M) | 0.17 | 0.20 | 0.24 | 0.27 | 0.16 | 0.19 | 0.22 | 0.25 |
| 1.5" | 0.19 | 0.22 | 0.27 | 0.30 | 0.18 | 0.21 | 0.25 | 0.27 |
| 2" | 0.21 | 0.25 | 0.30 | 0.34 | 0.19 | 0.23 | 0.27 | 0.30 |
| 2.5" | 0.23 | 0.27 | 0.33 | 0.37 | 0.21 | 0.25 | 0.30 | 0.33 |
| 3" | 0.25 | 0.30 | 0.36 | 0.41 | 0.23 | 0.27 | 0.32 | 0.37 |
| 3.5" | 0.26 | 0.32 | 0.39 | 0.44 | 0.24 | 0.29 | 0.35 | 0.39 |
| 4" | 0.28 | 0.35 | 0.41 | 0.47 | 0.26 | 0.31 | 0.37 | 0.41 |
| 4.5" | 0.29 | 0.36 | 0.43 | 0.49 | 0.27 | 0.33 | 0.38 | 0.43 |

Unguyed 6 Degree Angle

| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 0.93 | 1.11 | 1.33 | 1.51 | 0.88 | 1.04 | 1.23 | 1.39 |
| 3 - phase #2 ACSR | 0.45 | 0.59 | 0.73 | 0.86 | 0.42 | 0.54 | 0.66 | 0.76 |
| 1 - phase #2 ACSR | 0.15 | 0.20 | 0.25 | 0.29 | 0.14 | 0.18 | 0.22 | 0.26 |
| Neutral #2 ACSR | 0.13 | 0.17 | 0.20 | 0.24 | 0.12 | 0.15 | 0.18 | 0.21 |
| Secondary | 0.21 | 0.26 | 0.31 | 0.35 | 0.19 | 0.24 | 0.27 | 0.31 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.22 | 0.25 | 0.30 | 0.33 | 0.21 | 0.24 | 0.28 | 0.31 |
| 1" (All messengers 10M) | 0.24 | 0.28 | 0.34 | 0.38 | 0.23 | 0.27 | 0.31 | 0.35 |
| 1.5" | 0.27 | 0.32 | 0.38 | 0.42 | 0.26 | 0.30 | 0.35 | 0.39 |
| 2" | 0.30 | 0.35 | 0.42 | 0.47 | 0.28 | 0.32 | 0.38 | 0.43 |
| 2.5" | 0.32 | 0.38 | 0.46 | 0.52 | 0.30 | 0.35 | 0.42 | 0.47 |
| 3" | 0.35 | 0.42 | 0.50 | 0.57 | 0.33 | 0.38 | 0.45 | 0.51 |
| 3.5" | 0.38 | 0.45 | 0.54 | 0.60 | 0.35 | 0.41 | 0.49 | 0.54 |
| 4" | 0.40 | 0.48 | 0.57 | 0.64 | 0.37 | 0.44 | 0.51 | 0.57 |
| 4.5" | 0.41 | 0.50 | 0.59 | 0.67 | 0.38 | 0.46 | 0.53 | 0.59 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.74 | 0.88 | 1.05 | 1.20 | 0.70 | 0.82 | 0.97 | 1.10 |
| 3 - phase #2 ACSR | 0.36 | 0.47 | 0.58 | 0.68 | 0.33 | 0.43 | 0.52 | 0.60 |
| 1 - phase #2 ACSR | 0.12 | 0.16 | 0.20 | 0.23 | 0.11 | 0.14 | 0.17 | 0.20 |
| Neutral #2 ACSR | 0.10 | 0.13 | 0.16 | 0.19 | 0.09 | 0.12 | 0.14 | 0.17 |
| Secondary | 0.17 | 0.21 | 0.24 | 0.27 | 0.15 | 0.19 | 0.22 | 0.24 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.17 | 0.20 | 0.23 | 0.26 | 0.17 | 0.19 | 0.22 | 0.24 |
| 1" (All messengers 10M) | 0.19 | 0.22 | 0.27 | 0.30 | 0.18 | 0.21 | 0.25 | 0.28 |
| 1.5" | 0.21 | 0.25 | 0.30 | 0.33 | 0.20 | 0.23 | 0.28 | 0.31 |
| 2" | 0.23 | 0.28 | 0.33 | 0.37 | 0.22 | 0.26 | 0.30 | 0.34 |
| 2.5" | 0.26 | 0.30 | 0.36 | 0.41 | 0.24 | 0.28 | 0.33 | 0.37 |
| 3" | 0.28 | 0.33 | 0.39 | 0.45 | 0.26 | 0.30 | 0.36 | 0.41 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| 3.5" | 0.30 | 0.36 | 0.43 | 0.48 | 0.28 | 0.33 | 0.39 | 0.43 |
| 4" | 0.32 | 0.38 | 0.45 | 0.50 | 0.30 | 0.35 | 0.41 | 0.45 |
| 4.5" | 0.33 | 0.40 | 0.47 | 0.53 | 0.30 | 0.36 | 0.42 | 0.47 |
| Unguyed 7 Degree Angle | | | | | | | | |
| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 1.05 | 1.24 | 1.47 | 1.67 | 1.00 | 1.17 | 1.38 | 1.55 |
| 3 - phase #2 ACSR | 0.50 | 0.65 | 0.79 | 0.92 | 0.46 | 0.59 | 0.72 | 0.83 |
| 1 - phase #2 ACSR | 0.17 | 0.22 | 0.27 | 0.31 | 0.15 | 0.20 | 0.24 | 0.28 |
| Neutral #2 ACSR | 0.14 | 0.18 | 0.22 | 0.26 | 0.13 | 0.16 | 0.20 | 0.23 |
| Secondary | 0.23 | 0.29 | 0.33 | 0.37 | 0.22 | 0.27 | 0.30 | 0.33 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.25 | 0.28 | 0.33 | 0.37 | 0.24 | 0.27 | 0.32 | 0.35 |
| 1" (All messengers 10M) | 0.28 | 0.32 | 0.38 | 0.42 | 0.27 | 0.30 | 0.35 | 0.39 |
| 1.5" | 0.31 | 0.35 | 0.42 | 0.47 | 0.29 | 0.33 | 0.39 | 0.43 |
| 2" | 0.33 | 0.39 | 0.46 | 0.52 | 0.32 | 0.36 | 0.43 | 0.47 |
| 2.5" | 0.36 | 0.42 | 0.50 | 0.56 | 0.34 | 0.40 | 0.46 | 0.52 |
| 3" | 0.39 | 0.46 | 0.54 | 0.62 | 0.37 | 0.43 | 0.50 | 0.56 |
| 3.5" | 0.42 | 0.49 | 0.59 | 0.65 | 0.39 | 0.46 | 0.54 | 0.59 |
| 4" | 0.45 | 0.53 | 0.62 | 0.69 | 0.42 | 0.49 | 0.56 | 0.62 |
| 4.5" | 0.46 | 0.55 | 0.65 | 0.72 | 0.43 | 0.50 | 0.58 | 0.64 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.83 | 0.98 | 1.17 | 1.32 | 0.79 | 0.93 | 1.09 | 1.23 |
| 3 - phase #2 ACSR | 0.40 | 0.51 | 0.63 | 0.73 | 0.37 | 0.47 | 0.57 | 0.66 |
| 1 - phase #2 ACSR | 0.13 | 0.17 | 0.21 | 0.25 | 0.12 | 0.16 | 0.19 | 0.22 |
| Neutral #2 ACSR | 0.11 | 0.14 | 0.18 | 0.20 | 0.10 | 0.13 | 0.16 | 0.18 |
| Secondary | 0.18 | 0.23 | 0.26 | 0.29 | 0.17 | 0.21 | 0.24 | 0.26 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.20 | 0.22 | 0.26 | 0.29 | 0.19 | 0.21 | 0.25 | 0.28 |
| 1" (All messengers 10M) | 0.22 | 0.25 | 0.30 | 0.33 | 0.21 | 0.24 | 0.28 | 0.31 |

| | | | | | | | | |
|------|------|------|------|------|------|------|------|------|
| 1.5" | 0.24 | 0.28 | 0.33 | 0.37 | 0.23 | 0.26 | 0.31 | 0.34 |
| 2" | 0.26 | 0.31 | 0.36 | 0.41 | 0.25 | 0.29 | 0.34 | 0.38 |
| 2.5" | 0.29 | 0.34 | 0.40 | 0.45 | 0.27 | 0.31 | 0.37 | 0.41 |
| 3" | 0.31 | 0.36 | 0.43 | 0.49 | 0.29 | 0.34 | 0.40 | 0.45 |
| 3.5" | 0.33 | 0.39 | 0.47 | 0.52 | 0.31 | 0.36 | 0.43 | 0.47 |
| 4" | 0.35 | 0.42 | 0.49 | 0.54 | 0.33 | 0.39 | 0.45 | 0.49 |
| 4.5" | 0.37 | 0.44 | 0.51 | 0.57 | 0.34 | 0.40 | 0.46 | 0.51 |

Unguyed 8 Degree Angle

| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 1.16 | 1.37 | 1.61 | 1.82 | 1.12 | 1.29 | 1.51 | 1.70 |
| 3 - phase #2 ACSR | 0.54 | 0.70 | 0.85 | 0.99 | 0.51 | 0.64 | 0.78 | 0.90 |
| 1 - phase #2 ACSR | 0.18 | 0.24 | 0.29 | 0.33 | 0.17 | 0.22 | 0.26 | 0.30 |
| Neutral #2 ACSR | 0.15 | 0.20 | 0.24 | 0.28 | 0.14 | 0.18 | 0.22 | 0.25 |
| Secondary | 0.25 | 0.31 | 0.36 | 0.40 | 0.24 | 0.29 | 0.32 | 0.35 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.28 | 0.31 | 0.37 | 0.41 | 0.27 | 0.30 | 0.35 | 0.39 |
| 1" (All messengers 10M) | 0.31 | 0.35 | 0.41 | 0.46 | 0.30 | 0.34 | 0.39 | 0.43 |
| 1.5" | 0.34 | 0.39 | 0.46 | 0.51 | 0.32 | 0.37 | 0.43 | 0.47 |
| 2" | 0.37 | 0.43 | 0.50 | 0.56 | 0.35 | 0.40 | 0.47 | 0.52 |
| 2.5" | 0.40 | 0.46 | 0.55 | 0.61 | 0.38 | 0.43 | 0.51 | 0.56 |
| 3" | 0.43 | 0.50 | 0.59 | 0.67 | 0.41 | 0.47 | 0.54 | 0.61 |
| 3.5" | 0.46 | 0.54 | 0.64 | 0.70 | 0.44 | 0.50 | 0.59 | 0.64 |
| 4" | 0.49 | 0.58 | 0.67 | 0.74 | 0.46 | 0.53 | 0.61 | 0.67 |
| 4.5" | 0.50 | 0.60 | 0.69 | 0.77 | 0.47 | 0.55 | 0.63 | 0.69 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 0.92 | 1.08 | 1.28 | 1.44 | 0.88 | 1.02 | 1.20 | 1.35 |
| 3 - phase #2 ACSR | 0.43 | 0.56 | 0.68 | 0.78 | 0.40 | 0.51 | 0.62 | 0.71 |
| 1 - phase #2 ACSR | 0.14 | 0.19 | 0.23 | 0.26 | 0.13 | 0.17 | 0.21 | 0.24 |
| Neutral #2 ACSR | 0.12 | 0.15 | 0.19 | 0.22 | 0.11 | 0.14 | 0.17 | 0.20 |
| Secondary | 0.20 | 0.25 | 0.28 | 0.31 | 0.19 | 0.23 | 0.26 | 0.28 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.22 | 0.25 | 0.29 | 0.32 | 0.21 | 0.24 | 0.28 | 0.31 |
| 1" (All messengers 10M) | 0.24 | 0.28 | 0.33 | 0.36 | 0.24 | 0.27 | 0.31 | 0.34 |
| 1.5" | 0.27 | 0.31 | 0.36 | 0.40 | 0.26 | 0.29 | 0.34 | 0.37 |
| 2" | 0.29 | 0.34 | 0.40 | 0.44 | 0.28 | 0.32 | 0.37 | 0.41 |
| 2.5" | 0.32 | 0.37 | 0.43 | 0.48 | 0.30 | 0.34 | 0.40 | 0.44 |
| 3" | 0.34 | 0.40 | 0.47 | 0.53 | 0.32 | 0.37 | 0.43 | 0.48 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| 3.5" | 0.36 | 0.43 | 0.51 | 0.56 | 0.34 | 0.40 | 0.47 | 0.51 |
| 4" | 0.39 | 0.46 | 0.53 | 0.58 | 0.37 | 0.42 | 0.48 | 0.53 |
| 4.5" | 0.40 | 0.47 | 0.55 | 0.61 | 0.38 | 0.44 | 0.50 | 0.55 |
| Unguyed 9 Degree Angle | | | | | | | | |
| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 1.28 | 1.49 | 1.75 | 1.97 | 1.23 | 1.42 | 1.65 | 1.85 |
| 3 - phase #2 ACSR | 0.59 | 0.75 | 0.91 | 1.05 | 0.55 | 0.70 | 0.84 | 0.96 |
| 1 - phase #2 ACSR | 0.20 | 0.25 | 0.31 | 0.35 | 0.18 | 0.23 | 0.28 | 0.32 |
| Neutral #2 ACSR | 0.16 | 0.21 | 0.25 | 0.29 | 0.15 | 0.19 | 0.23 | 0.27 |
| Secondary | 0.28 | 0.34 | 0.38 | 0.42 | 0.26 | 0.31 | 0.35 | 0.38 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.31 | 0.35 | 0.40 | 0.44 | 0.30 | 0.33 | 0.39 | 0.42 |
| 1" (All messengers 10M) | 0.34 | 0.38 | 0.45 | 0.50 | 0.33 | 0.37 | 0.43 | 0.47 |
| 1.5" | 0.37 | 0.42 | 0.50 | 0.55 | 0.36 | 0.40 | 0.47 | 0.51 |
| 2" | 0.40 | 0.46 | 0.54 | 0.60 | 0.39 | 0.44 | 0.51 | 0.56 |
| 2.5" | 0.44 | 0.50 | 0.59 | 0.65 | 0.42 | 0.47 | 0.55 | 0.61 |
| 3" | 0.47 | 0.54 | 0.63 | 0.72 | 0.45 | 0.51 | 0.59 | 0.66 |
| 3.5" | 0.50 | 0.58 | 0.69 | 0.75 | 0.48 | 0.54 | 0.64 | 0.69 |
| 4" | 0.53 | 0.62 | 0.72 | 0.78 | 0.51 | 0.58 | 0.66 | 0.71 |
| 4.5" | 0.55 | 0.64 | 0.74 | 0.82 | 0.52 | 0.60 | 0.68 | 0.74 |

| | | | | | | | | |
|--|----------------------|------|------|---|---------------------|------|------|------|
| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 1.01 | 1.18 | 1.39 | 1.56 | 0.97 | 1.12 | 1.31 | 1.47 |
| 3 - phase #2 ACSR | 0.47 | 0.60 | 0.72 | 0.83 | 0.44 | 0.55 | 0.66 | 0.76 |
| 1 - phase #2 ACSR | 0.16 | 0.20 | 0.24 | 0.28 | 0.15 | 0.19 | 0.22 | 0.26 |
| Neutral #2 ACSR | 0.13 | 0.17 | 0.20 | 0.23 | 0.12 | 0.15 | 0.18 | 0.21 |
| Secondary | 0.22 | 0.27 | 0.30 | 0.33 | 0.21 | 0.25 | 0.27 | 0.30 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.24 | 0.27 | 0.32 | 0.35 | 0.24 | 0.26 | 0.31 | 0.33 |
| 1" (All messengers 10M) | 0.27 | 0.30 | 0.36 | 0.39 | 0.26 | 0.29 | 0.34 | 0.37 |

| | | | | | | | | |
|------|------|------|------|------|------|------|------|------|
| 1.5" | 0.29 | 0.34 | 0.39 | 0.43 | 0.28 | 0.32 | 0.37 | 0.41 |
| 2" | 0.32 | 0.37 | 0.43 | 0.48 | 0.31 | 0.35 | 0.40 | 0.44 |
| 2.5" | 0.35 | 0.40 | 0.47 | 0.52 | 0.33 | 0.38 | 0.44 | 0.48 |
| 3" | 0.37 | 0.43 | 0.50 | 0.57 | 0.35 | 0.40 | 0.47 | 0.52 |
| 3.5" | 0.40 | 0.46 | 0.55 | 0.59 | 0.38 | 0.43 | 0.51 | 0.54 |
| 4" | 0.42 | 0.49 | 0.57 | 0.62 | 0.40 | 0.46 | 0.52 | 0.57 |
| 4.5" | 0.43 | 0.51 | 0.59 | 0.65 | 0.41 | 0.47 | 0.54 | 0.59 |

Unguyed 10 Degree Angle

| Fraction of Class 5 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|----------------------|------|------|--|---------------------|------|------|------|
| Wire Loading | At Crossing (2.2 SF) | | | | Collinear (1.75 SF) | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.06 | 0.06 | 0.06 | 0.06 | 0.05 | 0.05 | 0.05 | 0.05 |
| 3 - phase mainline 336 | 1.40 | 1.62 | 1.90 | 2.13 | 1.35 | 1.55 | 1.80 | 2.01 |
| 3 - phase #2 ACSR | 0.63 | 0.81 | 0.98 | 1.12 | 0.60 | 0.75 | 0.90 | 1.03 |
| 1 - phase #2 ACSR | 0.21 | 0.27 | 0.33 | 0.38 | 0.20 | 0.25 | 0.30 | 0.35 |
| Neutral #2 ACSR | 0.18 | 0.22 | 0.27 | 0.31 | 0.17 | 0.21 | 0.25 | 0.29 |
| Secondary | 0.30 | 0.36 | 0.40 | 0.44 | 0.28 | 0.34 | 0.37 | 0.40 |
| Transformers/Equipment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |
| Communication 1/2" | 0.34 | 0.38 | 0.44 | 0.48 | 0.33 | 0.37 | 0.42 | 0.46 |
| 1" (All messengers 10M) | 0.37 | 0.42 | 0.49 | 0.54 | 0.36 | 0.40 | 0.47 | 0.51 |
| 1.5" | 0.41 | 0.46 | 0.54 | 0.59 | 0.39 | 0.44 | 0.51 | 0.56 |
| 2" | 0.44 | 0.50 | 0.59 | 0.65 | 0.42 | 0.48 | 0.55 | 0.61 |
| 2.5" | 0.48 | 0.54 | 0.63 | 0.70 | 0.46 | 0.52 | 0.60 | 0.65 |
| 3" | 0.51 | 0.59 | 0.68 | 0.77 | 0.49 | 0.55 | 0.64 | 0.71 |
| 3.5" | 0.55 | 0.63 | 0.74 | 0.80 | 0.52 | 0.59 | 0.69 | 0.74 |
| 4" | 0.58 | 0.67 | 0.77 | 0.83 | 0.55 | 0.63 | 0.71 | 0.77 |
| 4.5" | 0.59 | 0.69 | 0.79 | 0.87 | 0.56 | 0.64 | 0.73 | 0.79 |

| Fraction of Class 4 pole strength | | | | All attachments must add to less than 1.00 | | | | |
|-----------------------------------|-------------|------|------|--|-----------|------|------|------|
| Wire Loading | At Crossing | | | | Collinear | | | |
| | 100' | 150' | 200' | 250' | 100' | 150' | 200' | 250' |
| Pole | 0.05 | 0.05 | 0.05 | 0.05 | 0.04 | 0.04 | 0.04 | 0.04 |
| 3 - phase mainline 336 | 1.11 | 1.28 | 1.50 | 1.69 | 1.07 | 1.23 | 1.43 | 1.59 |
| 3 - phase #2 ACSR | 0.50 | 0.64 | 0.77 | 0.89 | 0.47 | 0.60 | 0.71 | 0.81 |
| 1 - phase #2 ACSR | 0.17 | 0.21 | 0.26 | 0.30 | 0.16 | 0.20 | 0.24 | 0.27 |
| Neutral #2 ACSR | 0.14 | 0.18 | 0.22 | 0.25 | 0.13 | 0.17 | 0.20 | 0.23 |
| Secondary | 0.24 | 0.29 | 0.32 | 0.35 | 0.22 | 0.27 | 0.29 | 0.32 |
| Transformers/Equipment | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 | 0.02 |
| Communication 1/2" | 0.27 | 0.30 | 0.35 | 0.38 | 0.26 | 0.29 | 0.34 | 0.37 |
| 1" (All messengers 10M) | 0.29 | 0.33 | 0.39 | 0.43 | 0.29 | 0.32 | 0.37 | 0.40 |
| 1.5" | 0.32 | 0.37 | 0.43 | 0.47 | 0.31 | 0.35 | 0.40 | 0.44 |
| 2" | 0.35 | 0.40 | 0.46 | 0.51 | 0.34 | 0.38 | 0.44 | 0.48 |
| 2.5" | 0.38 | 0.43 | 0.50 | 0.56 | 0.36 | 0.41 | 0.47 | 0.52 |
| 3" | 0.40 | 0.46 | 0.54 | 0.61 | 0.39 | 0.44 | 0.51 | 0.56 |

| | | | | | | | | |
|------|------|------|------|------|------|------|------|------|
| 3.5" | 0.43 | 0.50 | 0.59 | 0.63 | 0.41 | 0.47 | 0.55 | 0.58 |
| 4" | 0.46 | 0.53 | 0.61 | 0.66 | 0.44 | 0.50 | 0.56 | 0.61 |
| 4.5" | 0.47 | 0.55 | 0.63 | 0.69 | 0.45 | 0.51 | 0.58 | 0.63 |

Additional Loading Due to Eccentric Attachment Position

Below numbers are the fraction of pole strength used due to load of 18" bracket holding cable.

Class 5 Pole

| Cable | 100' | 150' | 200' | 250' |
|-------|------|------|------|------|
| .5" | .00 | .01 | .01 | .01 |
| 1" | .01 | .01 | .01 | .01 |
| 1.5" | .01 | .01 | .02 | .02 |
| 2" | .01 | .01 | .02 | .02 |
| 2.5" | .01 | .02 | .02 | .03 |
| 3" | .01 | .02 | .03 | .03 |
| 3.5" | .02 | .02 | .03 | .04 |
| 4" | .02 | .03 | .04 | .04 |

Class 4 Pole

| Cable | 100' | 150' | 200' | 250' |
|-------|------|------|------|------|
| .5" | .00 | .00 | .01 | .01 |
| 1" | .00 | .01 | .01 | .01 |
| 1.5" | .01 | .01 | .01 | .02 |
| 2" | .01 | .01 | .02 | .02 |
| 2.5" | .01 | .01 | .02 | .02 |
| 3" | .01 | .02 | .02 | .03 |
| 3.5" | .01 | .02 | .02 | .03 |
| 4" | .01 | .02 | .03 | .04 |

Use with either collinear or at crossing loading.

Bending moment assumes 6" of pole plus bracket length of 18".

Above numbers can be reduced 25% for 12" bracket. Increase for longer brackets

Assumed bare cable weights range from .4 lb/ft for 1/2", .6 lb/ft for 1" to 2 lb/ft for 4", all diameters include 1/2" radial ice weight.

VERTICAL CLEARANCE ABOVE SURFACES

At 212° F Conductor Temperature or Coated with an 1/2" of ICE
(Voltages are phase to ground for effectively grounded circuits)

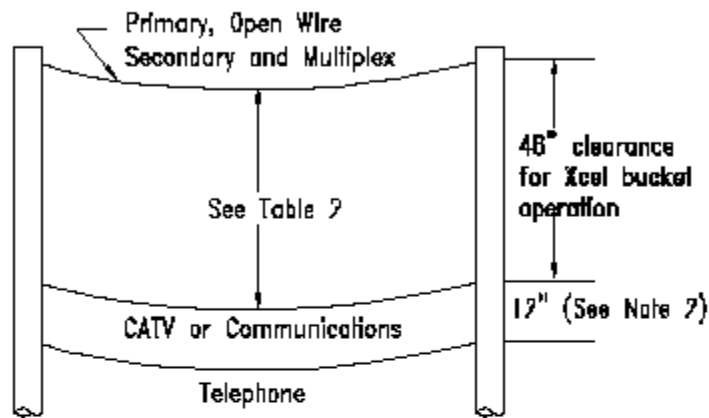
| Nature of Surface Underneath Wires | Neutrals, Guys, Messengers; Surge Protection Wires and Communications | 0-750 V, Duplex, Triplex, Quadruplex and Lashed Cables | Open Supply Conductors 0-750 V | Primary Conductors 750 V-22kV |
|--|--|--|--|--|
| Railroad tracks (Check with specific Railroad) | 23' 6" | 24' 0" | 24' 6" | 26' 6" |
| Roads, streets, and other areas subject to truck traffic | 15' 6" 22' 0" ¹⁰ 18' 0" ¹¹ 17' 0" ¹² | 16' 0" 22' 0" ¹⁰ 18' 0" ¹¹ 17' 0" ¹² | 16' 6" 22' 0" ¹⁰ 18' 0" ¹¹ 17' 0" ¹² | 18' 6" 22' 0" ¹⁰ 17' 0" ¹² |
| Driveways, parking lots, and alleys | 15' 6" ^{4,7} | 16' 0" ^{4,7} | 16' 6" ⁴ | 18' 6" |
| Other land traversed by vehicles, such as cultivated, grazing, forest, orchard, etc. | 15' 6" | 16' 0" | 16' 6" | 18' 6" |
| Roads, streets, or alleys in urban districts ³ | 15' 6" ⁷ | 16' 6" ⁷ | 16' 6" | 18' 6" |
| Roads in rural districts where it is unlikely that vehicles will be crossing under the line ³ | 13' 6" ⁶ | 14' 0" ⁶ | 14' 6" ⁶ | 16' 6" |
| Spaces and ways subject to pedestrians or restricted traffic only ² | 9' 6" | 12' 0" ⁵ | 12' 6" ⁵ | 14' 6" |
| Water areas NOT suitable for sail boating or where sailboats are prohibited (Notes 8, 9) | 14' 0" | 14' 6" | 15' 0" | 17' 0" |
| Water areas suitable for sail boating with an unobstructed surface area of (Notes 8, 9): | | | | |
| Less than 20 acres | 17' 6" | 18' 0" | 18' 6" | 20' 6" |
| 20 to 200 acres | 25' 6" | 26' 0" | 26' 6" | 28' 6" |
| 200 to 2000 acres | 31' 6" | 32' 0" | 32' 6" | 34' 6" |
| Over 2000 acres | 37' 6" | 38' 0" | 38' 6" | 40' 6" |

NOTES:

- A. Values from NESC Table 232-1.
- B. Where regulatory agencies (US Corps of Engineers, State, etc.) has issued a crossing permit, or a right of way permit is needed (RR etc.) clearances of that permit shall govern.
- C. Diagonal clearance to uneven or sloping terrain shall be the same as the vertical clearance.
- D. House move corridors require higher clearances - check with local Municipality and State.
- E. In areas where truck or vehicle height normally exceeds 14', clearances must be increased to accommodate special height. Contact Distribution Standards.
- F. For rigid live parts above clearances can be reduced by 6".

| | | | | | |
|---|--------|----------|----------|-------|------------------------------|
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**COMMUNICATION CLEARANCE TO
PRIMARY, SECONDARY AND NEUTRALS**



Minimum NESC Clearance at Midspan

| Midspan Clearance | NESC |
|-----------------------------|-------------|
| Primary Voltage 15/25/35 kV | 30"/33"/35" |
| Secondary Voltage | 30" |
| Neutral Only | 12" |

Minimum NESC Clearance at Pole

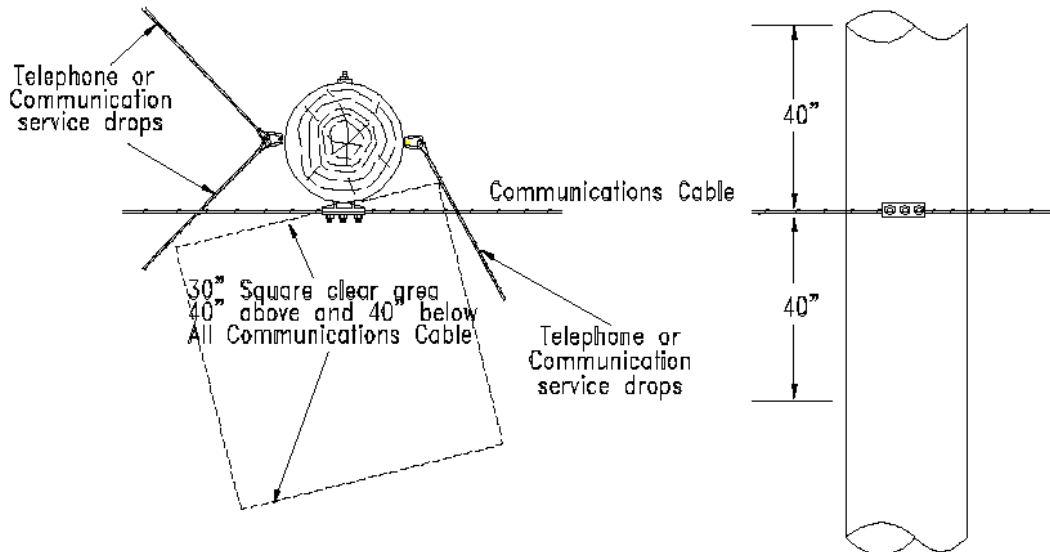
| Midspan Clearance | NESC |
|-----------------------------|-------------|
| Primary Voltage 15/25/35 kV | 40"/45"/45" |
| Secondary Voltage | 40" |
| Neutral Only | 30" |

NOTES:

1. Values from NESC Table 235-5.
2. 12" is required between cable TV and telephones.


| | | | | | | |
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CLIMBING SPACE ON JOINTLY USED POLES

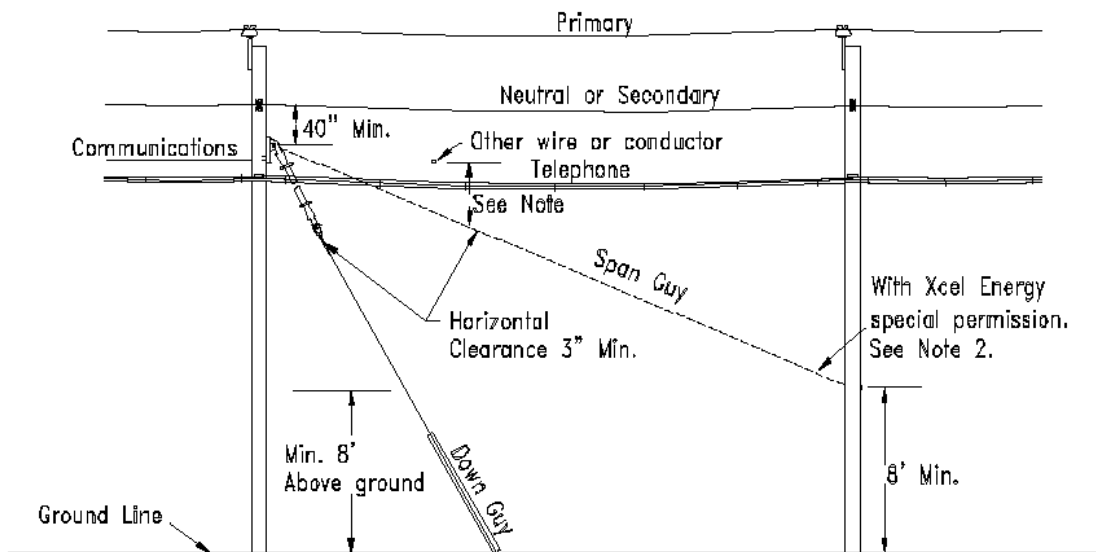


NOTES:

1. Climbing space where drop wires are involved is an unobstructed, vertical space along the side of a pole.
2. In general it consists of an imaginary box, 30" square, extending at least 40" above the highest communication cable or other facility and 40" below the lowest communication cable or facility.
3. The figure above illustrates how the 30" climbing space can be maintained where drop wires are involved.
4. Attachment of service drops to pole is preferred. If communication service drops are attached to messenger space 2' out from pole to allow pole changouts.


| | | | | | | | |
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CLEARANCES FOR COMMUNICATION CABLE FROM GUYS

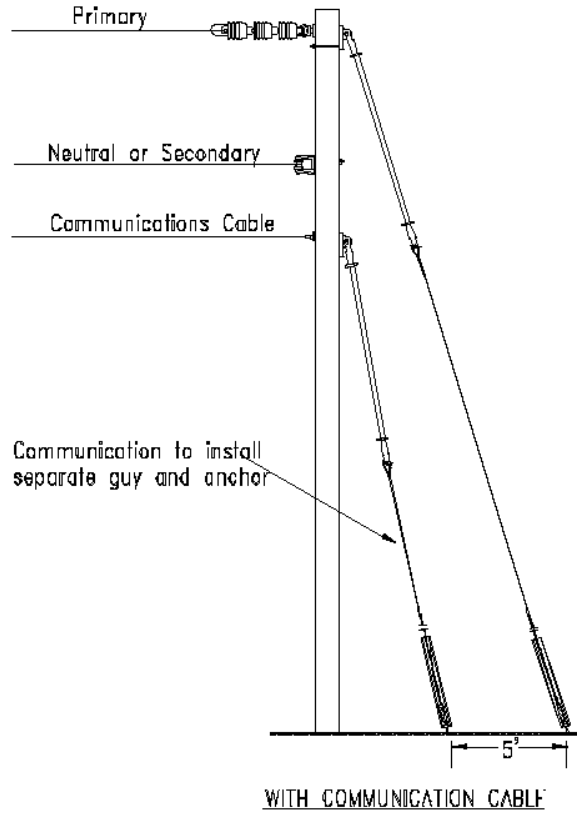


NOTES:

1. Guys crossing above or below other wires must have vertical clearances based on the NFSC, Table 733-1.
2. A better alternative is to extend messenger and down guy when possible.


| | | | | | | | |
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INSTALLATION OF COMMUNICATIONS DOWN GUYS

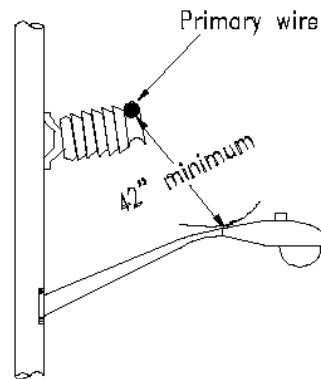
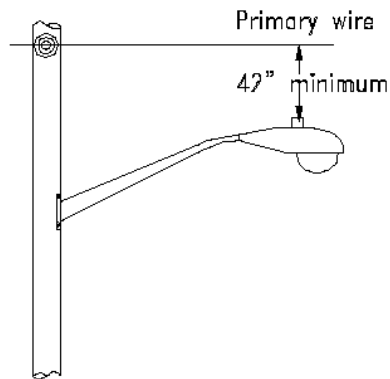
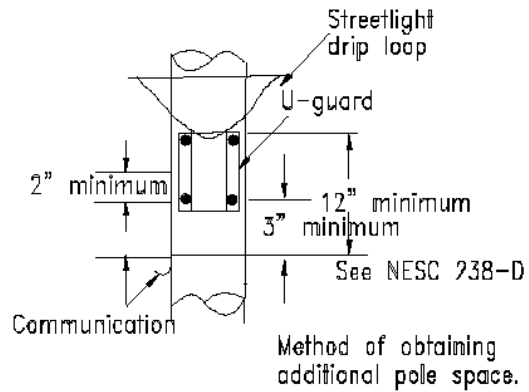
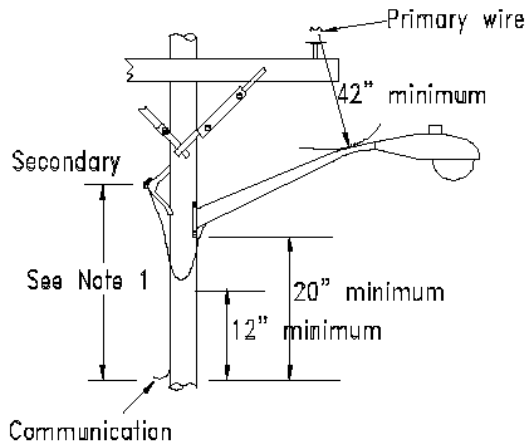


NOTES:

1. All tension of communication cable must be guyed and anchored to hold full tension.
2. Tensioning communication must not change Xcel conductor sag.
3. Side guys to be done in some fashion as deadend guys.
4. If communication anchor cannot be installed, guy can be attached to Xcel Energy's anchor with Xcel Energy's permission.


| | | | | | | | |
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STREET AND AREA LIGHT FIXTURE CLEARANCE

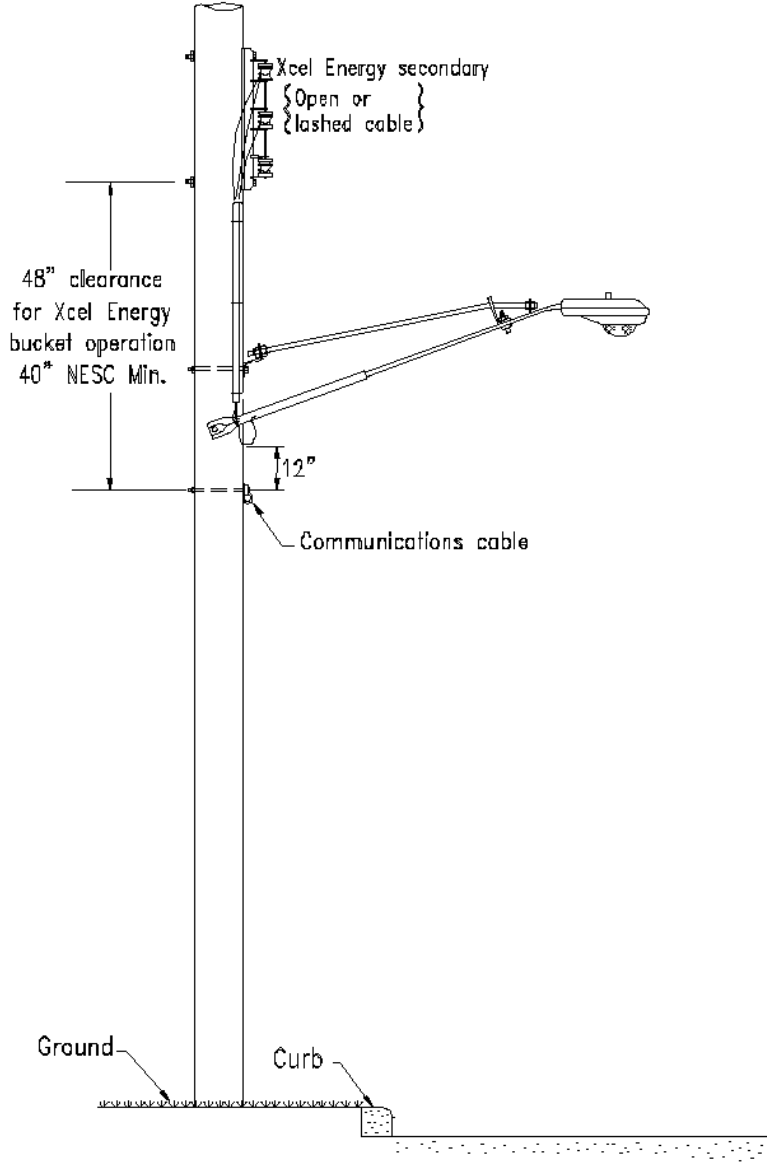


NOTES:

1. See page K-16 for joint use clearances.
2. All dimensions shown as minimum distance to maintain safe working practices.
3. Street light brackets must be grounded.
4. For 35 kV 45" clearance for street lights.

| | | | | | | |
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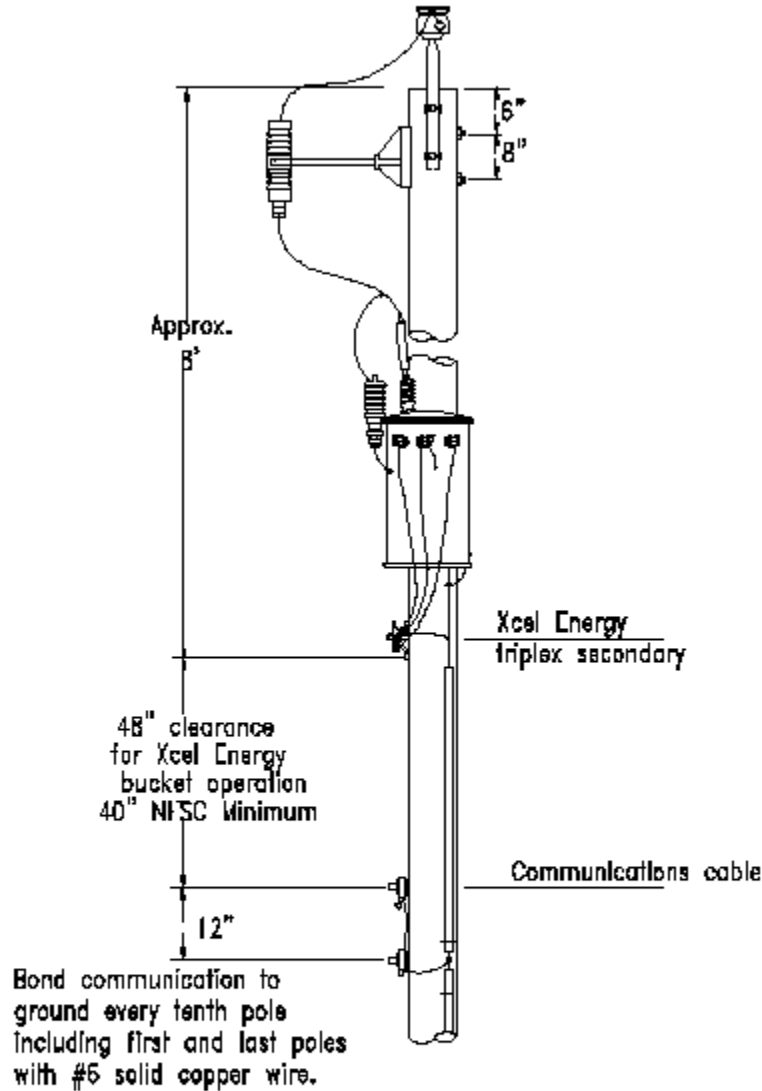
ATTACHMENT OF COMMUNICATION TO POLES WITH STREET LIGHTS



NOTE: 12" required between luminaire mast or drip loop
and communications (NESC 238D)

| | | | | | | |
|--------------------|--------|----------|-----------|----------|------|-------------------------------------|
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**ATTACHMENT OF COMMUNICATION
TO POLES WITH TRANSFORMERS**

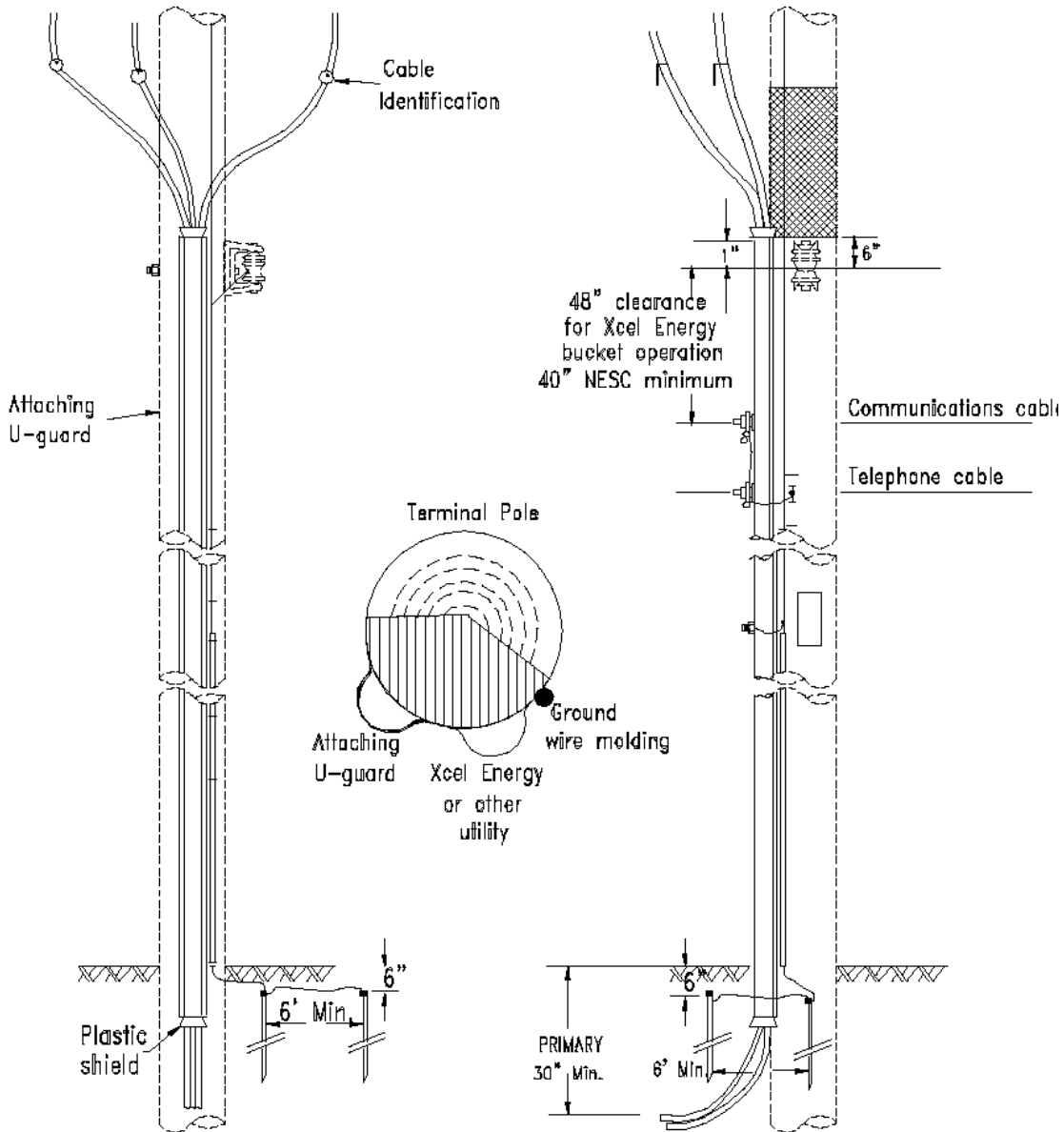


NOTES:

1. DO NOT install pole mounted 120 Volt communication power supply on transformer pole.
2. Xcel 48" clearance between conductors is to allow bucket to pass through.
3. If telecommunication ground and electric ground on same pole, guards must be tied together.

| | | | | | | | |
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TERMINAL POLE RISER AND COMMUNICATIONS ATTACHMENTS

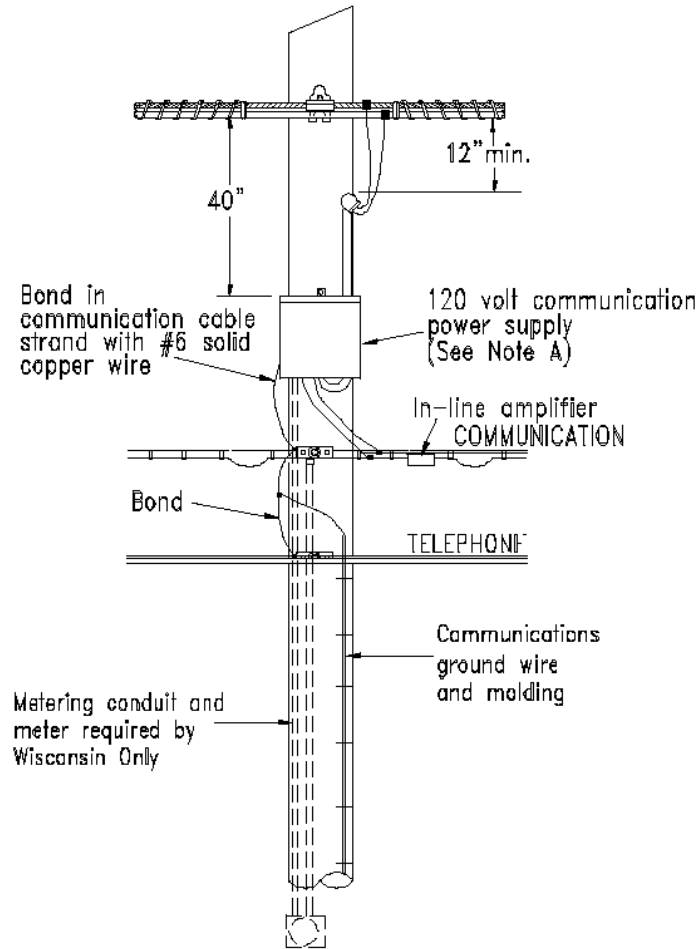


NOTES:

1. Maximum area U-guards may cover shall not exceed 40% of pole circumference.
Locate Xcel Energy and foreign utilities in the same quadrant of the pole.
2. Do not install U-guard over ground wire.


| | | | | | | |
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INSTALLATION OF COMMUNICATION 120V
POWER SUPPLY ABOVE CABLE

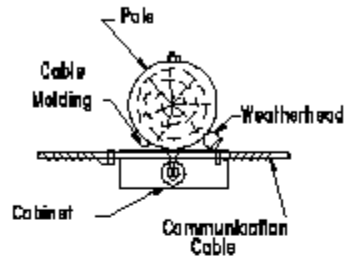
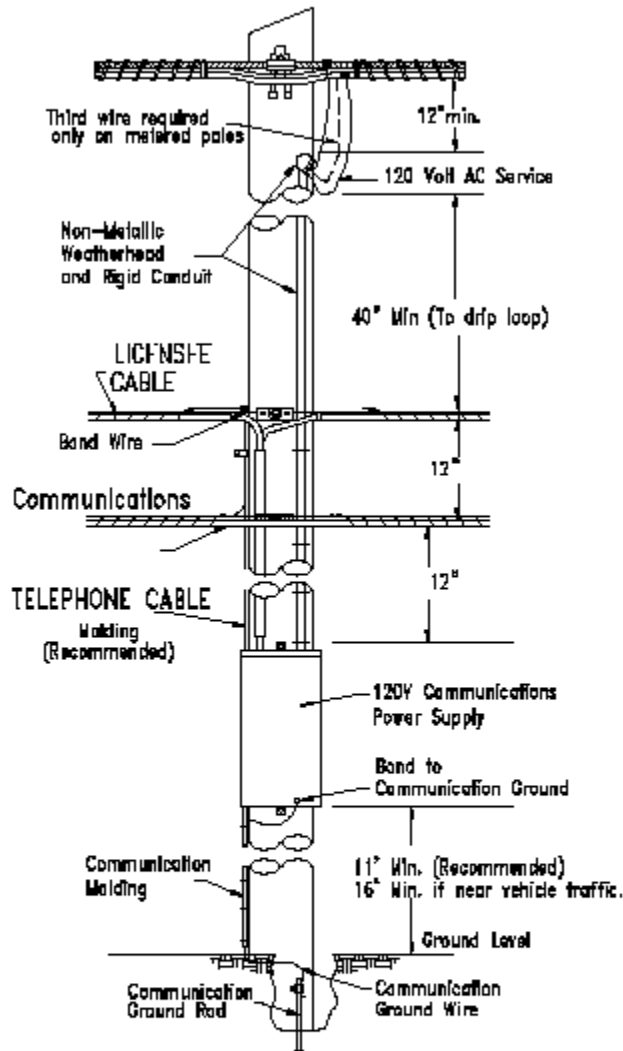


NOTES:

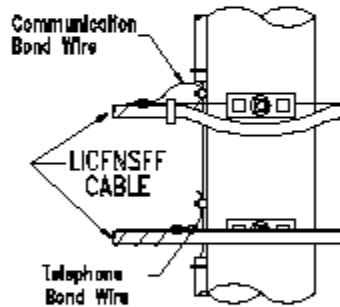
1. Communications power supply may be below or above the communications cable. This 120 volt supply will not be metered. Exception: Wisconsin area requires it to be metered.
2. Do not install communications power supply on transformer pole.

| | | | | | | | |
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**INSTALLATION OF COMMUNICATIONS 120V
POWER SUPPLY BELOW CABLE**




**TELEPHONE AND
COMMUNICATION BONDING
TO XCEL ENERGY GROUND**



Tie communication ground to Xcel ground if present.

NOTES:

1. Power supply SHALL NOT be mounted on poles with three phase equipment, or Xcel, or telecommunication underground U-guard.
2. Maximum height of communication boxes is 36". Maximum 2 boxes per pole.
3. Spacing between boxes 18" minimum.
4. Boxes must be on one side of pole only to allow climbing space.
5. Conduit for power to boxes and telecommunication cable must be on same side as boxes.
6. If telecommunications has a separate ground rod it must be tied to the Xcel ground.

| | | | | | | |
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Attach 12

**Purchase of Document Imaging Software for the Police Department
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|-----------------|--|----------------------|------------------------------------|---------------|---------------------------------|
| Subject | | Document Imaging Software, Service and Maintenance | | | | |
| Meeting Date | | October 6, 2004 | | | | |
| Date Prepared | | September 28, 2004 | | | File # | |
| Author | | Susan Hyatt Ron Watkins | | Senior Buyer Purchasing Manager | | |
| Presenter Name | | Greg Morrison | | Chief of Police | | |
| Report results back to Council | | x | No | | Yes | When |
| Citizen Presentation | | | Yes | x | No | Name |
| | Workshop | X | Formal Agenda | | X | Consent |
| | | | | | | Individual Consideration |

Summary: Approval to purchase a new Document Imaging System from Alpha Corporation for the Police Department Records Division.

Budget: Funds are approved in the 2004 FY Budget in account 100-437-81300-21-D04900 in the amount of \$85,628.

Action Requested/Recommendation: Authorize the Purchasing Manager to procure the Document Imaging System from Alpha Corporation, which includes hardware, software, service and maintenance, in the amount of \$74,754.

Attachments: N/A

Background Information: Alpha Corporation was chosen by formal solicitation. Request for Proposals were solicited from a total of 31 firms, four of whom responded. Alpha Corporation was determined the best value by the evaluation committee comprised of individuals from Information Services, Police and Purchasing. The criteria used for evaluation consisted of functional requirements, cost, training, reputation and stability of company, experience with Colorado Open Records, and ease of integration. Costs on the four proposals ranged from Alpha Corporation at \$74,754 to a high of \$104,557. The respondents are listed below.

| Company | Location |
|-------------------------------|---------------------------|
| Alpha Corporation | West Valley City, Utah |
| Decision Management Co., Inc. | Mission Viejo, California |
| Verba Indices LLC | Highlands Ranch, Colorado |
| DocuTek, Inc. | Denver, Colorado |

This new System will provide a turnkey system which will fully automate the City's document imaging process. This System integrates the existing databases used in the 9-1-1 Communications Center, the Law Records Management System, the existing City email system and the web. The System will facilitate the sharing of data across departmental and jurisdictional lines increasing the scope and value of information and services Grand Junction provides its citizens.

Attach 13

**Purchase of an InfoTrak Upgrade for the Police Department
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-------------------------------------|-------------------------------------|-------------------------------|-------------------------------------|---------------------------------|
| Subject: | InfoTrak Upgrade for Police Department | | | | | |
| Meeting Date: | October 6, 2004 | | | | | |
| Date Prepared: | September 20, 2004 | | | | | |
| Author: | Susan Hyatt | | | Title: Senior Buyer | | |
| Presenter Name: | Greg Morrison | | | Title: Chief of Police | | |
| Report results back to Council | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes | When | |
| Citizen Presentation | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Name | |
| | Workshop | <input checked="" type="checkbox"/> | Formal Agenda | | <input checked="" type="checkbox"/> | Consent |
| | | | | | | Individual Consideration |

Summary: The Police Department is seeking City Council approval to purchase an InfoTrak upgrade for their Law Records Management System.

Budget: The cost of this upgrade is \$73,550. This upgrade is one part of a \$200,000 technology upgrade budgeted in 2004. This appropriation is funded in the 2004 FY budget in account 100-437-81200-21-D00300.

Action Requested/Recommendation: Authorize the City Purchasing Manager to purchase the InfoTrak upgrade from Printrak for the Law Records Management System in the amount of \$73,550

Attachments: N/A

Background Information: The Law Records Management System is used to automate and manage police records.

Printrak, a Motorola Company, is the product manufacturer/developer and is the only known source for this product. The requested upgrade will provide enhanced functionality and improved performance.

Attach 14
Purchase Inductively Coupled Plasma Mass Spectrometer
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|---|------------|----------------------|-------------------------------------|----------------|---------------------------------|
| Subject | Inductively Coupled Plasma Mass Spectrometer (ICP-MS) | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 28, 2004 | | | | File # | |
| Author | Susan Hyatt | | | Senior Buyer | | |
| Presenter Name | Mark Relph | | | Public Works and Utilities Director | | |
| Report results back to Council | x | No | | Yes | When | |
| Citizen Presentation | | Yes | x | No | Name | |
| | Workshop | X | Formal Agenda | X | Consent | Individual Consideration |

Summary: Approval to purchase a new Inductively Coupled Argon Plasma Mass Spectrometer from Agilent Technologies, Inc. for the Persigo Waste Water Environmental Laboratory.

Budget: Funds in the amount of \$168,537 are approved in the 2004 FY Budget in the Sewer Capital Fund, Water Fund CIP and Equipment Replacement Fund.

Action Requested/Recommendation: Authorize the Purchasing Division to procure the ICP-MS from Agilent Technologies, Inc., which includes hardware, software, service and maintenance, in the amount of \$162,853.83.

Attachments: N/A

Background Information: Agilent Technologies, Inc. was chosen by formal solicitation. Request for Proposals were solicited from a total of 16 firms, two of whom responded. Agilent Technologies was determined the best value by the evaluation committee comprised of individuals from the Persigo Lab and Purchasing. The criteria used for evaluation consisted of equipment specifications and design, gas requirements, total cost, warranty, service and technical support. Costs on the two proposals were \$177,403 and \$162,853.83, although price is only one of the criterion. The respondents are listed below.

| Company | Location |
|---------------------------|----------------------|
| Agilent Technologies, Inc | Wilmington, Delaware |
| PerkinElmer LAS, Inc. | Shelton, Connecticut |

The United States EPA has strict regulations concerning trace levels of dangerous metals in drinking water and waste water discharges. The City Waste Water Lab has a rather unique role in that it analyzes trace metals in drinking water, waste water, biosolids and industrial pretreatment samples. The pretreatment requirements and actual analyses of each matrix can vary dramatically. The ICP-MS is necessary to increase the number of tests that can be performed in house, expedite the analysis process and improve productivity. In addition, testing of Persigo Wash samples that currently is outsourced can be done in house with the ICP-MS.

Attach 15
Contract for Concession Services at City's Golf Courses
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | | | |
|---------------------------------------|-----------------|--|----------------------|---|-------------------------------|---------------|----------------|---|---------------------------------|
| Subject | | Concession Services for Tiara Rado and Lincoln Park Golf | | | | | | | |
| Meeting Date | | October 6, 2004 | | | | | | | |
| Date Prepared | | September 28, 2004 | | | | File # | | | |
| Author | | Ron Watkins | | | Purchasing Manager | | | | |
| Presenter Name | | Joe Stevens | | | Parks and Recreation Director | | | | |
| Report results back to Council | | X | No | | Yes | When | | | |
| Citizen Presentation | | | Yes | X | No | Name | | | |
| | Workshop | X | Formal Agenda | | | | Consent | X | Individual Consideration |

Summary: Contract Approval for the professional management of the Tiara Rado and Lincoln Park Golf concession services per the terms and conditions specified in the Request for Proposal #537P-04-RW.

Budget: Agreed upon lease fees of the premises in the amount of a minimum of \$600 per month plus 5 percent of the monthly gross sales.

Action Requested/Recommendation: Recommend approval for the City Manager to sign a contract with The Pinion Grill, Inc. Commencing January 1, 2005 for a period of 3 years, with one 2 year renewal option.

Attachments:

Background Information: The Parks and Recreation Department requested the City Purchasing Division solicit proposals for the management of the Tiara Rado and Lincoln Park Golf concession services. The services include the exclusive right to provide food and beverage, banquet, catering and vending sales and services at the two facilities under the direction of the City Golf Professional. A total of 24 solicitations were requested from local Restaurants and the City received 3 responses:

- The Pinion Grill, Inc. Grand Junction, Colorado
- Bennett's Bar-B-Que Grand Junction, Colorado
- Omar's Catering Grand Junction, Colorado

All of the proposals received were evaluated by the Parks and Recreation Department and the Purchasing Division prior to conducting oral interviews by an evaluation team. The evaluation team consisted of the Purchasing Manager, City Golf Pro, Recreation Superintendent, Lincoln Park and Tiara Rado Assistant Golf Pros and representatives of the Tiara Rado and Lincoln Park Golf Clubs. Each firm was individually evaluated based on the following criteria:

- Past Experience
- Overall Business Approach
- References
- Sample Menus
- Reputation and Stability of the Proposer
- Responsiveness to the RFP
- Responsible Capabilities (Financial Submittals)

It was the consensus of the evaluation team, confirmed by the Parks and Recreation Director to recommend The Pinion Grill, Inc. to the City Council for approval. The Parks and Recreation Director has stipulated and the Pinion Grill Management has agreed to a provision that includes management and staff of the Pinion Grill attending the City of Grand Junction Customer Service Training with annual review provisions. Upon annual review and, if successful customer service is not maintained, the agreement is subject to termination by the City.

The business partnership between The Pinion Grill and the City of Grand Junction has proven to be beneficial to both parties. The sales growth in the past year has been approximately 3 % and revenues to the City during the 7 ½ year partnership of over \$170,000.

Attach 16

Purchase of Property at 635 W. Grand Avenue

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|----------------------|-------------------------------------|--------|--|
| Subject | Purchase of Property at 635 W. Grand Ave for the Riverside Parkway Project | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | | File # | |
| Author | Trent Prall | | | Riverside Pkwy Project Manager | | |
| Presenter Name | Mark Relph | | | Public Works and Utilities Director | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | | | Consent X Individual Consideration |

Summary: The City has entered into a contract to purchase the property at 635 W. Grand Ave. from Robert K. Sacco and James A. Holmes, Jr. for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Budget: Sufficient funds exist in the 2004 Riverside Parkway budget to complete the City's due diligence investigations and purchase of this property:

| | |
|--|--------------------|
| 2004 Right-of-Way Budget | \$5,680,548 |
| 2004 Right-of-Way Related Expenses to Date: | \$1,542,937 |
| Costs Related to this Property Purchase: | |
| Purchase Price | \$375,000 |
| Environmental Inspections | \$1,500 |
| Asbestos Removal (to be completed by owner if any) | \$0 |
| Demolition (to be completed by owner) | \$0 |
| Misc environmental cleanup | \$5,000 |
| Total Costs Related to This Request | \$381,500 |
| 2004 Remaining Right-of-Way Funds | \$3,756,111 |

| | |
|--------------------------------------|---------------------|
| Total Project Budget | \$75,000,000 |
| Estimated Project Costs: | |
| Prelim. Engineering / 1601 Process | \$4,001,612 |
| Other Prelim. Engineering | \$1,483,627 |
| Construction Engineering | \$5,329,193 |
| Construction | \$48,447,206 |
| Right-of-Way & Land Purchases | \$10,387,822 |
| Relocation Expenses | \$2,906,500 |
| Total Estimated Project Costs | \$72,555,960 |
| Remaining Funds / Contingency | \$2,444,040 |

Action Requested/Recommendation: Adopt a Resolution authorizing the purchase of property at 635 W. Grand Ave from Robert K. Sacco and James A. Holmes, Jr.

Attachments:

1. Proposed Resolution.

Background Information: On November 4, 2003, a majority of the City electorate voted to authorize the City to issue \$80 million in bonds to fund the Riverside Parkway. The authorized funding will expedite the design, property acquisition and construction of this transportation corridor.

The subject property is located east of City Shops just north of the A&B Asbestos site.

The subject property contains 17,639 square feet of land area zoned I-1 and has a 4000 square foot industrial / shop office plus a 600 square foot finished mezzanine built in 1980 for a total of 4600 sq ft. The building is currently occupied with LineX, a firm that sprays in truck bed-liners.

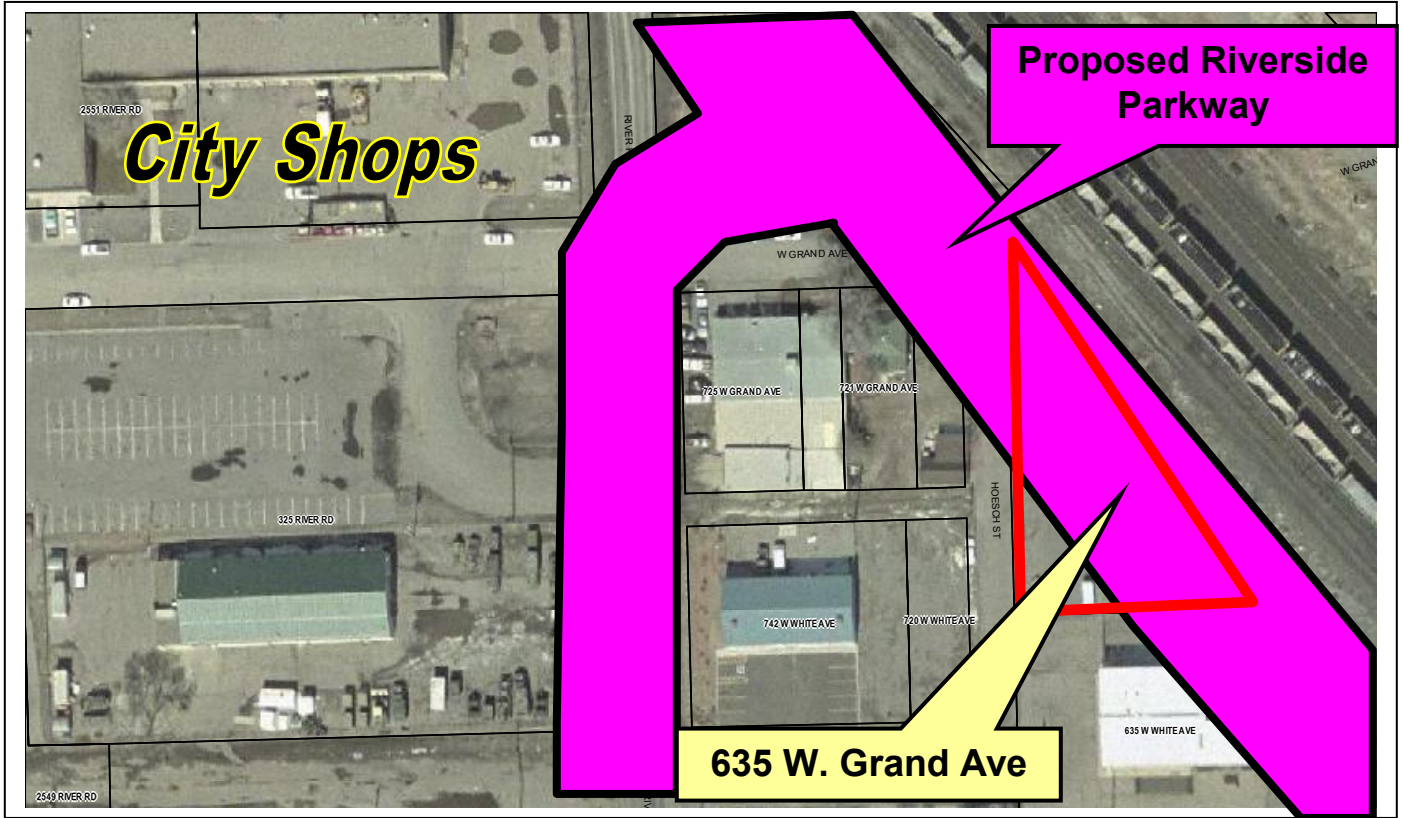
A Phase I Environmental Audit has been completed for the purchase. The site was used for above ground storage of oil/gas in the 1950s-1960s. However, no special remediation requirements are anticipated.

The owner will provide the site with the building removed by March 31, 2005.

As standard practice the City of Grand Junction completes an appraisal of the real estate to be acquired prior to acquisition. The property owner is encouraged, but not required, to also obtain an appraisal at City expense. City staff, as well as the City's real estate consultant HC

Peck and Associates, has reviewed the two independently prepared appraisals and the current lease with option to purchase between the owner and the lessee. After review of these documents, staff believes that the purchase price for the subject property is indicative of the fair market value when also considering the owner demolition of the building. Therefore, staff recommends this purchase.

VICINITY MAP



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY
AT 635 W. GRAND AVE. FROM ROBERT K. SACCO AND JAMES A. HOLMES, JR.**

Recitals.

- A. The City of Grand Junction has entered into a contract with Robert K. Sacco and James A. Holmes, Jr. for the purchase by the City of certain real property located within the proposed alignment of the Riverside Parkway. The street address of the property is 635 W. Grand Ave and the Mesa County Assessor parcel number is 2945-154-32-001.
- B. The purchase contract provides that on or before October 15, 2004, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of said property.
- C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase said property.

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

1. The above described property shall be purchased for a price of \$375,000.00. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the negotiated Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.
2. Said \$375,000.00 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.
3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to complete the purchase of the described property. Specifically, City staff is directed to effectuate this Resolution and the existing Contract to Buy and Sell Real Estate, including the execution and delivery of such certificates and documents as may be necessary or desirable to complete the purchase for the stated price.

PASSED and ADOPTED this day of , 2004.

Attest:

President of the Council

City Clerk

Attach 17

Purchase of Property at 526 25 Road

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|----------------------|-------------------------------------|----------------|-----------------------------------|
| Subject | Purchase of Property at 526 25 Rd for the Riverside Parkway Project. | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | | File # | |
| Author | Trent Prall | | | Riverside Pkwy Project Manager | | |
| Presenter Name | Mark Relph | | | Public Works and Utilities Director | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | | Consent | X Individual Consideration |

Summary: The City has entered into a contract to purchase the property at 526 25 Rd from 25 Road LLC for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Budget: Sufficient funds exist in the 2004 Riverside Parkway budget to complete the City's due diligence investigations and purchase of this property:

| | |
|---|--------------------|
| 2004 Right-of-Way Budget | \$5,680,548 |
| 2004 Right-of-Way Related Expenses to Date: | \$1,542,937 |
| Costs Related to this Property Purchase: | |
| Purchase Price | \$600,000 |
| Environmental Inspections | \$5,000 |
| Asbestos Removal | \$0 |
| Demolition | \$20,000 |
| Misc environmental cleanup | \$5,000 |
| Total Costs Related to This Request | \$630,000 |
| 2004 Remaining Right-of-Way Funds | \$3,507,611 |

| | |
|--------------------------------------|---------------------|
| Total Project Budget | \$75,000,000 |
| Estimated Project Costs: | |
| Prelim. Engineering / 1601 Process | \$4,001,612 |
| Other Prelim. Engineering | \$1,483,627 |
| Construction Engineering | \$5,329,193 |
| Construction | \$48,447,206 |
| Right-of-Way & Land Purchases | \$10,387,822 |
| Relocation Expenses | \$2,906,500 |
| Total Estimated Project Costs | \$72,555,960 |
| Remaining Funds / Contingency | \$2,444,040 |

Action Requested/Recommendation: Adopt a Resolution authorizing the purchase of property at 526 25 Road from 25 Rd LLC.

Attachments:

1. Proposed Resolution.

Background Information: On November 4, 2003, a majority of the City electorate voted to authorize the City to issue \$80 million in bonds to fund the Riverside Parkway. The authorized funding will expedite the design, property acquisition and construction of this transportation corridor.

The subject property is located east of City Shops just south of Hwy 6&50 along 25 Road. This building used to house the Art Depot, however now is utilized by a company that distributes the Denver Post.

The subject property contains 13,504 square feet of C-2 zoned land area and a 6,330 square foot building containing 5,444 sq ft of warehouse and 886 of office space. The building was constructed in 1980.

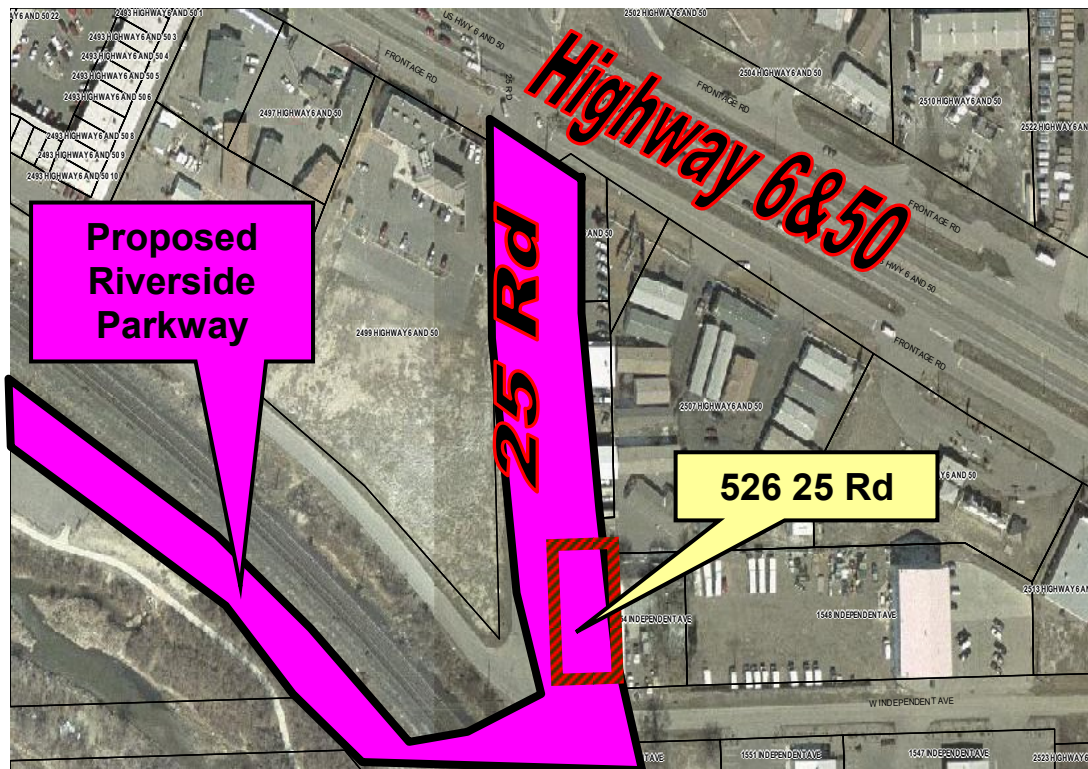
A Phase I Environmental Audit has been completed for the purchase. No special remediation requirements are anticipated.

As standard practice the City of Grand Junction completes an appraisal of the real estate to be acquired prior to acquisition. The property owner is encouraged, but not required, to also obtain an appraisal. City staff, as well as the City's real estate consultant HC Peck and Associates, has reviewed the two independently prepared appraisals and believes that the purchase price for the subject property is indicative of the fair market value.

The agreement reads that the tenant will be able to remain in the building until March 31, 2005.

Staff recommends this purchase as it is necessary for the construction of the 25 Road railroad overpass.

VICINITY MAP



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY
AT 526 25 ROAD FROM 25 ROAD LLC**

Recitals.

A. The City of Grand Junction has entered into a contract with 25 Rd LLC for the purchase by the City of certain real property located within the proposed alignment of the Riverside Parkway. The street address of the property is 526 25 Road and the Mesa County Assessor parcel number is 2945-103-00-071.

B. The purchase contract provides that on or before October 15, 2004, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of said property.

C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase said property.

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

1. The above described property shall be purchased for a price of \$600,000.00. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the negotiated Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.

2. Said \$600,000.00 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.

3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to complete the purchase of the described property. Specifically, City staff is directed to effectuate this Resolution and the existing Contract to Buy and Sell Real Estate, including the execution and delivery of such certificates and documents as may be necessary or desirable to complete the purchase for the stated price.

PASSED and ADOPTED this day of , 2004.

Attest:

President of the Council

City Clerk

Attach 18
Adopting the Mesa County, Colorado Pre-Disaster Mitigation Plan
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-------------------------------------|-------------------------------------|--|---------------|--|
| Subject | Adoption of Mesa County Pre-Disaster Mitigation Plan | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | | File # | |
| Author | Greg Trainor | | | Utility Manager | | |
| Presenter Name | Mark Relph | | | Public Works and Utilities Director | | |
| Report results back to Council | | No | | Yes | When | |
| Citizen Presentation | | Yes | <input checked="" type="checkbox"/> | No | Name | |
| | Workshop | <input checked="" type="checkbox"/> | Formal Agenda | | | Consent <input checked="" type="checkbox"/> Individual Consideration |

Summary:

The Mesa County pre-disaster mitigation plan identifies hazards that affect Mesa County and plan participants. The Plan includes general mitigation activities that are appropriate for various hazards.

Budget:

Mitigation projects will be undertaken as funding is available.

Examples of possible mitigation activities would be the budgeted funds in the City's CIP for the Ranchman's Ditch improvement project and the matching PDM grant funds that will be applied for this Fall.

Action Requested/Recommendation:

Adoption of the Resolution.

Attachments:

Resolution.

The Mitigation Plan is being distributed to each City Council member under separate cover.

Background Information:

The City is applying for pre- disaster mitigation funds (PDM grant) to assist in the construction of the Ranchman's Ditch Improvement project (also known as the "big pipe" project).

As a precondition to application for grant funds, Mesa County must develop and adopt a Pre-disaster Mitigation Plan by the end of 2004. Other local governments are encouraged to adopt the plan.

The Pre-Disaster Mitigation Plan generally describes the types of disasters that may befall Mesa County and outlines a series of mitigation measures that could be undertaken. It should be noted that the Mitigation Plan is not an emergency preparedness plan. That would be one of the mitigation measures to be developed at a later date.

This staff report and resolution was submitted to the Fire and Police Chiefs for their review. Discussion was held with the City Attorney.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE MESA COUNTY, COLORADO
PRE-DISASTER MITIGATION PLAN**

WHEREAS, in order to be eligible for future pre-disaster and post-disaster federal funding for hazard mitigation purposes, the Federal Disaster Mitigation Act of 2000 requires Mesa County to prepare and adopt a Pre-Disaster Mitigation Plan to identify and mitigate natural hazards which potentially exist and affect them;

WHEREAS, natural hazards exist in Mesa County;

WHEREAS, natural hazards have the potential for loss of life and significant property damage;

WHEREAS, Mesa County and the City of Grand Junction recognize the importance of eliminating or reducing vulnerability to disasters caused by natural hazards for the overall good and welfare of the community;

WHEREAS, the Emergency Management Department of Mesa County has created a comprehensive, multi-jurisdictional, Pre-Disaster Mitigation Plan which identifies, as best as can be predicted with the information available, the natural hazards within Mesa County and projects and procedures by which to mitigate those hazards;

WHEREAS, in order to prevent and reduce the vulnerability of persons and property, and to maintain the health, safety, and welfare of Mesa County citizens, there exists adequate justification for the creation and maintenance of the proposed projects and programs identified in the Pre-Disaster Mitigation Plan;

WHEREAS, this Pre-Disaster Mitigation Plan was prepared after consultation with, and in conjunction with, the other municipalities and communities within Mesa County and therefore is meant to be comprehensive and multi-jurisdictional; and

WHEREAS, adoption of this Pre-Disaster Mitigation Plan, while not mandatory, is encouraged to be adopted in its entirety by the governing body of the County of Mesa as well as towns and municipalities, within Mesa County so that mutual implementation of the Pre-Disaster Mitigation Plan can take place among these entities.

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

1. The City of Grand Junction hereby proposes to accept, and by this action does hereby approve and adopt, the Mesa County, Colorado

Pre-Disaster Mitigation Plan dated September 2004, a copy of which is attached to this Resolution.

2. The City of Grand Junction, along with Mesa County and other plan participants, shall endeavor to implement the proposals designated with the Mesa County Pre-Disaster Mitigation Plan.
3. To assist with implementation of the goals of the Pre-Disaster Mitigation Plan, Mesa County staff was instructed, by Resolution of the Board of County Commissioners, to request and pursue available funding opportunities, when necessary and when available, to assist with the implementation of the proposals designated therein.
4. City of Grand Junction staff shall additionally cooperate, when at all possible, with the other plan participants insofar as advising them of funding opportunities available and applicable to them.
5. Moreover, City of Grand Junction staff shall additionally endeavor to advise, cooperate with, and coordinate with the other plan participants in the implementation of the mitigation projects and plans set forth in the Pres-Disaster Mitigation Plan.
6. The City of Grand Junction urges the other plan participants to adopt and carry out the Mesa County, Colorado Pre-Disaster Mitigation Plan.

PASSED THIS ____ DAY OF _____, 2004.

By: _____
Bruce Hill, Mayor
City of Grand Junction

Attest:

Stephanie Tuin
City Clerk

MESA COUNTY
COLORADO
PRE-DISASTER
MITIGATION PLAN

PREPARED BY:
MESA COUNTY EMERGENCY MANAGEMENT
SEPTEMBER 2004

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Purpose of Plan

The purpose of this plan is to fulfill local Hazard Mitigation Plan requirements. The plan will identify hazards; establish community goals and objectives and select mitigation activities that are appropriate for Mesa County.

The disaster mitigation act of 2000 (DMA 2000), Section 322 (a-d) requires that local governments, as a condition of receiving federal disaster mitigation funds, have a mitigation plan that describes the process for identifying hazards, risks and vulnerabilities, identify and prioritize mitigation actions, encourage the development of local mitigation and provide technical support for those efforts.

The purpose of this plan is to produce a program of activities that will best tackle Mesa County's potential hazards and meet other community needs. Consistent with FEMA planning process guidelines, the purpose of this plan is to accomplish the following objectives:

- Ensure that all possible activities are reviewed and implemented so that disaster related hazards are addressed by the most appropriate and efficient solution;
- Link hazard management policies to specific activities;
- Educate residents about potential hazards that threaten the community, including but not limited to flood, wildfire, drought, extreme weather conditions, and hazardous materials spills;
- Build public and political support for projects that correct existing problems and prevent new problems from known hazards to reduce future losses;
- Fulfill planning requirements for future hazard mitigation project grants; and,
- Facilitate implementation of hazard mitigation management activities through an action plan.

The intent of the Pre-Disaster Mitigation (PDM) Plan is to re-direct a portion of available emergency management resources to preventing potential losses as opposed to recovering from actual losses. Engaging local officials and citizenry in the PDM planning process will focus their attention on and increase their awareness of preventative measures.

Planning Process

The planning process used for the development and updating of the Mesa County Pre-Disaster Mitigation Plan, consists of the following tasks:

1. Public Involvement

The Mesa County Pre-Disaster Mitigation Plan has been posted on the Mesa County Emergency Management web page for public review. It is also available in hard copy upon request at the Mesa County Emergency Management Department. An open house was held to gather public input on this plan at the Mesa County Courthouse.

2. Coordination with other agencies or organizations

The Mesa County Emergency Management Department was responsible for coordinating with other agencies and organizations in the planning process of this pre-disaster mitigation plan. Several organizations assisted with gathering and submitting information for this plan. These organizations have also participated in reviewing this plan and provided comments to the Mesa County Emergency Management Department. The following municipalities and communities include; DeBeque, Mesa, Molina, Collbran, Palisade, Clifton, Grand Junction, Fruita, Loma, Mack, Orchard Mesa, Glade Park, Whitewater and Gateway and Mesa County. Other entities include; National Weather Service, Mesa County Incident Management Group, Mesa County Local Emergency Planning Committee (LEPC), Excel Energy, Grand Valley Power, Mesa County Interagency Fire Advisory Board, and Grand Valley Municipal Separate Storm Sewer System Permitted entities.

3. Hazard area inventory

With the assistance of the Mesa County GIS Department and the National Weather Service, we have been able to map out the hazard area based on historical information.

4. Hazard identification

Hazard identification and risk assessment determined wildfire, flooding and drought to be the highest hazards for Mesa County based on historical occurrences.

5. Review and analysis of possible mitigation activities

The Mesa County Emergency Management Department completed the review and analysis for possible mitigation activities.

6. Local adoption following a public hearing

Mesa County, City of Grand Junction, Town of DeBeque, Town of Collbran, Town of Palisade, and City of Fruita have adopted this plan as detailed in the attached Resolutions.

7. Periodic review and update

This hazard mitigation plan contains a list of potential projects and a brief rationale or explanation of how each project or group of projects contributes to the overall mitigation strategy outline in this plan.

We identified a number of hazards in Mesa County through historical records and information. This plan summarizes the activities outlined above to assess the effects of flooding, wildfire, drought and other hazards in Mesa County, and recommends mitigation activities.

The Mitigation Plan will be evaluated and updated every five years. In addition, the plan will be updated as appropriate when a disaster occurs that significantly affects Mesa County, whether or not it receives a Presidential Declaration. The update will be completed as soon as possible, but no later than the 12 months following the date the disaster occurs.

Routine maintenance of the plan will include adding projects, as new funding sources become available or taking projects off the list when they are accomplished.

Introduction

Mesa County lies on the Western border of Colorado and covers 3,309 square miles. It consists of the City of Grand Junction (32.72 sq mi), the City of Fruita (6.02 sq mi), and the towns of Palisade (1.04 sq mi), Collbran (.48 sq mi), and DeBeque (.31 sq mi). Mesa County was incorporated on February 11, 1883. The percentage of public lands in Mesa County is 71% and has an estimated 2003 population of 124,086. There are 3268.43 sq miles of unincorporated area throughout the county. Grand Junction is the largest city between Salt Lake City, Utah and Denver, Colorado; therefore, it serves as a regional hub for services, entertainment, shopping, education, and medical technologies.

Attractions

Mesa County has many natural features that make it an attractive place to visit and live; some of which include;

- The Colorado National Monument, a beautiful geological display of towering red sandstone monoliths set against deep, sheer walled canyons which are dotted throughout the over 20 thousand acres of the park.
- The Colorado Canyons National Conservation Area is a collection of wilderness areas consisting of high desert terrain, unique sandstone formations, canyons, river valleys, dinosaur quarries, and other sites of paleontological significance.
- The Grand Mesa National Forest (The Mesa) is one of the world's largest flat top mountains. It is dotted with over 300 alpine lakes and reservoirs providing excellent fishing. With an average elevation of 10,000 feet, the Grand Mesa affords excellent vistas of the Grand Valley below and the San Juan range to the southeast.
- Mount Garfield, Bookcliffs and Roan Plateau rise 2,000 feet above the valley floor, at an elevation of 6,000 to 7,000 feet. The Bookcliffs stretch 180 miles to Price, Utah; making them the longest east to west mountain range in the United States.
- The Colorado and Gunnison Rivers offer excellent recreational opportunities including fishing, rafting, and kayaking. There is also an extensive riverfront trail system along the Colorado River for use by hikers and bicyclists.

Major Highways

The major highways crossing Mesa County are U.S. Highway 6 & 50, which runs west to east from the Utah state border to the Delta County line. U.S. Highway 139 which runs north to Rio Blanco County, U.S. Highway 141 which runs south through the Gateway-Unaweep Canyon, and Interstate 70 which is a major transportation route running west to east across Mesa County.

Airport

The major airport within the County is Walker Field Airport located in Grand Junction, Colorado. Walker Field hosts a 70,000 square foot terminal. It is also home to a fixed base operation providing fueling and maintenance on numerous aviation aircraft.

Population

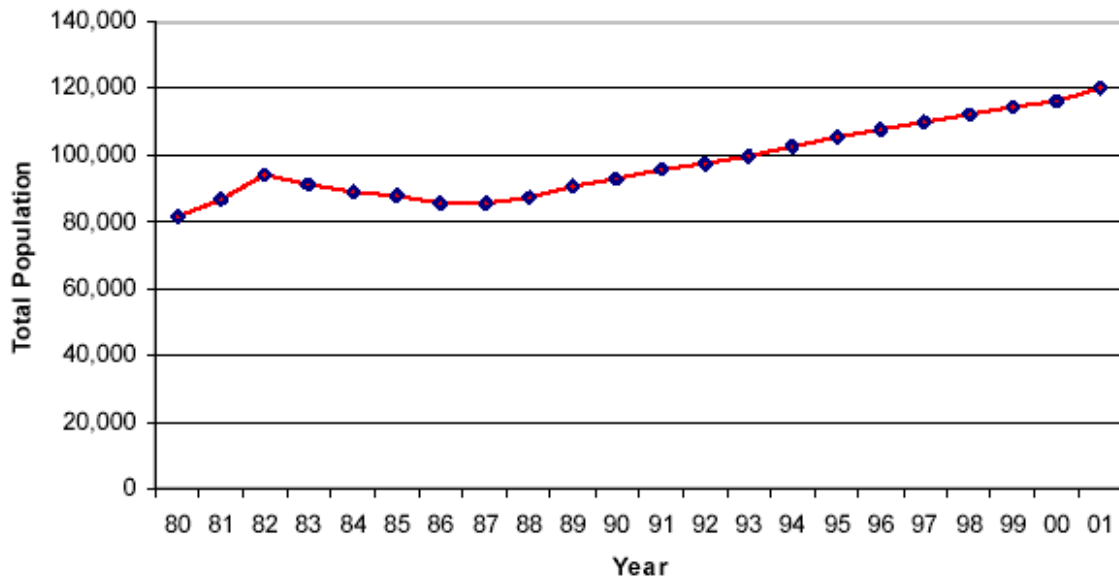
From 1990 to 2000 Mesa County's population grew by 24.8%, putting it in the top 10% of counties nationwide in terms of population change. The Colorado Department of Local Affairs projects that Mesa County's population will grow to 141,176 by 2010 (20.7% growth from 2000) and 194,075 by 2025 (65.9% growth from

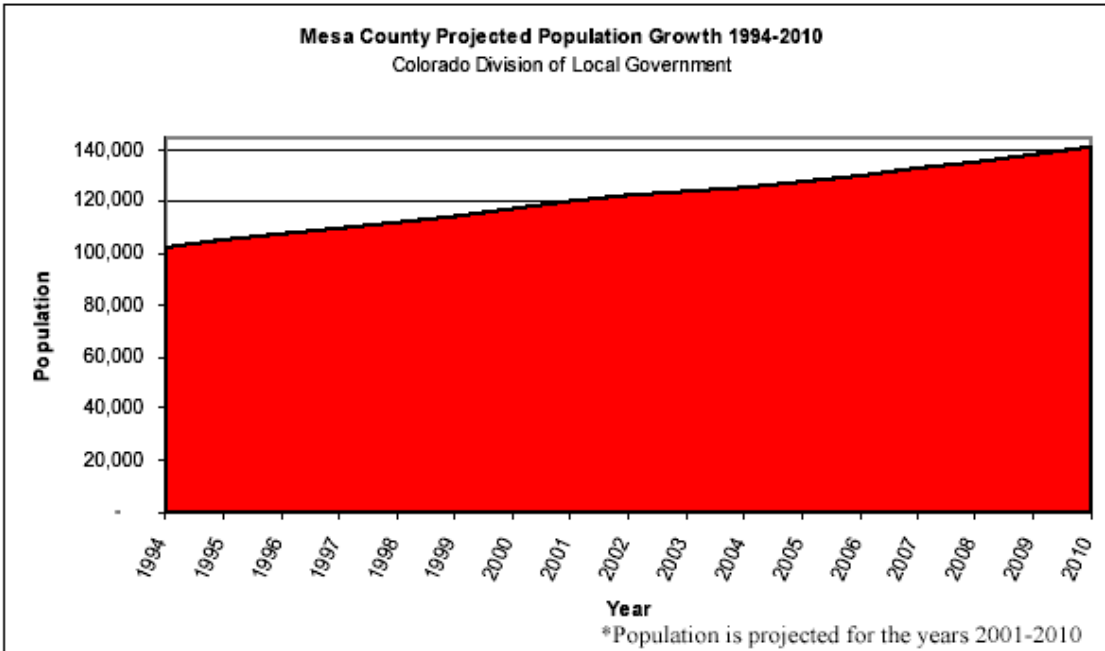
2000). Population growth is transforming Mesa County from a rural to an urban community.

Mesa County Population Growth by Area (1999-2000)

| County Area | 1990 Population | 2000 Population | Percent Change |
|----------------------|-----------------|-----------------|----------------|
| Grand Junction City | 29,034 | 41,986 | 44.6 |
| Clifton Area | 12,671 | 17,345 | 36.9 |
| Redlands Area | 9,355 | 8,035 | -14.0 |
| Fruitvale Area | 5,222 | 6,936 | 32.8 |
| Fruita City | 4,045 | 6,478 | 60.1 |
| Orchard Mesa Area | 5,977 | 6,456 | 8.01 |
| Palisade Town | 1,871 | 2,579 | 37.8 |
| De Beque Town | 257 | 451 | 75.4 |
| Collbran Town | 228 | 388 | 70.2 |
| Unincorporated Areas | 24,485 | 25,593 | 4.52 |
| Mesa County | 93,145 | 116,255 | 24.8 |

Mesa County Population Growth 1980-2001





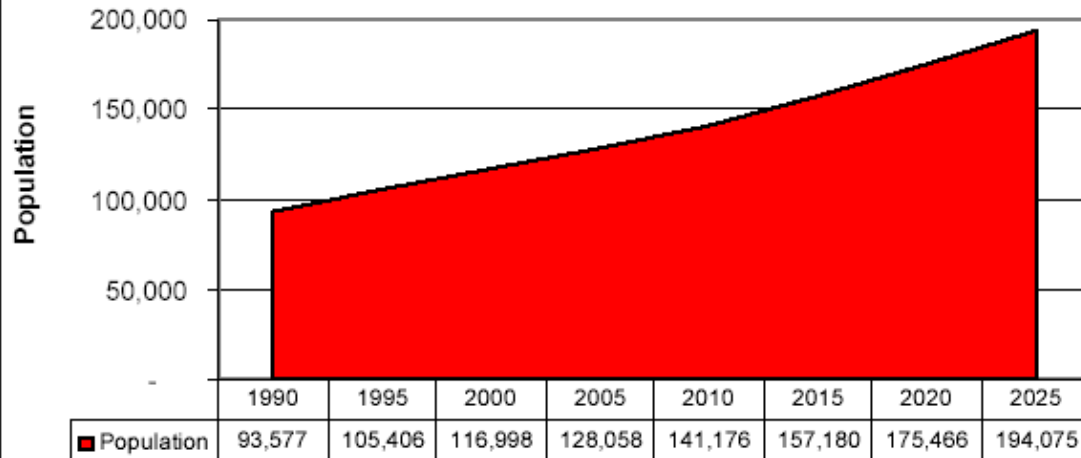
Mesa County Projected Population Growth
(Colorado Department of Local Affairs)

| Year | Population | %change | Population Change |
|------|------------|---------|-------------------|
| 1994 | 102,757 | | |
| 1995 | 105,412 | 2.58% | 2,655 |
| 1996 | 107,536 | 2.01% | 2,124 |
| 1997 | 109,762 | 2.07% | 2,226 |
| 1998 | 112,335 | 2.34% | 2,573 |
| 1999 | 114,570 | 1.99% | 2,235 |
| 2000 | 116,992 | 2.11% | 2,422 |
| 2001 | 119,975 | 2.55% | 2,983 |
| 2002 | 122,349 | 1.98% | 2,374 |
| 2003 | 124,086 | 1.42% | 1,737 |
| 2004 | 125,895 | 1.46% | 1,809 |
| 2005 | 128,057 | 1.72% | 2,162 |
| 2006 | 130,378 | 1.81% | 2,321 |
| 2007 | 132,911 | 1.94% | 2,533 |
| 2008 | 135,558 | 1.99% | 2,647 |
| 2009 | 138,311 | 2.03% | 2,753 |
| 2010 | 141,176 | 2.07% | 2,865 |

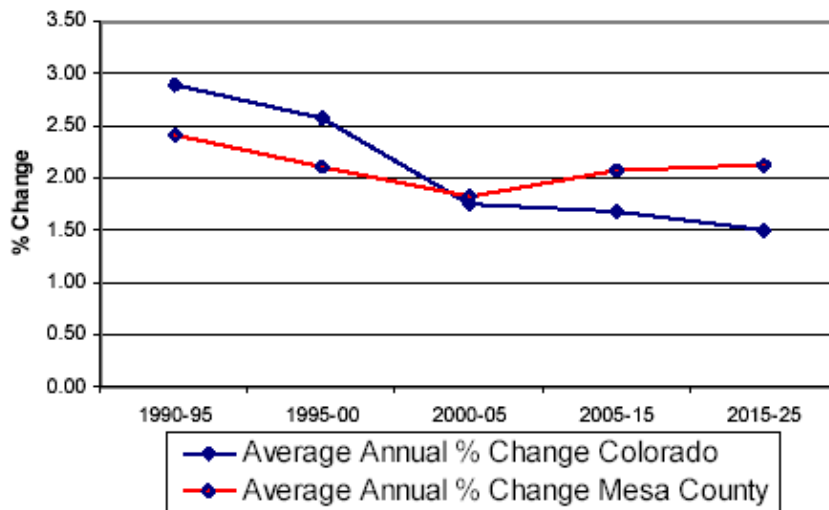
Information from Colorado Department of Local Affairs

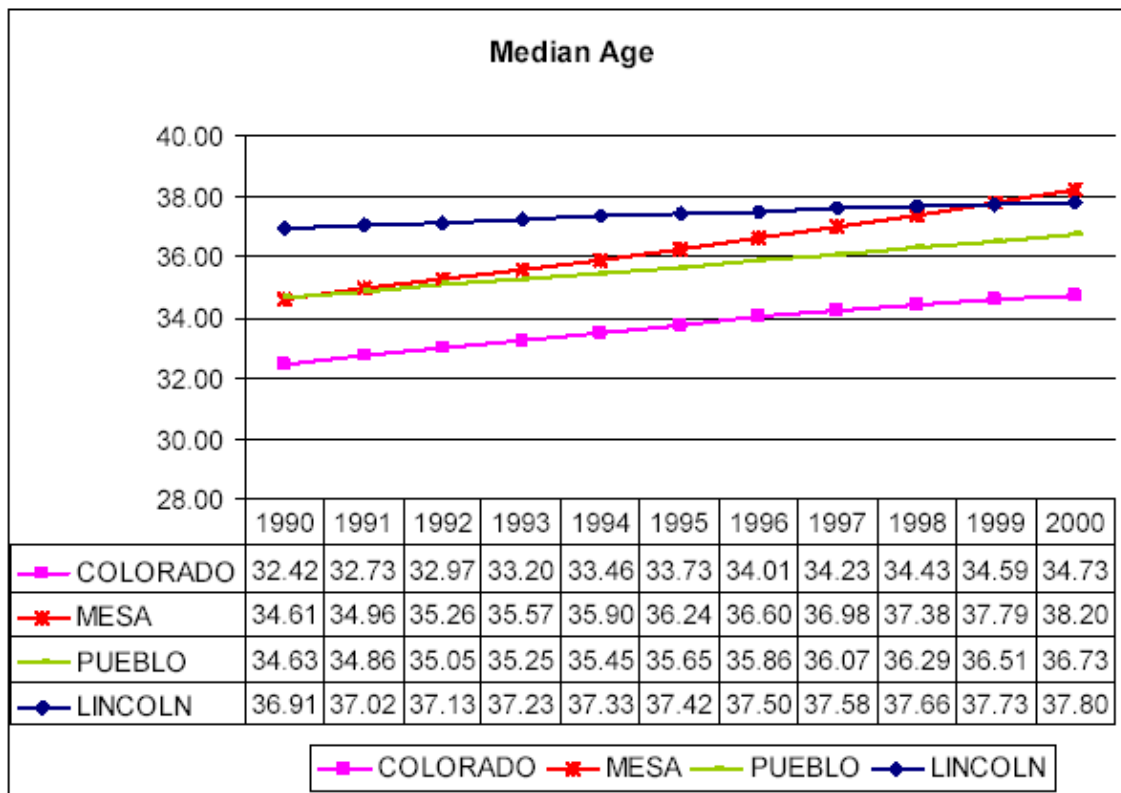
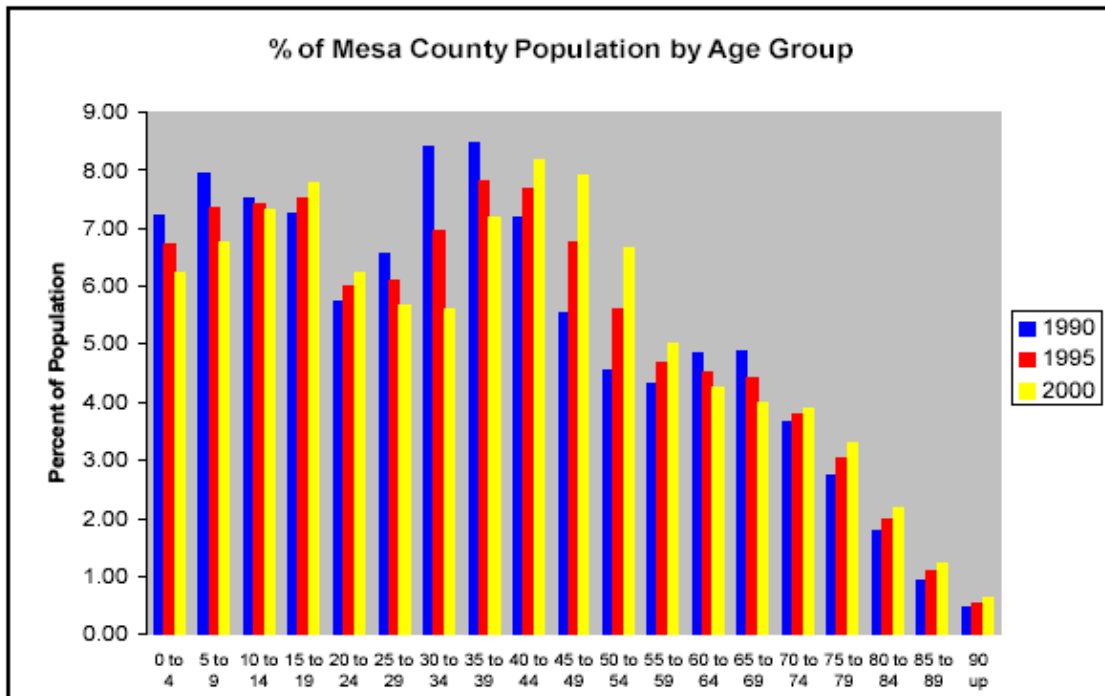
POPULATION PROJECTIONS FOR MESA COUNTY 1990-2025

(Colorado Department of Local Affairs)



Projected Average Annual % Population Change





Economy

Mesa County Economic Base Analysis (2000)

| Industry | Basic Income (1000) | Percent of Basic | Basic Em- ployment | Percent of Basic |
|------------------------|------------------------|---------------------|-----------------------|---------------------|
| Agribusiness | \$33,132 | 2.4 | 3,610 | 9.0 |
| Mining and Extractive | \$26,043 | 1.9 | 533 | 1.3 |
| Regional Goods Service | \$364,281 | 26.8 | 13,767 | 34.4 |
| Manufacturing | \$135,301 | 10.0 | 4,116 | 10.3 |
| Trans/Comm/Utilities | \$84,474 | 6.2 | 2,042 | 5.1 |
| Tourism | \$101,477 | 7.5 | 5,399 | 13.5 |
| Government | \$71,615 | 5.3 | 1,129 | 2.8 |
| Retirees | \$367,629 | 27.0 | 9,391 | 23.5 |
| Other Income | \$175,703 | 12.9 | | |
| Total Basic | \$1,359,656 | | 39,988 | |
| All Income | \$2,828,223 | | 71,509 | |

The ability of a regional economy to sustain growth in total product depends in part on the performance of its basic industries. A business firm or industry sector that is totally or partially export driven is one that some or all portions of its output (goods or services) are sold to purchasing units outside the local economy. These activities are considered "basic" to an area's economy because they bring in money from outside.

Ranking of Percentage Changes in Employment 1990-2000

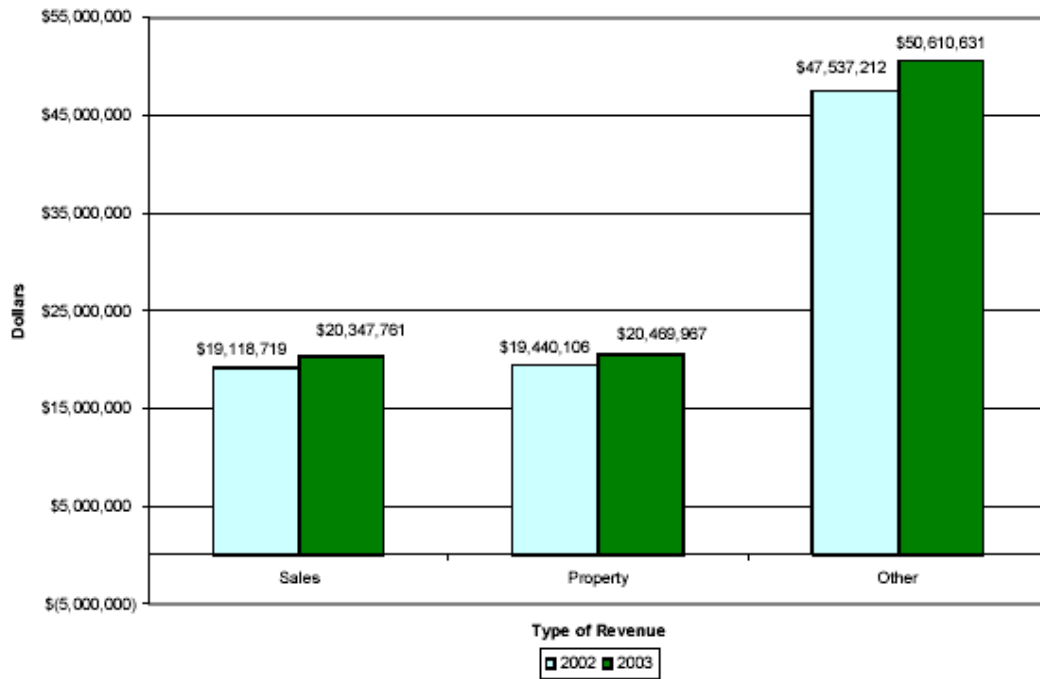
| Economic Sector | Percent Change 1991-2000 | Annual Percentage Change |
|-------------------------------|-----------------------------|-----------------------------|
| Construction | 116.3 | 12.9 |
| Finance-Insurance-Real Estate | 56.7 | 6.3 |
| Services | 43.1 | 4.8 |
| Wholesale and Retail Trade | 41.2 | 4.6 |
| Agriculture | 31.4 | 3.5 |
| Manufacturing | 28.7 | 2.8 |
| Transportation-Communication | 25.6 | 2.8 |
| Government | 25.2 | 2.8 |
| Mining and Extractive | -37.1 | -4.1 |
| Total Employment | 41.2 | 4.6 |

Housing

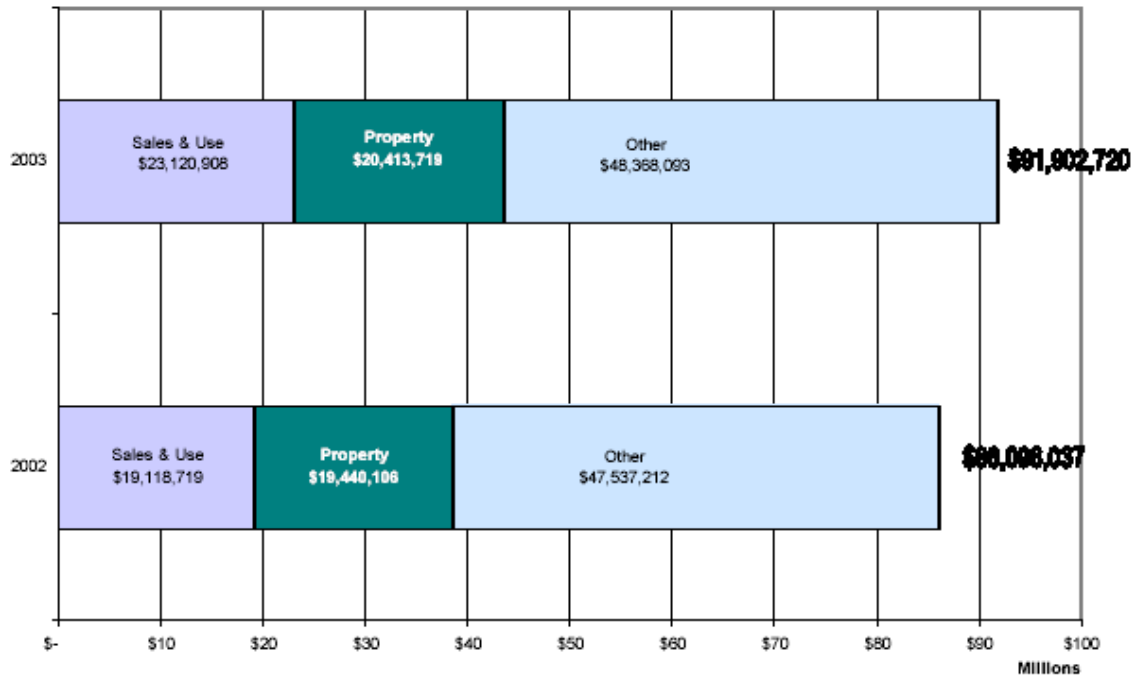
Estimated Gap in Affordable Housing Resources

| Need and Resources | Very Low Income | Low Income | Totals |
|--|------------------------|-------------------|---------------|
| Grand Junction | | | |
| NEED: Households in Poverty | 6,232 | 1,598 | 7,830 |
| RESOURCES: Subsidized Housing Units | 1,437 | 78 | 1,515 |
| GAP Poverty Households Without Assisted Housing | 4,795 | 1,520 | 6,315 |
| Mesa County | | | |
| NEED: Households In Poverty | 2,352 | 638 | 2,990 |
| RESOURCES: Subsidized Housing Units | 442 | 0 | 442 |
| GAP: Poverty Households Without Assisted Housing | 1,910 | 2,158 | 8,863 |
| GAP: All Mesa County | 6,705 | 2,158 | 8,863 |

Revenue Change from 2002 to 2003



Revenue Projections from 2002 - 2003



Hazard Identification

To further refine the list of natural and technical hazards that have occurred within Mesa County, the planning committee considered the results of a risk assessment survey, completed by county emergency management department and county GIS personnel.

The risk assessment survey is an analysis using probability and potential impacts for hazards posing the greatest possible risk to our jurisdiction. Risk assessment is the process of measuring the potential loss of life, personal injury, economic injury, and property damage resulting from hazards (FEMA, 2001). This is done by assessing the likelihood of hazard occurrence and the potential vulnerability of people, buildings, and infrastructure to the natural hazard in question. While there are many different natural hazards that could potentially affect our jurisdiction, some hazards are more likely to cause significant impacts and damages than others.

Probability – This parameter addresses the probability that a potential hazard will affect our jurisdiction. Hazard probabilities were classified into one of four distinct categories by estimating the hazard’s average annual frequency, which is the probability of a specific hazard event occurring in your jurisdiction in a given year. (Unlikely=2, Possible=4, Likely=6, Highly likely=8)

Affected Area – This parameter is the first of three impact parameters, and addresses the potentially affected geographic area within our jurisdiction should a hazard event occur. (Isolated=.8, Small=1.6, Medium=2.4, Large=3.2)

Primary Impact – This second impact parameter addresses the potential direct damages to buildings, facilities, and individuals should a hazard event occur. Primary impacts are classified by estimating the type and amount of casualties and the damage to buildings or facilities from a given hazard. (Minor=.7, Limited=1.4, Critical=2.1, Catastrophic=2.8)

Secondary Impact – This third impact parameter addresses the potential secondary impacts on our jurisdiction should a hazard event occur. Note that while primary impacts are a direct result of the hazard, secondary impacts can only arise subsequent to a primary impact. Examples of secondary impacts include loss of building or facility services (functional downtime), power outages, road closures, debris removal, and mass evacuation of residents. (Negligible=.5, Limited=1.0, Moderate=1.5, High=2.0)

In order to quantify these hazard parameters, the following formula was developed to assign a value for probability and impact for each of the hazards considered.

$$\text{Total Score} = \text{Probability} \times \text{Impacts} = P \times (\text{AA} + \text{PI} + \text{SI})$$

Where: Probability = (Probability Score)

$$\text{Impacts} = (\text{Affected Area} + \text{Primary Impact} + \text{Secondary Impact})$$

The hazard levels are broken down into four distinct categories that represent the likelihood of a hazard event of that type significantly impacting our jurisdiction: High, Medium-High, Medium, and Low. This is not meant to be a scientific process, but it may serve as a way to prioritize mitigation measures based on the potential frequency and likely extent of damage from hazards known to affect a community.

| Hazard Type | Probability (P) | Affected Area Impact (AA) | Primary Impact (PI) | Secondary Impacts (SI) | Total Score | Hazard Level |
|---------------------|-----------------|---------------------------|---------------------|------------------------|-------------|--------------|
| Winter Storm | 6 | 2.4 | 0.7 | 1.5 | 27.6 | M |
| Drought | 6 | 3.2 | 2.1 | 1.5 | 40.8 | H |
| Earthquake | 2 | 2.4 | 2.1 | 1.5 | 13.6 | M |
| Tornado | 2 | 0.8 | 0.7 | 1.5 | 18.0 | M |
| Wind Storms | 6 | 2.4 | 0.7 | 1.0 | 24.6 | M |
| Flood | 6 | 3.2 | 1.4 | 2.0 | 39.6 | H |
| Fire | 6 | 3.2 | 1.4 | 2.0 | 39.6 | H |
| Landslide/Rock fall | 8 | 0.8 | 0.7 | 1.0 | 20.0 | M |
| Avalanche | 8 | 0.8 | 0.7 | 0.5 | 16.0 | M |
| Lightning | 8 | 0.8 | 0.7 | 0.5 | 16.0 | M |
| Hail Storms | 6 | 2.4 | 1.4 | 1.5 | 31.8 | M |
| Expansive Soils | 6 | 0.8 | 0.7 | 0.5 | 12.0 | L |
| Subsidence | 6 | 0.8 | 0.7 | 0.5 | 12.0 | L |
| Extreme Heat | 8 | 3.2 | 0.7 | 1.0 | 39.2 | M |

Identified Hazards

Floods

Floods present a risk to life and property, including buildings, their contents, and their use. Floods can affect crops and livestock. Floods can also affect lifeline

utilities (water, gas, sewer, and power), transportation, jobs, tourism, the environment, and the local and regional economies.

However, floods are also unique, for floods are the only hazard addressed in this plan that are repetitive, not only in their nature, but in their location – floodplains. Floods have an annual probability of occurrence, have a known magnitude, depth and velocity for each event, and in most cases, have a map indication where they will occur. Thus, in many ways, floods are often the most predictable and manageable hazard.

Floods have occurred frequently throughout Mesa County and are considered a high mitigation priority. They have caused enormous damage – often uninsured and un-reimbursed. Floods will continue to occur. As with most hazards, impacts and losses can be anticipated and reduced, but nothing will keep the event from occurring again.

Flooding in Mesa County is caused mainly by snowmelt in the larger drainage basins and by cloudbursts over the smaller drainage basins. However, general rainstorms constitute the principal flood hazard on Roan Creek, while general rain on snowpack creates the most hazardous conditions in the basins of Plateau and Buzzard Creek. Major floods on the Colorado and Gunnison Rivers result from rapid melting of the mountain snowpack during May, June, and July. Major floods on the other creeks, washes, and small streams in the study area, especially those with much of their drainage basin below an elevation of 8,000 feet, are most often caused by cloudburst storms resulting in “flash floods”.

Snowmelt flooding is characterized by moderate peak flows, large volume, and long duration, and is marked by a diurnal fluctuation in flow. Rainfall on melting snow may hasten the melting process and increase flood flow. General rain floods are caused by prolonged heavy rainfall over large areas and are characterized by high peak flows of moderate duration. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions or when the ground is frozen and infiltration is minimal. Flash floods characteristically have high peak flows, high velocities, short duration, and small volumes of runoff. **(Flood Insurance Study, Mesa County Colorado Unincorporated Areas, FEMA, Revised July 15, 1992)**
Severe Winter Storms and Blizzards

Severe winter storms are characterized by high winds, heavy snowfall, and freezing or sub-zero temperatures. Winter storms are occasionally severe enough to overwhelm snow removal efforts, transportation, livestock management, and business and commercial activities. Heavy snow can bring a community to a standstill by inhibiting transportation, knocking down utility lines, and by causing structural collapse in buildings not designed to withstand the weight of the snow.

The principal public health and safety problems are power outages, stranded motorists, road closures, and limited capabilities to respond to citizen calls for emergency services. Technically, the National Weather Service defines the following winter storm characteristics as follows:

- **Blizzard:** Winds of 35 mph or more along with considerable falling and/or blowing snow, reducing visibility to less than one-quarter mile for three or more hours. Extremely cold temperatures often are associated with dangerous blizzard conditions, but are not a formal part of the definition. The hazard created by the combination of snow, wind and low visibility significantly increases, however, with temperatures below 20 degrees.
- **Heavy Snow:** Means six inches or more in 24 hours for the valleys in Mesa County. For the Mountains in Mesa County, this means 12 inches or more in 24 hours.
- **Ice Storms:** A damaging accumulation of ice accepted during a freezing rain situation. Significant accumulations of ice are defined as one-quarter inch or greater. This can cause trees and power lines to fall down causing loss of power and communication.

Avalanches are also associated with severe winter storms. In the upper elevations of Mesa County, avalanches are either caused by mother nature or are triggered by outdoor enthusiasts.

Note: Lives and property can be threatened indirectly by winter weather criteria lower than the definitions for blizzards and heavy snow. For example, many vehicle accidents occur on snow packed roads where neither a blizzard is occurring nor heavy snowfall has occurred.

Drought

Drought has many definitions, even within the State of Colorado. They include:

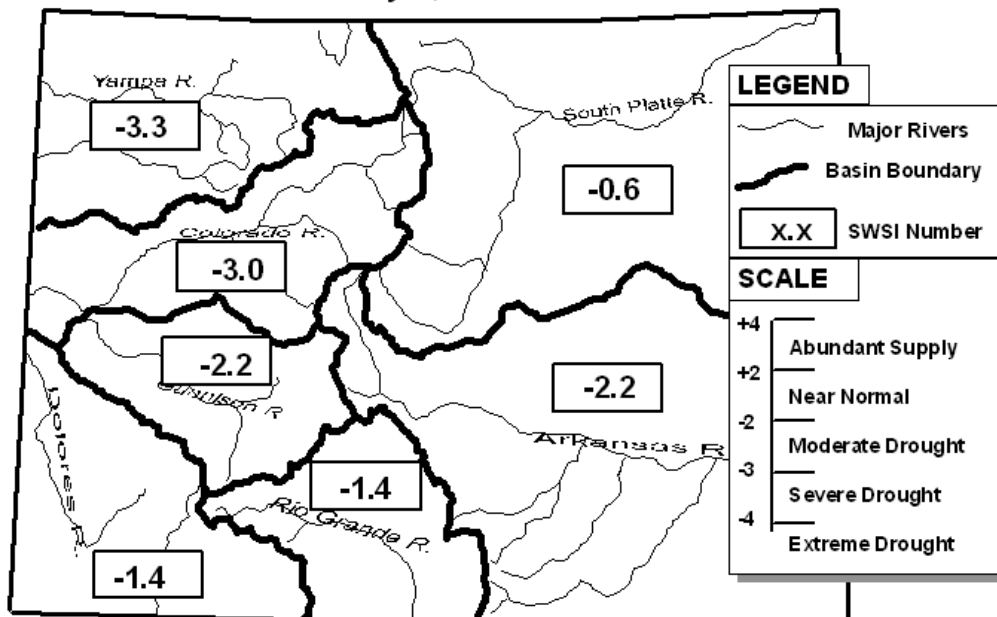
- A natural yet unpredictable occurrence in Colorado; an extended period of dry weather, exp. One injurious to crops. (Colorado Drought Mitigation Plan)
- A period of insufficient snow pack and reservoir storage to provide adequate water to urban and rural areas. (Colorado Climate Center @ CSU, from 2003 Drought Impact and Mitigation Report)

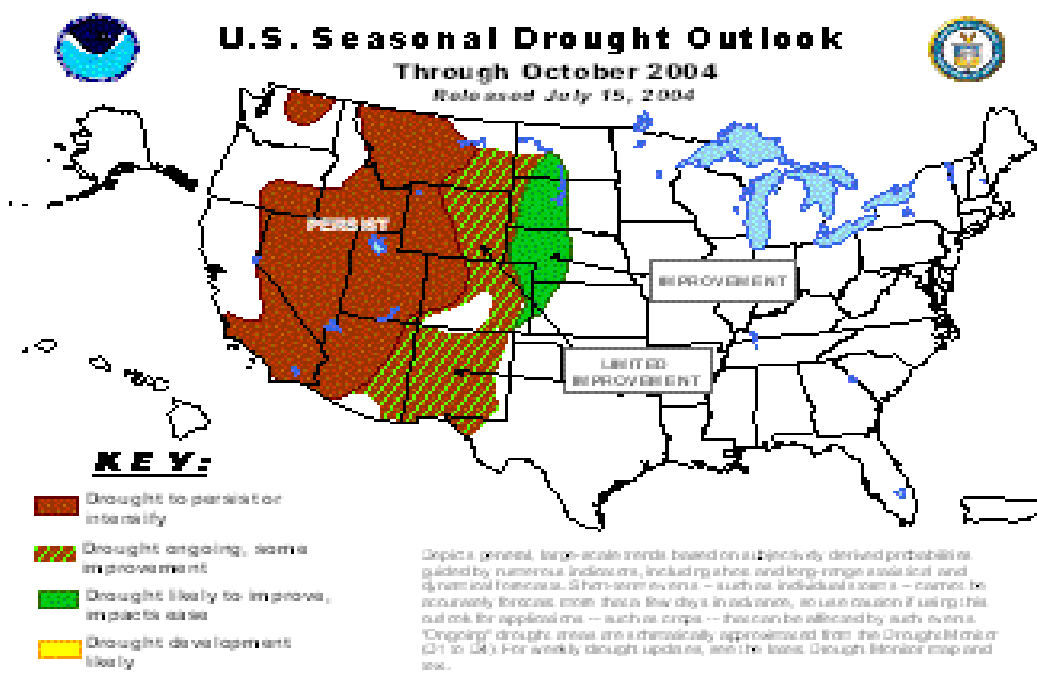
- Meteorological: Based on degree of dryness; actual precipitation is less than expected average or normal amount. Hydrologic: Based on precipitation shortfall effects on stream flows and reservoir, lake and ground water levels.
- A National Weather Service definition of drought is, "a moisture deficit bad enough to have a social, environmental or economic impact".

Mesa County has experienced a multi-year drought since 1999. At the start of 2004, Colorado was beginning its fifth consecutive year of below normal precipitation.

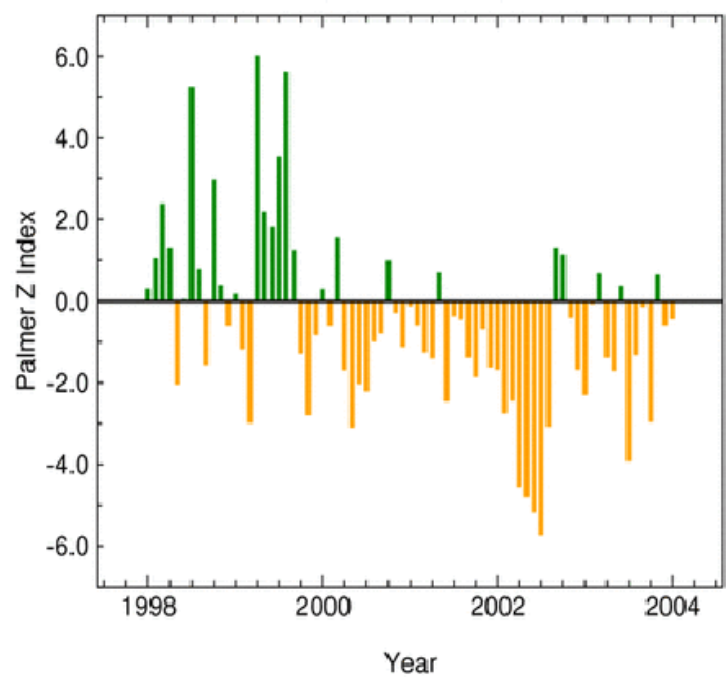
SURFACE WATER SUPPLY INDEX

July 1, 2004





Colorado Statewide Z Index* January 1998 - January 2004

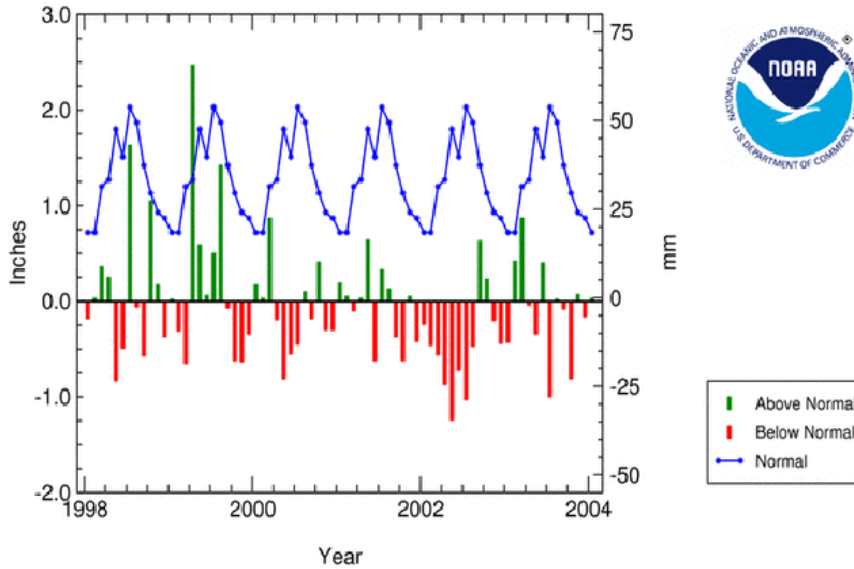


*Palmer Z Index
Short-Term Drought



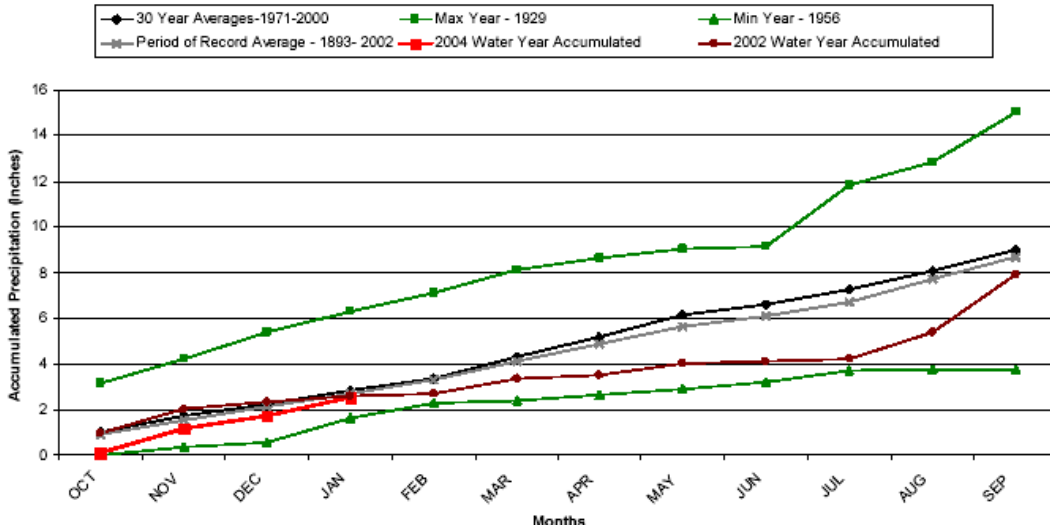
National Climatic Data Center / NESDIS / NOAA

Colorado Statewide Precipitation Normal & Departure, Jan 1998 - Jan 2004

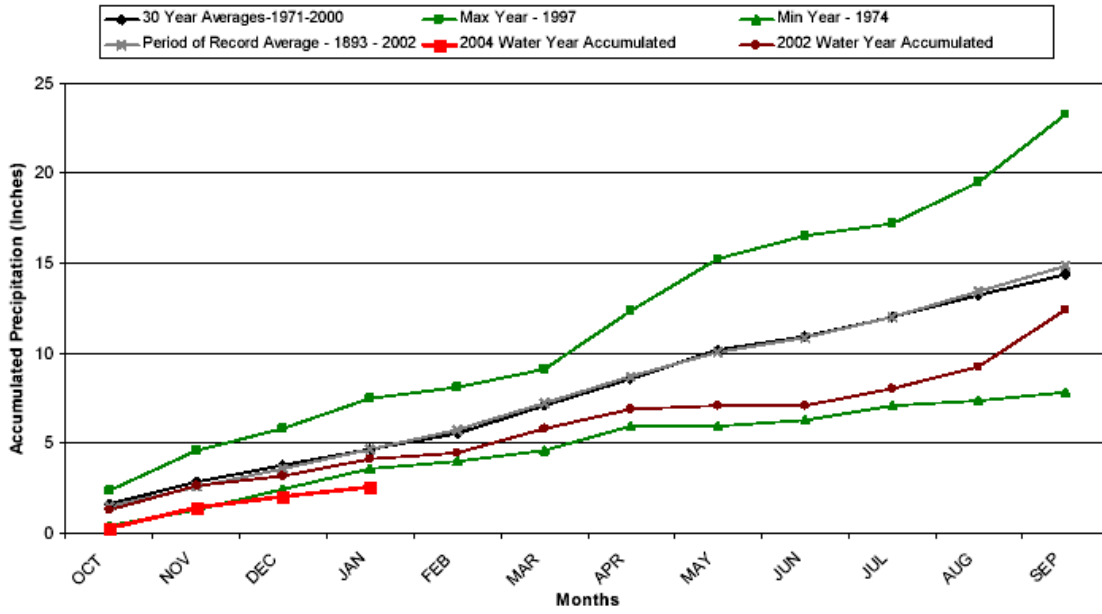


National Climatic Data Center / NESDIS / NOAA

Grand Junction WSFO 2004 Water Year (through Oct '03 - Jan '04)



Collbran 2SW 2004 Water Year (through Oct '03 - Jan '04)



Tornadoes

A tornado is a violently rotating column of air extending from within a cloud down to ground level. The strongest tornadoes may sweep houses from their foundations, destroy brick buildings, toss cars and school buses through the air, and even lift railroad cars from their tracks. Tornadoes vary in diameter from ten to twenty feet to nearly a mile, with an average diameter of about 160 ft. Most tornadoes in the northern hemisphere create winds that blow counterclockwise around a center of extremely low atmospheric pressure. Peak wind speeds can range from near 75 mph to almost 300 mph. The forward motion of a tornado can range from a near standstill to almost 70 mph.

Although tornadoes are relatively rare anywhere in western Colorado, Mesa County is not exempt. Since 1988, there have been five officially documented tornadoes in Mesa County. There is no data about any tornadoes prior to 1988. It is interesting to note that the Grand Junction weather office officially became a forecast office in late 1995. Prior to that time, there was no weather spotter network in western Colorado. Therefore, it is highly likely that there were other tornadoes in Mesa County which were never reported to the National Weather Service.

In addition to the tornadoes, there have been dozens of funnel cloud sightings in Mesa County. The most recent was in early April 2004 when a well defined funnel cloud (possibly a tornado) developed above the Colorado National Monument. Video was shot of that event from a location in the Redlands. However, there is no confirmation that it actually touched down.

Straight-line Winds from Thunderstorms

Straight-line thunderstorm winds include microbursts and outflow winds, with both types very common in Mesa County. Less common in Mesa County are strong winds generated by an intense line of thunderstorms, commonly referred to as derecho winds.

Straight-line thunderstorm winds can be as strong as F1 intensity (rotational) tornado winds, with speeds to just over 100 mph. These thunderstorm winds often produce damage to property, with estimated property damage well into the thousands of dollars range. The threat to lives from straight-line thunderstorm winds is mainly due to falling trees and wind blown objects.



FUNNEL CLOUD * August 2, 1988

Over Glade Park



These pictures were provided by the NWS Grand Junction Office. These are pictures of the tornado that occurred on August 2, 1988 at approximately 1130 AM MDT. The above photos are courtesy of Bill LeBaron (top), taken from Fruita and Stan Christmas (bottom), taken from near Whitewater.

Wind Storms/Other Wind Hazards

Mesa County is subject to significant winds. Although these high winds may not be life threatening, they can disrupt daily activities, cause damage to buildings and structures and increase the potential of other hazards. Many locations in Mesa County have minimal vegetative ground cover and the high winds can create a large dust storm which becomes a hazard for travelers and a disruption of local services. In 2002 high winds caused a thirty car pile-up on Interstate 70 resulting in multiple injuries to travelers.

Hail and Severe Summer Storms

Hail is formed when water droplets are thrown high into the upper atmosphere by the violent internal forces of thunderstorms. Mesa County can experience severe summer storms with occasional hail. Since 2000, there have been 24 reported storms with large hail in Mesa County, with a maximum diameter of 1 3/4" inches from two of the storms.

Earthquake

Mesa County has historically experienced few earthquakes. The U.S. Geological Survey has rated Mesa County as having a low to moderate earthquake hazard (4%-16% g). No specific seismic risk study has ever been done in Mesa County and its rating by the USGS is part of a larger geographical assessment.

The Colorado Geological Survey has estimated that the largest earthquake possible on the Western Slope of Colorado is magnitude 6.5. This estimate is based on studies of the fault systems in Western Colorado. The two largest fault systems in Western Colorado are associated with the Uncompahgre Uplift (Mesa, Montrose Counties) and the White River Uplift (Routt, Rio Blanco, and Garfield Counties). A magnitude 6.5 earthquake is capable of creating serious damage to local buildings and infrastructure.

It is highly recommended that a specific study be done on the liquefaction hazards found within the Grand Valley. This is the single most important unknown in assessing the risks associated with earthquakes in Mesa County.

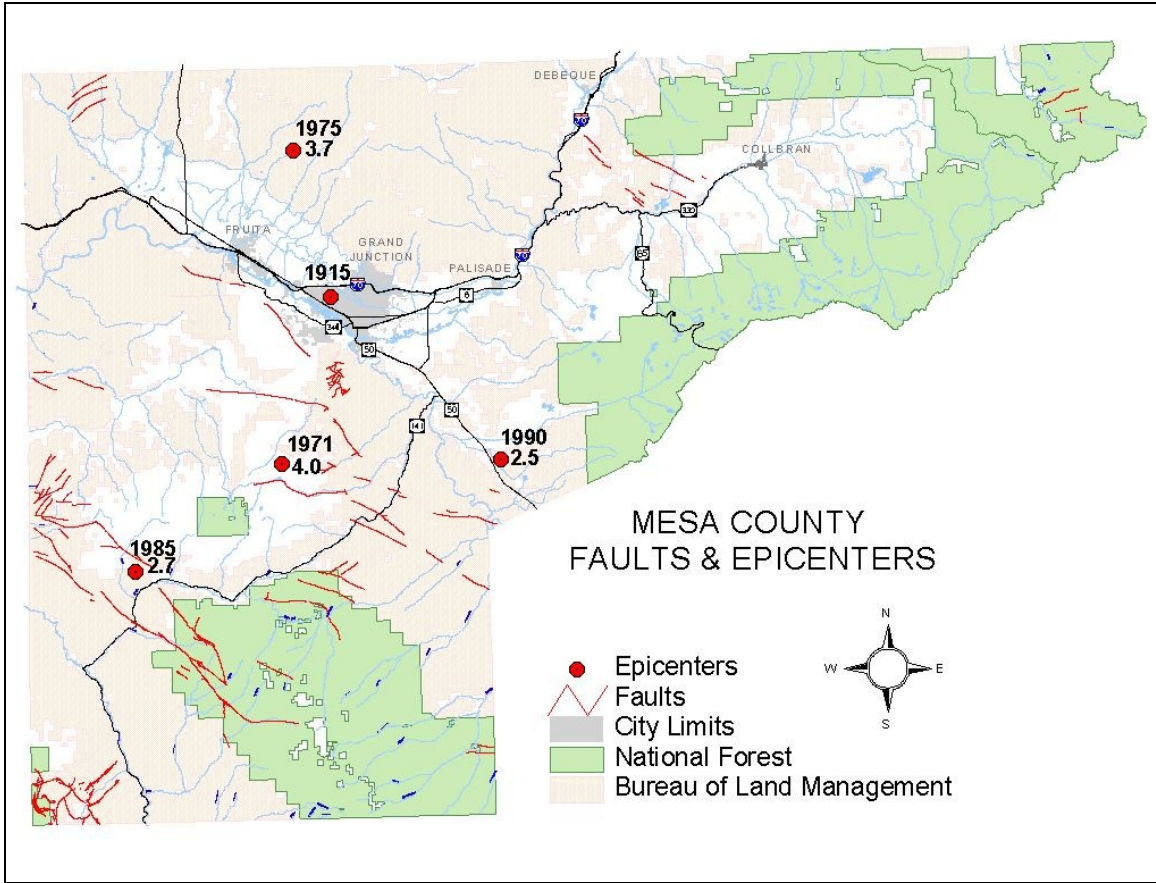
A basic understanding of earthquakes is needed to understand the potential risk of seismic events in Mesa County. Earthquakes are a result of movement along a fault as a result of stress. The subsequent ground motion is a result of a complex series of compressive and shear waves. These waves are responsible for the damage done to structures. The movement of a structure during an earthquake is reliant upon the soils on which it is built, as well as its harmonics. Unconsolidated sediments will

have the effect of exaggerating ground motion, while solid rock and consolidated sediments will minimize ground motion.

The location of an earthquake is referred to as its epicenter. The epicenter is that point on the surface which lies directly above the focal point of the earthquake. The focal point is that point on the fault plane at which the earthquake starts and may have a depth of up to 10 km on Continental interior faults.

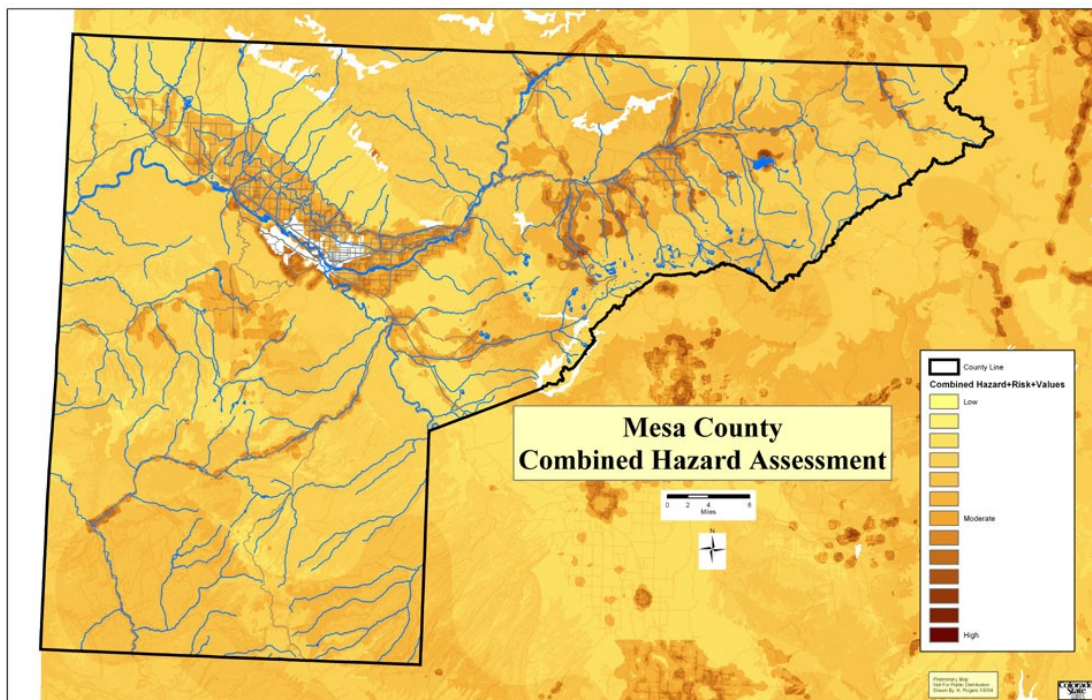
The size of an earthquake, reported as its magnitude, is reliant upon the amount of distance a fault moves during an earthquake. The magnitude is determined on a logarithmic scale. Thus, a magnitude 6.0 is 10 times larger than a 5.0, but 100 times larger than a 4.0. The size of the fault itself limits the maximum size of the earthquake. A maximum magnitude of about 6.5 is expected based on analysis of faults found in Western Colorado (CGS Kirkham and Rodgers, 1981).

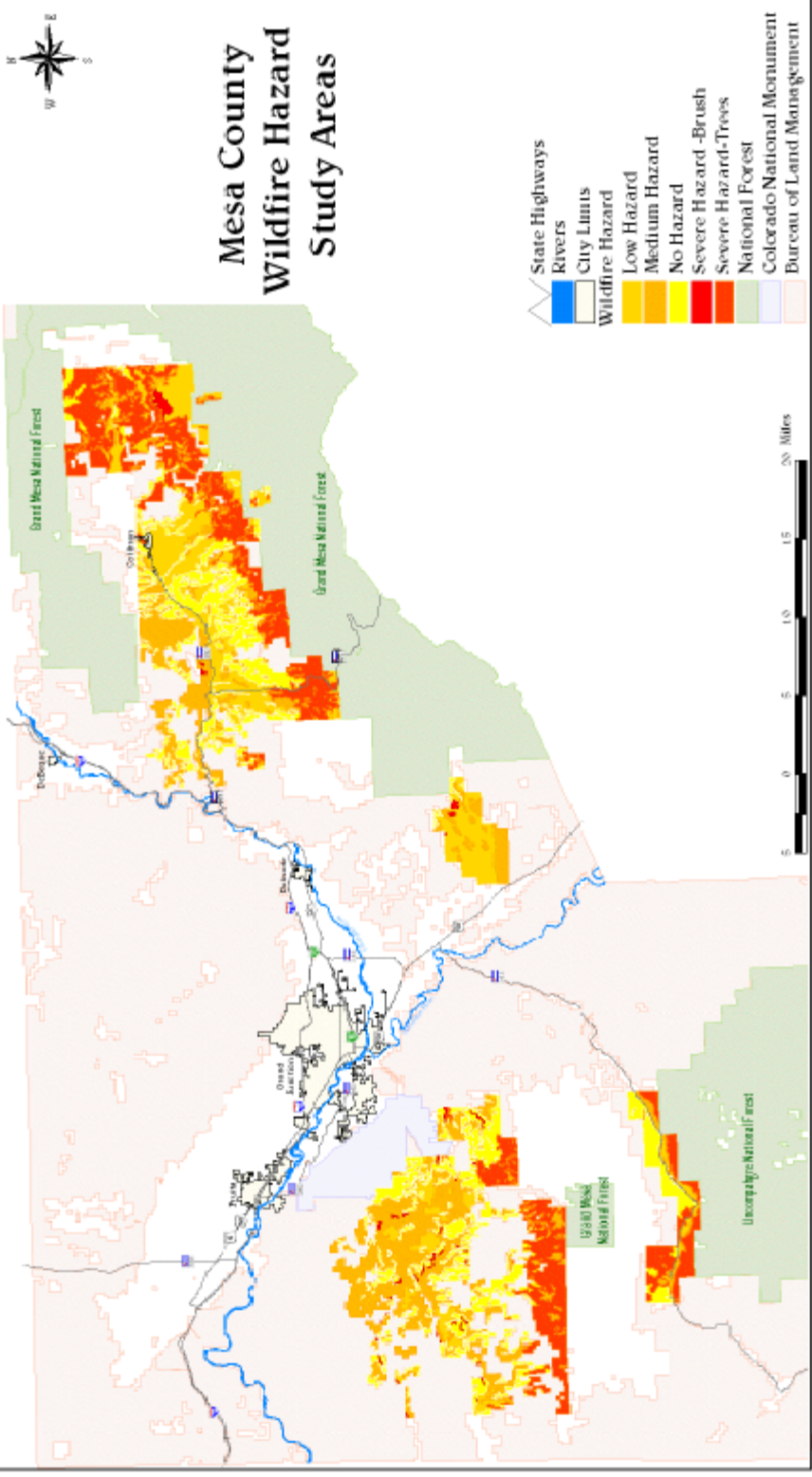
Distance from the epicenter profoundly affects the amount of ground motion to be expected. It would reason that the further from an earthquake's epicenter a city is located, the less damage is expected. There are a few factors however, which do not follow this rule. The most notable is the location of a city on unstable, unconsolidated sediments. These sediments have a tendency to exaggerate wave motion. Examples are Mexico City in 1985 and the Marina District of San Francisco in 1989. Both cities were built on unconsolidated sediments and suffered serious damage as a result of earthquakes having epicenters far from their region. (David G. Wolny, Adjunct Faculty, Mesa State College and Dr. Verner C. Johnson, Professor of Geology, Mesa State College)

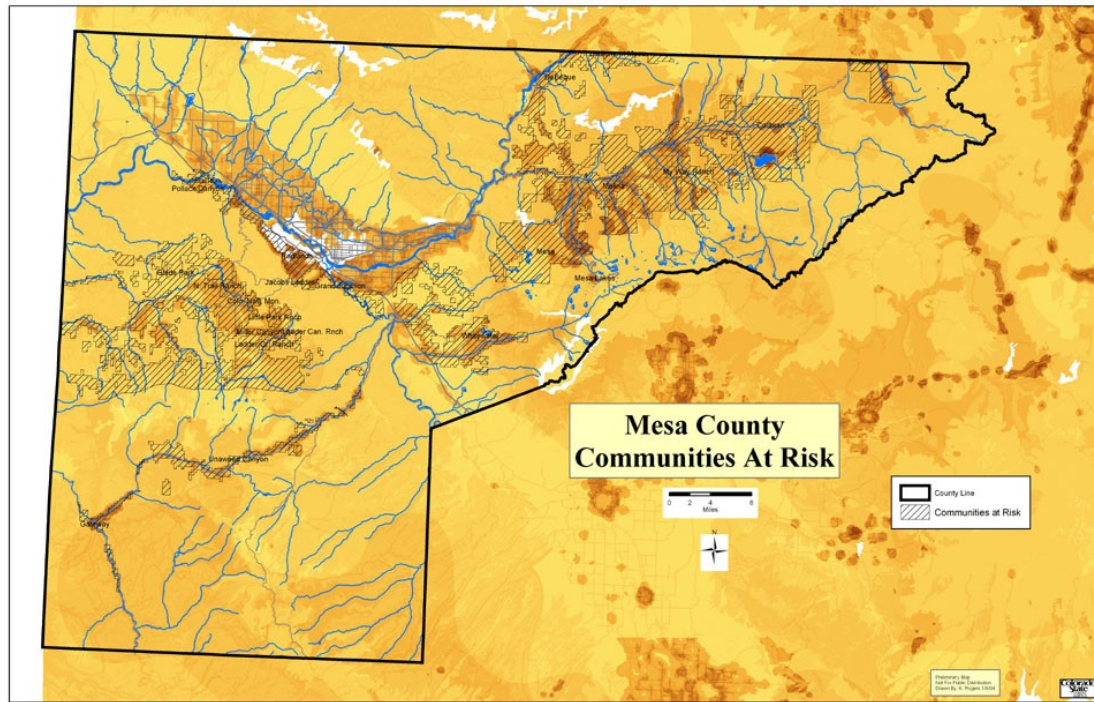
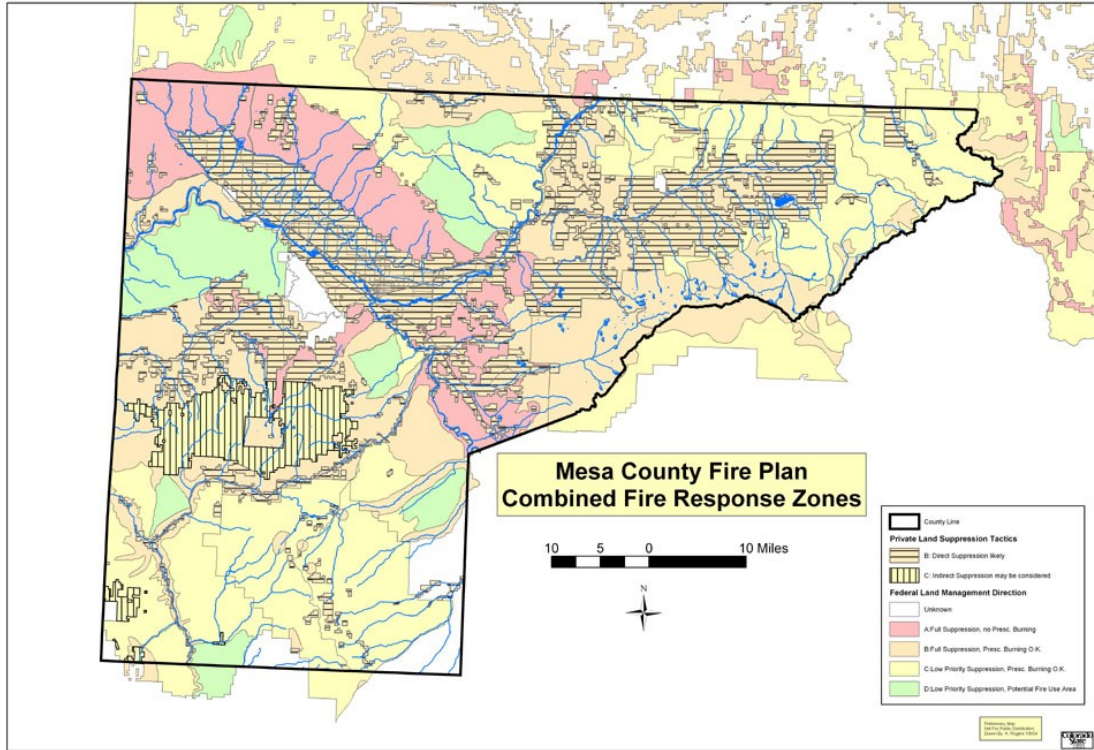


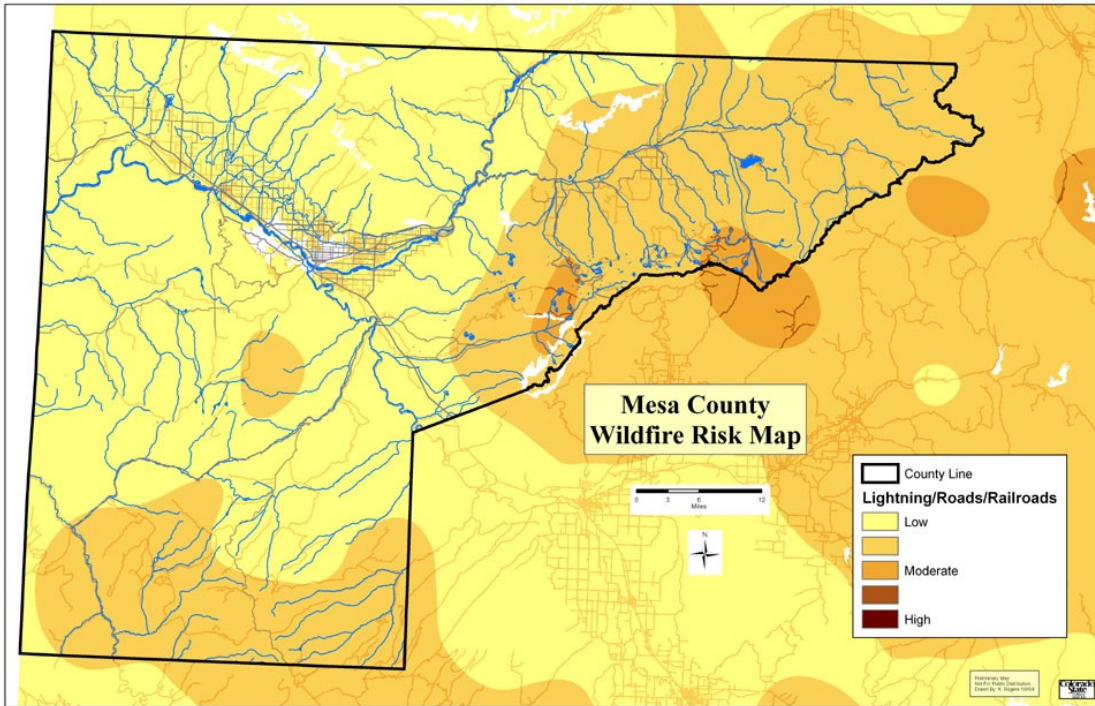
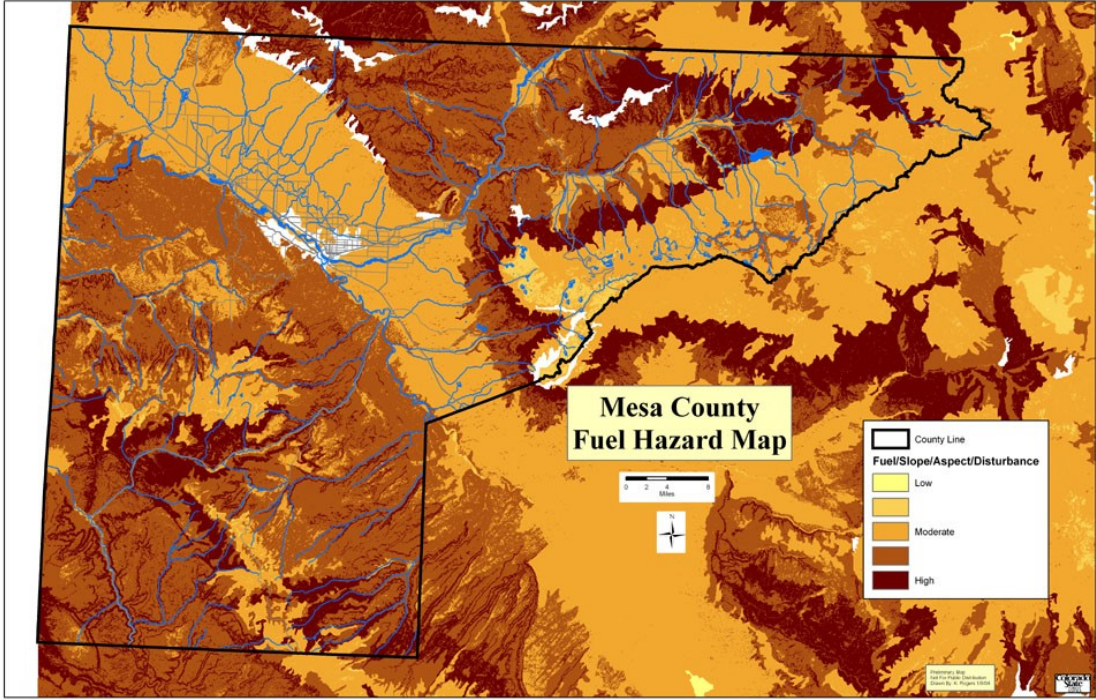
Wildfire

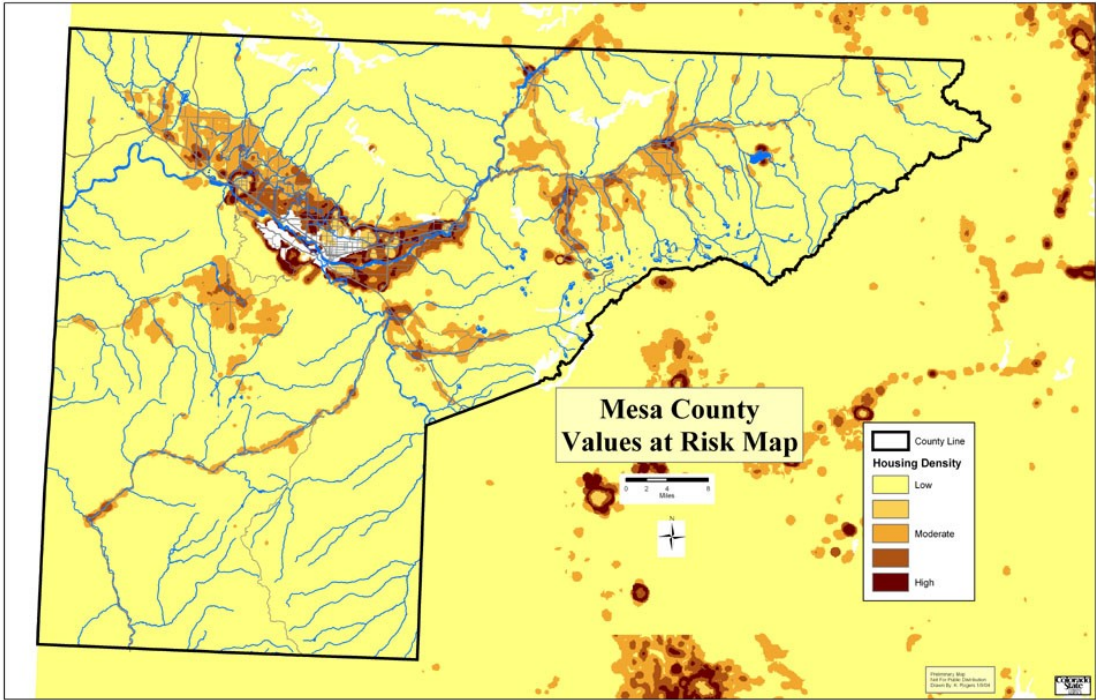
Mesa County has a significant risk of wildfire. One million acres of BLM land covers Mesa County with an additional 600,000 acres in the Grand Mesa and Uncompahgre National Forests. At 4,286 to 7,300 feet in altitude, the vegetation varies from dry and desert like to sparse mountain forests. Pinyon pine, juniper, sage grass and gambel oak brush occupy the lower areas, transitioning to aspen and ponderosa pine. Glade Park, Unawep Canyon and Plateau Valley are the areas at greatest risk of wildfire in Mesa County. Glade Park is especially hazardous, given the mix of hazardous fuels, development and occurrence of lightning strikes.







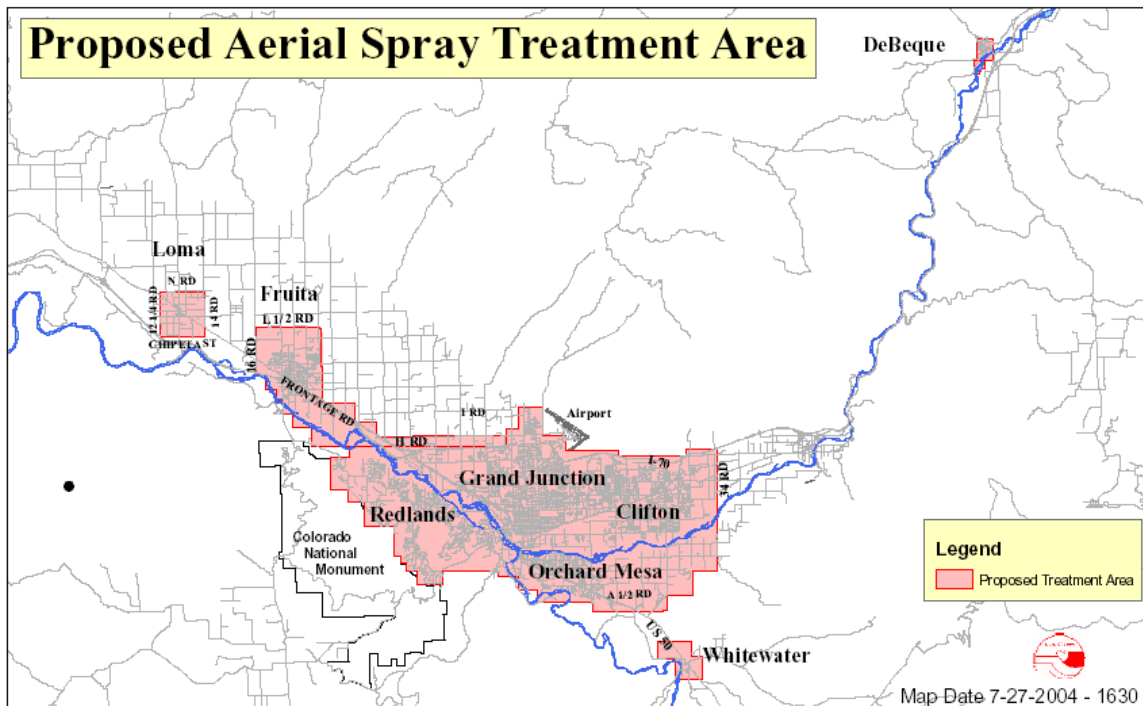




Insects

West Nile virus (WNV) is a potentially serious illness. Experts believe WNV is established as a seasonal epidemic in North America that flares up in the summer and continues into the fall. WNV is spread by the bite of an infected mosquito. Mosquitoes are WNV carriers that become infected when they feed on infected birds. Infected mosquitoes can then spread WNV to humans and other animals when they bite. There are ongoing mitigation efforts being taken by the Mesa County Health Department.

In July of 2004 the Mesa County Health Department Director declared a public health emergency due to the number of mosquitoes carrying the virus and the number of human cases of West Nile virus. To mitigate the number of West Nile cases in Mesa County it was recommended that the County contract for aerial spraying with the chemical Dibrom to kill the adult mosquitoes. Aerial spraying covered the following areas in Mesa County: DeBeque, Grand Junction, Redlands area, Clifton area, Loma, Fruita and Orchard Mesa area. (See aerial spraying map below)



The following insects are identified as causing potential problems to Mesa County crops and plants:

| <u>Insects</u> | <u>Target Crop/Plants</u> |
|----------------------------------|-----------------------------|
| Pinyon Ips Beetle | Pinyons |
| Mountain Pine Beetle | Spruce, Fir |
| Cedar Bark Beetle | Juniper |
| Spruce Budworm | Spruce |
| Spruce Beetle | Spruce |
| Douglas Fir Bark Beetle | Fir |
| Oak Borers | Oak |
| Two Spotted and Banks Grass Mite | Grass and small grain crops |
| Corn Earworm | Corn |
| Beet Leafhopper | Tomatoes |
| Onion Thrips | Onions |
| Grasshoppers | All Vegetation |
| Apple Maggot | Apples |
| Japanese Beetle | All Vegetation |
| Asian Lady Beetle | Wine Grapes |
| Phylloxera | Wine Grapes |

Areas affected by these insects include Glade Park, Whitewater, Plateau Canyon, Collbran, Mesa, Grand Mesa, Grand Valley, Lower Valley, East Orchard Mesa, Orchard Mesa, Palisade, Clifton and the Redlands.

Currently the Pinyon Ips beetle is destroying pinyons all over Mesa County. Due to the drought, there has been an explosion in population of this insect. Drought has also increased control costs of the Corn Earworm. In 2003, 60% of the tomato production was lost to the Beet Leafhopper. A new virus (Iris Yellow Spot) transmitted by the Onion Thrips is a threat to onion production.

The Apple Maggot has been identified in Mesa County on hawthorne trees; if the apple feeding strain reaches Mesa County, it will cause quarantines, increased use of pesticides, and may end apple production in the County.

The Japanese Beetle control costs in the east run approximately \$500,000 a year. Costs to fruit and grape growers will be devastating. Quarantines already have impacted shipment of nursery stock from Mesa County to California and Utah. The Asian Lady Beetle has been identified in Mesa County and is prolific in the eastern U.S. It threatens wine grapes by imparting a bad taste to the wine.

Phylloxera is an insect native to the eastern U.S. that attacks the roots of grapevines throughout the U.S. It is impacting most grape growing areas in California.

Nursery stock imported to Colorado from California should be certified Phylloxera free. If found in Mesa County, it will severely impact grape growers by increasing pest control costs and pesticide use.

Noxious Weeds

Noxious weeds have become a threat to the natural resources of Colorado, as thousands of acres of crop, rangeland, and habitat for wildfire and native plant communities are being destroyed by noxious weeds each year. In Mesa County, large populations of Saltcedar (Tamarisk) have established themselves along the Colorado and Gunnison rivers and their tributaries. Saltcedar's effect on a watershed's water quantity and quality is unarguable.

The following weeds are listed as Noxious Weeds in Mesa County and warrant a particularly serious problem for Mesa County:

Weeds

| | |
|----------------------------|--------------------|
| Yellow Starthistle | Purple Loosestrife |
| Leafy Spurge | Dyer's Woad |
| Diffuse & Spotted Knapweed | Yellow Toadflax |
| Dalmation Toadflax | Russian Knapweed |
| Bull Thistle | Canadian Thistle |
| Hoary Cress/Whitetop | Houndstongue |
| Musk Thistle | Oxeye Daisy |
| Plumeless Thistle | Scotch Thistle |
| Tamarisk/Salt Cedar | |

Additional weeds that are not known to occur in Mesa County but have the potential to cause serious in Mesa County:

Weeds

Camelthorn
Medusahead Rye
Rusk Skeletonweed
Squarrose Knapweed
Black Henbane
Perennial Pepperweed

Yellow Starthistle displaces native vegetation and is poisonous to horses. There are two known infestations in Mesa County, and eradication efforts have been ongoing for four years. Pest Management is currently mapping and delineating areas of infestation and working with landowners on control.

Noxious weeds displace native vegetation and invade cropland, and some are even considered poisonous to humans and other animals. They destroy food, shelter and breeding grounds for native species and can be difficult to control. Currently, mapping is being done to delineate areas of infestation, and control measures are being considered.

Dam Failure/Flooding

The Colorado River is a high risk flood area near Grand Junction and along Interstate 70 from Rulison to DeBeque. In DeBeque there is only one bridge that allows access to the Town of DeBeque and it is built over the Colorado River. Flooding of the Colorado River also threatens Fruita, Mack, and Cameo. Flooding of Plateau Creek and Buzzard Creek threatens Collbran, Plateau City, Molina, and Mesa. There is also the potential for flash flooding on many of the smaller streams located in Mesa County, which includes West Creek, Roan Creek, and Mesa Creek. Those areas potentially impacted are listed above and include Unaweep Canyon, Colorado National Monument area down into the Redlands, John Brown Canyon, No Thoroughfare Canyon and Lamplite Park.

Dams are placed in four different classifications. A Class I dam is considered a high hazard dam, which means sudden failure of the dam would result in loss of life. In the interest of public safety the State Engineer has required written emergency plans for these dams. The plan includes warning and evacuation of persons located in the inundation area.

A Class II dam is considered a moderate hazard dam, which means sudden failure of the dam would not cause loss of life but would result in extensive property damage. A written emergency plan for these dams is also required.

There are a number of dams located in Mesa County: thirty-five Class II dams and fifteen class I dams. A failure of Vega Reservoir (Class I) would inundate ranches from the base of the dam through the town of Collbran. Failure of Granby Dam, located in Grand County, would inundate Interstate 70 and U.S. 6 & 24 from DeBeque to Palisade. Failure of the Dillon Dam, in Summit County, would inundate the same area.

Hazardous Materials

Mesa County is a center of commerce in western Colorado and hazardous materials are commonly transported through the county by truck and rail transport. Designated truck routes are Highways 139, 141, 50 and Interstate 70. The Union Pacific Railroad operates two rail lines in Mesa County. Their main line is located primarily along the Colorado River through the County. The secondary line (southern leg) branches off of the main line near the confluence of the Gunnison and Colorado rivers and is located along the Gunnison River. It is observed that the majority of the products transported through Mesa County belong to the hazard classes of 2 (Flammable and Combustible Gases), 3 (Flammable and Combustible Liquids), 8 (Corrosive Materials), and 9 (Miscellaneous Hazardous Materials). There are 139 Tier II reporting fixed site facilities in Mesa County. These facilities either store and/or use hazardous materials.

Natural gas pipelines are also of significant concern in Mesa County and specifically for the Town of DeBeque. Currently, three high pressure gas lines form a triangle around the Town of DeBeque. The concern from the Town of DeBeque is for the safety of the citizens who live in this area if one of these high pressure lines were to rupture.

Natural gas is transported through the transmission pipeline system, which is composed of large steel pipe ranging from 20 inches to 42 inches in diameter. The pressure ranges from 200 pounds to 1,500 pounds per square inch.

Most major pipelines are looped, which means two or more lines run parallel to each other in the same right of way.

Compressor stations are located every 50 to 60 miles along each pipeline. A compressor is an internal combustion engine or turbine that creates pressure to push the natural gas through the lines.

Along the pipeline route, depleted oil and gas wells, salt caverns and other natural geological formations are used to store natural gas for use during times of peak demand.

When the natural gas reaches a local natural gas utility, it passes through a gate station, where its pressure is reduced to a range between 100 pounds and as low as $\frac{1}{4}$ pound.

**Information for this section was supplied in part by the American Gas Association*

Cyber Viruses

Cyber Viruses have a capability of spreading rapidly by the speed of internet connections. Within minutes, an infected E-Mail can bring an office or the entire county system down, causing costly productivity loss and clean-up expenses. There are more than 50,000 known Cyber Viruses and an average of at least 100 viruses are created every month. It is safe to say that all organizations using computers will deal with Cyber Virus outbreaks from time to time.

Power Failure

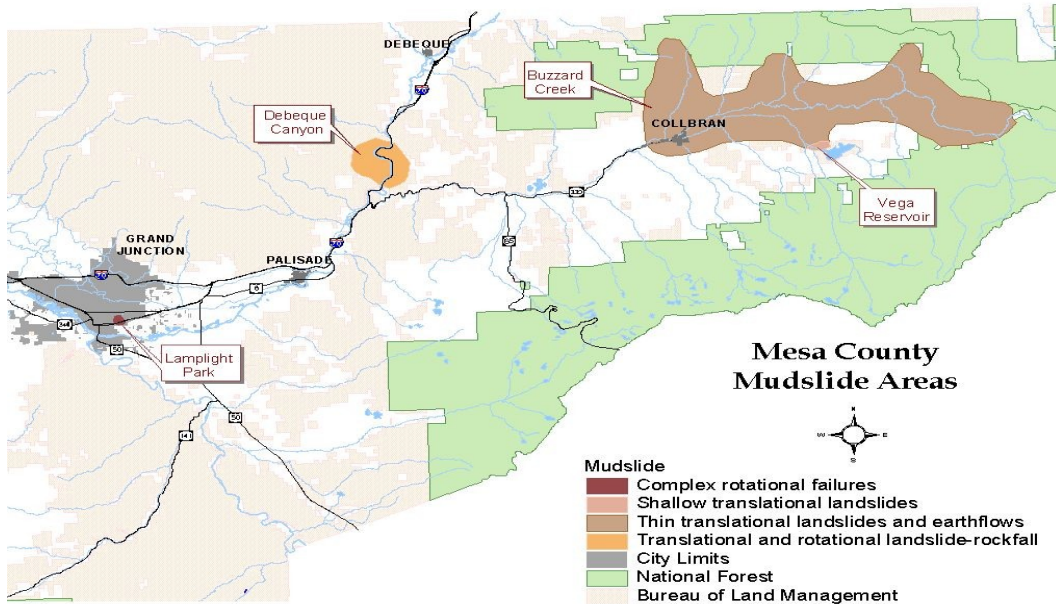
Power companies generate electric power from a mix of fuel sources, and distribute natural gas and electricity over transmission and distribution lines throughout the service area. Mesa County is home to a power plant owned and operated by Excel Energy, located east of Grand Junction, Colorado. The Cameo Station began operating in 1957 when Unit 1 went into service and expanded in 1960 with the operation of Unit 2. The Cameo Station has two operating units that burn low-sulfur coal as their primary fuel and natural gas as their secondary fuel. Power Production Capabilities: 73 megawatts (MW): Unit 1 - 24 MW and Unit 2 - 49 MW. Fuel Source: Low-sulfur coal supplied by the McClane Canyon Mine near Mack, Colorado. (Excel Energy web page. www.excelenergy.com) On the electric side of Excel Energy there are 8 substations fed by a two looped transmission system. This is important when power is lost, because power can be looped back through the system to prevent prolonged outages. Excel Energy has 53,000 electric customers in Mesa County with peak demand of 140 megawatts (MW).

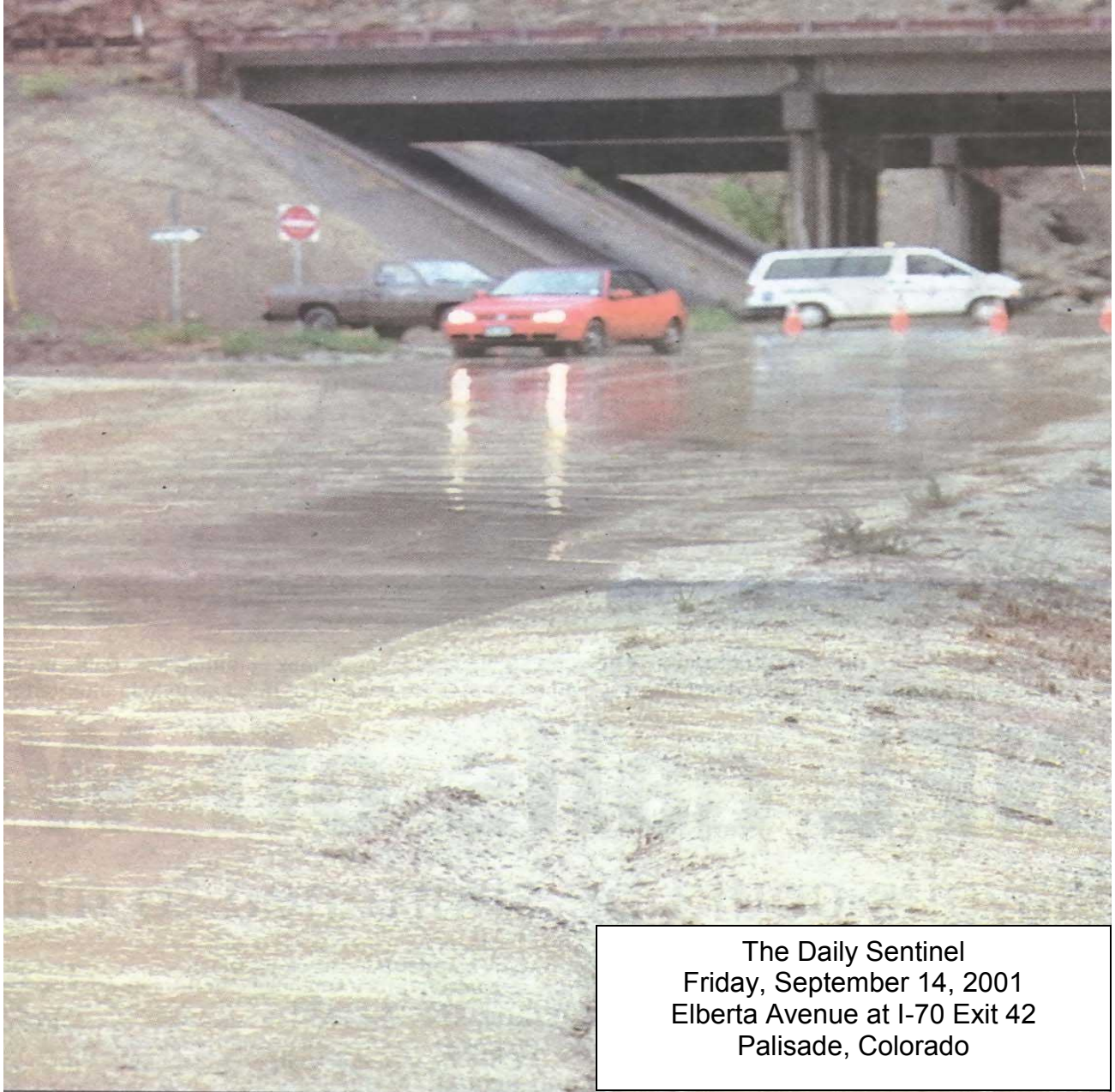
Grand Valley Power is an electric coop serving 14,716 meters in Garfield, Mesa and Delta Counties. Their service territory's west boundary is the CO - UT line, Roan Creek north of DeBeque, east to Vega Reservoir and south to Grand Mesa, Escalante Canyon and Gateway. The cities of Grand Junction, Fruita, DeBeque and Palisade are served by Excel. Excel is also the wholesale power supplier to Grand Valley Power Co. and they have no generation capability. Grand Valley has 6 substations and 40 miles of transmission line. The average annual outage per meter for the past 5 years has been less than one hour per year for each meter. In the event of a loss of one of the substations, a mobile unit is available to move on site to restore service. Grand Valley Power is signatory to a Disaster Aid Agreement in which 24 Colorado and Wyoming Rural Electrics will share labor, equipment and materials in the event of a major outage.

Landslide

In Mesa County there are many unstable mountain sides. Most are traversed by roads and almost all are above streams. Excessive moisture, ground tremors, or even construction activity can cause activation of these slides. There are a number of

slide areas around Plateau Creek which could dam the creek and cause flooding in Plateau Canyon. Buzzard Creek poses a risk to pipelines and utilities, and DeBeque Canyon (tunnel landslide) poses a risk to Interstate 70 and D&RGH Railroad. Vega Reservoir poses a risk to residents, roads, and utility lines. The Lamplite Park area poses a risk to residents and city utilities.





The Daily Sentinel
Friday, September 14, 2001
Elberta Avenue at I-70 Exit 42
Palisade, Colorado

Historical Hazards in Mesa County

History of Flooding

Mesa County has a long history of flooding from summer cloudburst storms and from snowmelt runoff. Cloudburst flood events or flash flooding, however, have gone virtually unrecorded due to the rural nature of floodplain areas affected. From records, limited newspaper coverage, and interviews with local residents and officials, it is known that nine major flood events have occurred on the Colorado River, four on the Gunnison River, and four on the Dolores River. Floods occurred in 1884, 1917, 1920, 1921, 1935, 1952, 1957, 1983, and 1984 on the Colorado River; in 1884, 1920, 1921, and 1957 on the Gunnison River; and in 1884, 1909, 1911, and 1958 on the Dolores River. Most floods in Mesa County result from snowmelt, sometimes augmented by rain fall.

In 1884, snowmelt flooding was widespread in Mesa County. All major streams were overflowing in May, June, and July, and flow on the Colorado River at Fruita reached an estimated 125,000 cubic feet per second (cfs) on July 4. The largest snowmelt flood runoff of record on the Colorado river occurred in June 1921. Heavy rain on June 14 and 15 augmented runoff to produce a peak flow of 81,100 cfs near Fruita. Flooding from general rain occurred on the Dolores River in September 1909 and October 1911. Snowmelt flooding on the Dolores River in April 1958 inundated 1,100 acres in the Gateway area and resulted in damage estimated at \$230,000.

Recorded cloudburst floods occurred on Indian Wash (Grand Junction area) in June 1958 and on West Creek (Gateway area) in July 1940. The West Creek cloudburst covered approximately 25 square miles of the drainage area and produced a peak flow estimated at 11,700 cfs.

The most recent serious floods on the Colorado River occurred in 1983 and 1984. Peak flows on the Colorado River at the State Line were approximately 61,000 and 70,000 cfs in 1983 and 1984, respectively.

Studies show that the 1984 flood on the Colorado and Gunnison Rivers had a frequency of approximately once in 300 years. With consideration given to upstream regulation, the most recent flood on those streams, in late May, 1984, had a frequency of approximately once in 50 years.

Colorado River floodflows in the Grand Junction area have inundated streets, lawns, and gardens; deposited sand, silt, and debris; and flooded basements and lower

floors in residential areas in the Riverside Park, Rosevale, and Connected Lakes sections southwest of Grand Junction.

The Riverside Park area has experienced repeated flood danger as the erosion and undermining of protective levees has necessitated extensive flood fighting and levee repair. Several streets in that area, as well as along Rosevale Road west of the river, have been flooded and traffic has been disrupted.

On farmland and ranges south and southwest of the city, crops have been lost and irrigation facilities have been seriously damaged. Between Grand Junction and the northern county boundary near DeBeque, Colorado River overflow has inundated ranches and farmland; isolated people and cattle, damaged or destroyed irrigation facilities; damaged orchards by uprooting trees, eroding soil, and depositing debris; inundated roads, and disrupted traffic. Potential flooding impacts include the Mesa Mall area as well.

Gunnison River floods have caused damage mainly in the reach just above its mouth, where ranches and farms have been inundated, building and cattle have been isolated, and people have been stranded for varying periods of time. The abutments of the bridge south of Grand Junction and a portion of the south bank upstream from the bridge have been seriously eroded.

Dolores River floods have isolated people and livestock, damaged or destroyed crops, and damaged crop and pastureland with deposits of silt and debris. Flood fighting has been required to prevent traffic disruption.

Flooding is known to have occurred on many of the lesser streams in the county, but data on contributing precipitation, peak flows, and damage are not available. Historical and descriptive data on floods and flooding in Mesa County were based on Floodplain Information and Flood Hazard Information reports prepared by the Core of Engineers in 1973 and 1976.

The principle cause of flooding on Plateau Creek and Buzzard Creek is a rapidly melting heavy snowpack during May, June, and July. Rainfall on melting snow may hasten the melting process and increase floodflows. A major flood occurred on Plateau Creek in 1922. Based on the record from a stream gage on Plateau Creek located approximately 6 miles east of Collbran, this flood had an estimated discharge of 3,080 cfs which corresponds to a frequency in excess of 100 years.

Major flooding along Roan Creek is caused by rapid melting of the mountain snowpack during late May to early July, as well as summer rainstorms. There is also the potential for flooding as a result of rainfall occurring on melting snow. The most recent damaging flood on Roan Creek occurred at the end of May 1983. It resulted

from the melting of an unusually deep snowpack. (Flood Insurance Study, Mesa County Colorado Unincorporated Areas, FEMA, Revised: July 15, 1992)

Cunningham Court Flooding July 2001



Flood slams home



No Thoroughfare 1978



FRUITA - 18 1/4 and K Rd August 12, 1997



Repeated August 9, 2001



**LOMA - 12 1/2 and M Rd
August 2003**



25 Road August 5, 1997



Kayaking North Avenue (Cloudburst)



Bosely Wash



History of Blizzards and Severe Winter Storms

This category includes those unusually heavy snowfall events and represents about one fifth of all significant snowfall events. According to the National Weather Service, Mesa County has had approximately 70 of these winter storms since 1996. There has been no reported damage to property or crops, and no directly related fatalities or injuries in Mesa County. Indirectly, there have been numerous accidents and injuries as a result of strong winter storms that have impacted Mesa County.

There have been 3 reported avalanches in Mesa County since 1999. In 1999 nine snowmobiles were traversing the north side of the Grand Mesa at the 10,600 foot level. One of the snowmobiles triggered a small hard slab avalanche which buried him under 5 feet of snow. Resuscitation efforts were unsuccessful. In 2002 another avalanche was triggered by snowmobiles near Flat Top Mountain in the northeast part of Mesa County, again this avalanche proved fatal. The third reported avalanche occurred in 2004 when it swept across Hwy. 65 at mile marker 36 on the Grand Mesa. One vehicle was buried; estimated property damage was \$5000.00.

History of Drought and Soil Erosion

Drought has been a significant issue in Mesa County as well as the entire state for the last 5 years. It is the one hazard that we really cannot control, yet it has devastating effects. Those effects can last for years. Geographically, drought can occur locally, regionally, or statewide.

The impacts from drought are non-structural and generally affect the economy and environment the most. A drought event can be short term or it can be a multi-year event much like the current drought Colorado is experiencing.

Soil erosion and blowing dust have been a problem in Mesa County over the past few years. More recently we had a thirty car pile up on Interstate 70 due to blowing dust adjacent to the interstate.

History of Tornadoes

Since 1988, there have five officially documented tornadoes in Mesa County, for a total of six tornadoes in Mesa County. There is no official data about any tornadoes prior to 1988. Property damage loss due has been limited to about \$1,000 dollars since all documented tornadoes have occurred in unincorporated and rural areas of the county.

History of Gradient Winds

This category of high winds is not associated with thunderstorms, but rather with the surface pressure gradient. These winds are most common in fall, winter and spring, though it has occurred as late as June in Mesa County. Damage to property/and or crops since 1996 is estimated to be \$139,000. There have been no fatalities or injuries.

History of Hail and Severe Summer Storms

Large hail by National Weather Service definition is measured at $\frac{3}{4}$ inch diameter or greater. Hail storms typically occur from May through September. There have been 24 significant hail storms since 1996. Damage to property and crops is estimated to be \$350,000. There have been no fatalities or injuries.

History of Wildland Fires

Historically, wildfires of limited extent have occurred each spring and summer during lightning season, spring burning of irrigation ditches and in the fall when crop residue is burnt. Drought conditions and winds significantly enhance the potential for wildfires.

On June 9, 2002, the Dierich Creek Fire broke out southwest of Glade Park, Mesa County, CO. A Fire Management Assistance Grant was requested on June 10. The request was approved on June 10, 2002. A total of 3,951 acres burned in the Miracle Complex fire, which included the Dierich Creek Fire.

Based on the development taking place in the county, areas that are at highest risk include the Plateau Valley, Gateway and Glade Park areas.

History of Hazardous Materials Events

The Grand Junction Fire Department (GJFD) is the Designated Emergency Response Authority (D.E.R.A.) for Mesa County. In 2000 the GJFD as the D.E.R.A. responded to 24 hazardous materials incidents and 17 hazardous device incidents. In 2001 the GJFD as the D.E.R.A. responded to 30 incidents involving the release of hazardous materials above the reportable quantity and 18 hazardous device incidents. In 2002 there were 24 hazardous materials incidents and in 2003 there were 28 incidents.

History of Earthquakes in Mesa County

Historically, Mesa County has had little seismic activity. There are 7 earthquakes on record for the time period 1971 to 2004. The largest earthquakes recorded, having an epicenter in Mesa County, were a Richter magnitude 4.4 NNE of Fruita in 1975 (this was attributed to an unknown fault) and a 4.5 near Glade Park in 1971, attributed to the Glade Park fault.

Since earthquakes have a broad range of damage beyond their epicenters, earthquakes having epicenters outside of Mesa County should also be examined. There have been 132 earthquakes within a 150 km radius of Grand Junction in the same time period listed above. The largest of these was a magnitude 4.6. The largest recorded within the same distance, but outside the time range was a magnitude 5.4 in 1960. This earthquake occurred south of Montrose and caused widespread minor damage.

Of particular note is an earthquake that occurred in February of 1994. The magnitude 5.9 earthquake struck an area near Afton, Wyoming, almost 500 km from Grand Junction. Despite the distance to the epicenter, it was widely felt across the Grand Valley, and for many hours a local radio station reported the epicenter was near Grand Junction. It is believed that the unconsolidated sediments underlying the Grand Valley contributed to an increase in ground motion, above that which would be expected for an earthquake of that size and at that distance.

There are 16 Quaternary aged faults identified by the USGS in Mesa County. There are innumerable older faults that have been identified and presumably older faults which remain hidden from view. It must be understood that surface expression of a fault does not represent the entire fault. The fault has depth, tilt, and length which cannot always be seen at the surface. These characteristics contribute to the type of ground motion that will be felt at the surface.

In Mesa County, all of the Quaternary aged faults are associated with the Uncompahgre Plateau. The Uncompahgre Plateau extends from Grand County, Utah northwest of Grand Junction to near the town of Ridgway, Colorado. The Uncompahgre has as much as 640 m of uplift. The faults associated with the uplift are in two groups, bordering both the southwest flank and northeast flank of the uplift.

The northeast flank of the Uncompahgre Plateau, near Grand Junction, contains the Redlands Fault complex. This fault shows as much as 240m of displacement and can be seen most vividly in the Colorado National Monument. Slip rates on the Redlands fault complex are presumed to be 0.2mm/year (USGS). An unidentified fault located SE of Grand Junction and along the NE flank of the uplift produced a magnitude 2.5 earthquake in 1990 and a 2.7 earthquake in 1995.

The southwest flank of the Uncompahgre Plateau near Gateway includes the Ryan Creek fault zone; the Granite Creek fault zone, and other unnamed faults. Risks associated with earthquakes include rock fall, landslides, liquefaction, and building failure.

Rock fall hazards and landslides are most typically associated with canyons. Of specific note for rock fall hazards would be I-70 in DeBeque Canyon, Colo. Highway 65 in Plateau Canyon, Colo. Highway 141 in Unawee Canyon, and the area encompassing the Colorado National Monument. Landslide areas would most likely be associated with the north and west slope of the Grand Mesa.

Liquefaction related hazards in the Grand Valley have never been studied. Liquefaction will most likely occur in an area bordered by the Grand Valley Canal on the north, the Colorado River on the south, 33 road on the east and 13 road on the west. This area contains unconsolidated sediments derived from the Bookcliffs area and the Colorado River. These sediments consist mainly of silts, clays, and sands, with an underlying cobble layer. Depths of the sediments range to 65-75 feet. The area is irrigated, bringing ground water tables to near the surface. It is unknown if these water logged sediments will remain stable during strong ground movement. Liquefaction could cause the failure of water, sewer, and gas lines. It may also cause problems with heavy structures that do not have a substantial foundation.

Ground movement as a result of an earthquake will also have an adverse affect on older buildings in downtown Grand Junction, Fruita, and Palisade, many of which have false fronts above the roof line. These older buildings have a brick masonry front which is not reinforced. The failure of these fronts will present serious hazards to pedestrians on the sidewalks below these fronts during an earthquake. (David G. Wolny, Adjunct Faculty, Mesa State College and Dr. Verner C. Johnson, Professor of Geology, Mesa State College)

History of Power Failure

Small and short duration power failures have occurred throughout Mesa County. Excel Energy experiences approximately 500 outages per year but these outages are considered extremely minor and affect 2 customers or less when they occur. Since January of 1999 Excel Energy has experienced 2526 outages.

History of Insects and Noxious Weeds

Weeds have a long history in Mesa County, beginning with settlement of the area by Europeans. In the past, weeds were often not identified until the infestations became large enough to affect agriculture production. Awareness if new introductions is much higher now, and new infestations are being rapidly identified

and treated. Although the exact dates of infestations cannot be definitively determined for all weeds, we do know the approximate introduction of some species.

Tamarisk has likely been in Mesa County for nearly 80 years. Russian knapweed has been here for at least 60 years. Diffuse and spotted knapweed are recent additions to the landscape, appearing in the last 10-15 years. Leafy spurge is a relative newcomer, entering the County in about 1983. Yellow starthistle was introduced in 1993, but was not identified by the County Pest Inspector until 1999, after it had spread to approximately 100 acres. Purple loosestrife has been on the Redlands since at least 1983, and possibly earlier. White top has probably been here for 30-40 years. Canada, musk, Scotch and bull thistles and houndstongue have been in Mesa County for at least 30-40 years. Dalmation toadflax is not widespread and has probably been in the area for about 10-20 years. Goatshead has been here for at least 25 years. Perennial pepperweed has probably been in the County for 5-10 years. A single plant of Dyer's woad was identified in Grand Junction in 2004. Camelthorn, medusahead rye, rush skeletonweed, black henbane and squarrose knapweed have not been found as of yet in Mesa County but are at our borders.

Insects

The forest insects; pinyon ips, mountain pine beetle, cedar bark beetle, spruce beetle, douglas fir bark beetle, and oak borers are all native insects. Their populations explode and they kill large tracts of forest that are under stress. The recent drought has triggered "outbreaks", which are killing many trees.

Spruce budworm is a native insect which occasionally reaches epidemic numbers. There are several sites in western Colorado, including Mesa County with increasing numbers of this defoliator of fir and spruce.

Two spotted Spider and Banks Grass mite are also native mites. Banks Grass Mite is a serious pest of field and sweet corn and small grains. Two Spotted Spider Mite attacks most broadleaf plants, both agricultural and ornamental. They thrive in hot dry conditions, and our climate makes Mesa County especially vulnerable. Farmers spend considerable money to control these pests, and controls are limited. Acquired resistance to insecticides is a very real concern.

Corn Earworm is a native insect and is the number one insect pest in sweet corn. Acquired resistance to insecticides has made it more difficult to control in recent years. Onion Thrips, another native insect that threatens local onion crops. Iris Yellow Spot virus is a new Onion Thrips transmitted disease of onions which appeared in western Colorado in 2003. Insecticide resistance has made Onion Thrips difficult to control.

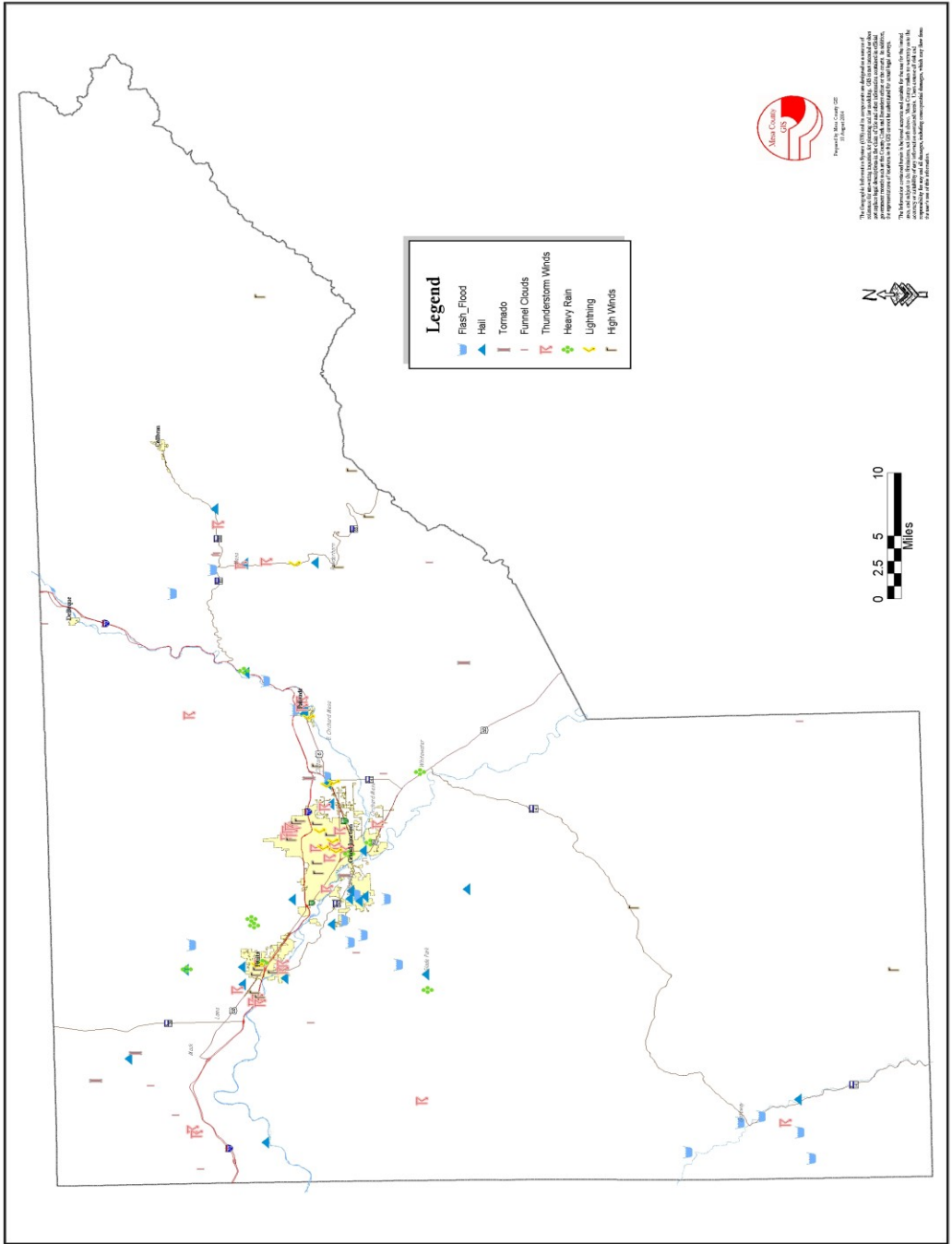
Many species of native grasshoppers are a threat to agriculture in outbreaks. There are current problems with grasshoppers in the Collbran and Unaweep Canyon areas.

There are arguments whether Apple Maggots are native or introduced in the late 1970's or early 1980's. It's a regulatory concern regarding the export of apples from infested areas to several states that is of major concern. Apple Maggots are rarely found in apples, but is not uncommon in native hawthornes.

The Japanese Beetle is established in Palisade. It was first discovered in 2002, but has probably been present since 1998. There is an eradication program in effect. Japanese Beetles are a real threat to broadleaf plants directly, and as a regulatory concern for shipments of nursery stock to several western states.

The Asian Lady Beetle is an exotic lady beetle first confirmed in Mesa County in 2003. It is a serious nuisance to homeowners in infested areas, and a threat to grape production when it contaminates grape clusters.

Historical Weather Events since 1996



Hazards in Mesa County

The goal of mitigation is to reduce the future impacts of a hazard, including property damage, disruption to local and regional economies, and the amount of public and private funds spent to assist with recovery. However, mitigation should be based on risk assessment.

A risk assessment is measuring the potential loss from a hazard event by assessing the vulnerability of buildings, infrastructure and people. It identifies the characteristics and potential consequences of hazards, how much of the community could be affected by a hazard, and the impact on community assets.

A risk assessment consists of three components hazard identification, vulnerability analysis, and risk analysis. Technically, these are three different items, but the terms are sometimes used interchangeably.

The following annexes describe hazards that may occur in Mesa County. The hazards are broken down into sections, which when appropriate, describe the hazard assessment by hazard identification, vulnerability assessment, risk assessment, mitigation goals and potential projects. Some of the annexes are for hazards that do not present a significant risk to Mesa County, and are only presented in this plan as a hazard assessment.

In development of this plan, it was important to carry out specific steps. These steps included; mapping the hazards, completed by Mesa County GIS Department, and identification of critical facilities, taken from the Homeland Security Assessment completed in 2002 and 2003.

After collection of critical infrastructure, Mesa County Emergency Management Department and plan participants identified existing mitigation strategies relative to flood, wildfire and drought hazards. Our next step was to identify gaps in existing mitigation strategies as well as potential future strategies. The Mesa County Emergency Management Department was then responsible for prioritizing and developing the Pre-Disaster Mitigation Plan and seeking formal adoption by all of the communities within Mesa County.

FLOOD ANNEX

A. Hazard Assessment

Floods have occurred repeatedly throughout Mesa County. Floods will continue to occur. As with most hazards, impacts and losses can be anticipated and reduced, but nothing will keep the event from occurring again. We have not mapped out our critical infrastructure that would be impacted by a flood event.

B. Vulnerability Assessment and Impacts

Through historical information identifying actual occurrences several communities within Mesa County are at risk of large rain events. These communities include Palisade, Collbran, Clifton, Gateway, Grand Junction, and other parts of unincorporated Mesa County. These storms could cause loss of life and property as well as river bank erosion problems.

C. Mitigation Measures

Goal 1: Reduce the potential for flooding and remove large commercial areas, including Grand Mesa Center, Valley Plaza Shopping Center, and restaurants along the south side of Mesa Mall, from the 100 year flood plain. This would include construction of detention basins in the upper reaches of the Ranchman's Ditch basin and improving conveyance systems through the lower portions of the basin.

Goal 2: Work with Mesa County GIS Department to identify and map critical facilities impacted by flooding events.

Goal 3: Protect individual properties from flooding.

Property protection focuses resources on activities involving individual property owners. The goal emphasizes measures that landowners can take to protect their homes, structures, or property from storm surges. Property protection activities primarily protect structures in flood hazard areas. Property owners usually undertake them on a building-by-building or parcel basis. These may include:

Insurance

Insurance is a mechanism for spreading the cost of losses both over time and over a relatively large number of similarly exposed risks. Until 1969, insurance against flood losses were generally unavailable. Under the National Flood Insurance Program initiated in 1968 and significantly expanded in 1973, the federal government made flood insurance available for existing property in flood hazard areas in return for enactment and enforcement of floodplain management regulations designed to reduce future flood losses. Mesa County joined the NFIP in 1978.

Potential Projects:

1. City of Grand Junction, "Big Pipe" project. This project includes construction of four detention basins. A two stage detention basin in the Ranchmen's Ditch drainage will be located along the east side of the airport. Within the Leach Creek drainage, one basin will be located on airport property west of the runway and the other on BLM lands northwest of the airport. The City of Grand Junction is designing a new conveyance system that will safely convey the remaining storm flows through the lower portions of the drainage basins and ultimately to the outfall at Leach Creek. This project would consist of improving the existing open ditch and piped portions of the Ranchmen's Ditch conveyance system. It will be re-graded and stabilized, with new large-capacity crossings put in along its length. Three 78" pipes will be installed immediately adjacent to the existing 54" pipe. All four pipes will ultimately discharge to Leach Creek either near the southwest corner of the Mall property, or south of I-70B, depending on combined peaks in Ranchman's Ditch and Leach Creek.
2. The City of Fruita has four natural drainages that travel through the City, all of which have flood potential. Big Salt Wash, Little Salt Wash, Adobe Creek and the Colorado River have all flooded private property in recent history and continue to have that potential. The City of Fruita's primary mitigation tool along these areas is land use regulations preventing particular uses. In addition to this, the City will be undertaking a number of project to clear non-native brush and debris from these areas in order to add capacity to these natural drainages, allowing flood waters to flow through them.
3. Update current Flood Insurance Rate Maps.
4. Information on how to obtain insurance from the NFIP should be provided to private property owners.

Flood Warning

Adequate and timely notification to residents of impending flood danger is extremely important. The National Weather Service (NWS) provides flood (including flash flood) forecasts and warnings utilized by the Grand Junction Regional Communications Center and the Mesa County Emergency Management Department.

Flood Response

Taking action to minimize damage during a flood event is perhaps the final flood damage prevention measure. An updated and comprehensive emergency response plan is one way to achieve this. An emergency response plan identifies responsibilities in the event of a flood and provides a template for various parties to organize relief

efforts, flood fighting, and additional damage prevention. Local police, fire, public works, public health and emergency management officials typically carry out flood response. Emergency activities prior, during and immediately after a flood may include removing people and property from areas about to be flooded; sandbagging around individual structures and constructing emergency dikes to direct water away from vulnerable areas; search and rescue; and any additional steps to protect the health and safety of residents.

Goal 4: Increase public awareness

The risk of flooding can be reduced indirectly through increased public awareness. If residents and property owners are knowledgeable about mitigation opportunities, floodplain functions, emergency service procedures, and potential hazards, there will be more support for risk reduction efforts. Public information activities advise people of the hazards, ways to protect themselves, and the natural and beneficial functions of local floodplains. Public information activities include:

1. Public Education campaigns to bring awareness to the hazards we face throughout the year.
2. Create a brochure containing information on Mesa County hazards and protective measures that can be taken by citizens.
3. Updated Flood Insurance Rate Maps (FIRMs)
4. National Flood Insurance Program information
5. National Floodplain Insurance Program workshops offered in Mesa County.

Risk Analysis

Mesa County is home to sophisticated Geographic Information System (GIS) technology that is making it increasingly easier to analyze the risk of flood events. This analysis is dependent on availability of data relating to building location, value and flood recurrence.

Potential Project:

1. Incorporate GIS into risk analysis.
2. Participate in special outreach/awareness activities, such as Colorado's Severe Weather Awareness Week which includes information on river floods and flash floods.

Blizzards and Severe Winter Storms

A. Hazard Assessment

Heavy snow can bring a community to a standstill by inhibiting transportation, knocking down utility lines, and causing structural collapse in buildings not designed to withstand the weight of the snow. Ice buildup can collapse utility lines and communication towers, as well as cause transportation difficulties.

Extreme cold can lead to hypothermia and frostbite, which are considered serious medical conditions. Cold causes fuel to congeal in storage tanks and supply lines, stopping electric generators. Without electricity, heaters do not work, causing water and sewer pipes to freeze and rupture. Extreme cold can interfere with transportation if the ambient temperature is below a vehicle's minimum operating temperature. If the ground's frost level changes, it can create problems for underground infrastructure.

B. Vulnerability Assessment

Mesa County is at a relatively low risk for blizzards and severe winter storms. However, in the event a storm would hit Mesa County, the impacts would be large. Roads could become blocked, hindering transportation of goods and services. Emergency response would be difficult and power may be lost. Because of the low risk, snow removal equipment has not been a priority, and therefore, the ability to clear transportation routes may be hindered.

C. Mitigation Measures

Goal 1: Mitigate the effects of extreme weather by instituting programs that provide early warning and preparation.

Potential Project: Participate in the National Weather Service's, "Storm Ready" program.

Storm Ready is a nationwide community preparedness program that uses a grassroots approach to help communities develop plans to handle all types of severe weather. The program encourages communities to take a proactive approach by providing emergency managers with clear-cut guidelines on how to improve their hazardous weather operations.

Goal 2: Educate people about extreme weather conditions and how they can prepare individually or as a family.

Potential Project:

1. Participate in special outreach/awareness activities, such as Winter Weather Awareness Week.
2. Expand public awareness about NOAA Weather Radio for monitoring weather conditions.

Drought

A. Hazard Assessment

As an isolated hazard, drought may not have a major effect on the life and health of the citizens of Mesa County, though it can be a catalyst to other hazards.

B. Vulnerability Assessment and Impacts

The economy in Mesa County is closely tied to Agri-business. Drought has a devastating impact on that economy and can create additional risks to wildfire and insect disasters.

C. Mitigation Measures

Goal 1: Improve water conservation practices.

Goal 2: Education of citizens on importance of water conservation.

Tornadoes

A. Tornadoes are considered a minimum hazard based on the fact that we have not experienced many tornadoes in the past. We do know that tornadoes can create winds in excess of 300 mph.

B. Vulnerability Assessment and Impacts

The risk of tornadoes is the same across the county. The area that is struck by a tornado is random and the potential impact of a tornado is random due to the amount of open space throughout the county. However, if a tornado were to touch down in any of the populated areas of Mesa County, there would be devastating effects. Buildings and infrastructure could be destroyed within seconds. Tornadoes can create significant debris removal problems and overwhelm building departments. Because of the random occurrence of tornado damage, loss, and determination of who and what is at risk is not possible.

C. Mitigation Measures

Goal 1: Improve early detection and warning systems in response to tornadoes.

Goal 2: Increase public awareness and education about NOAA Weather Radio for monitoring National Weather Service broadcasts and Emergency Alert System activations.

Hail and Straight-line winds from Severe Summer Thunderstorms

A. Hail is associated with thunderstorms, and thunderstorms are a common occurrence throughout Mesa County between early spring and late fall. Due to the frequency and widespread distribution, the risk of hail and severe summer storms is present throughout the county.

B. Vulnerability Assessment and Impacts

Hail in Mesa County primarily causes crop damage. However, hailstorms in populated areas can cause significant damage to roofs, automobiles, and windows. Strong Straight-line thunderstorm winds are the leading cause of wind damage to property in Mesa County.

C. Mitigation Measures

Goal 1: Expand public awareness about NOAA Weather Radio for continuous weather broadcasts and Emergency Alert System activations.

Goal 2: Increase public awareness and education on how to protect themselves and their property from impacts of severe thunderstorms.

Goal 3: Promote crop insurance information in partnership with insurance agencies.

Potential Project:

1. Participate in special outreach/awareness activities, such as Severe Weather Awareness Week in Colorado.

Earthquakes

A. Hazard Assessment

The risk of earthquakes in Mesa County is moderate. Although Mesa County has historically experienced few earthquakes, the potential for a large magnitude earthquake is possible.

B. Vulnerability Assessment and Impacts

In the event of a large magnitude earthquake, loss of life and property damage would be significant. Buildings and infrastructure would sustain heavy damage if the earthquake were to occur in the incorporated areas of the county.

C. Mitigation Measures

Goal 1: Increase public awareness about earthquakes.

Goal 2: Provide public campaign to educate citizens of the earthquakes and how they can prepare for and respond to earthquakes.

Goal 3: Update GIS maps to show major fault lines running through Mesa County.

Goal 4: Conduct a specific study on the liquefaction hazards found within the Grand Valley.

Wildfires

A. Hazard Assessment

Wildfires occur frequently in Mesa County and are considered a high hazard.

B. Vulnerability Assessment and Impacts

Wildfire frequency increases with drought, high temperatures and lightning. Dense vegetation growth also renders areas of the county vulnerable to intense fires. Impacts

to the county include economic loss to private property, agriculture and watersheds. Areas at risk of wildfire include, Collbran, Mesa, Molina, Gateway, Redlands, and Glade Park due to close proximity to the wildland urban interface.

C. Mitigation Measures

Goal 1: Continue with efforts of implementing the “Firewise” Program.

Goal 2: Seek opportunities to partner with Federal and State agencies on prescribed burning projects or other fuel reduction projects.

Goal 3: Continue to educate the citizens on the danger of wildfire throughout Mesa County.

Insects

A. Hazard Assessment

Insects primarily cause crop damage and are considered a moderate hazard in Mesa County. The current natural hazard caused by insects in Mesa County is the West Nile Virus. West Nile Virus is carried by certain types of mosquitoes. Most people will not become ill, but people over the age of 50 and small children seem to be especially vulnerable to severe forms of the disease.

B. Vulnerability Assessment and Impacts

There are numerous natural mosquito breeding areas in Mesa County. However, there are several strategies being utilized in combating West Nile Virus. These strategies include spraying areas where mosquitoes breed, inoculating horses, providing larvicide to areas where standing water exists and public education.

C. Mitigation Measures

Goal 1: Continue educating the public about the dangers of West Nile Virus and how they can protect themselves.

Goal 2: Continue Public Health surveillance activities to detect the presence and intensity of West Nile Virus in Mesa County.

Goal 3: Continue mosquito control measures to reduce the threat of West Nile Virus in areas where the virus is most likely to re-emerge.

Hazardous Materials Events

A. Hazard Assessment

Mesa County has over 130 fixed site facilities that store or produce hazardous chemicals for agricultural and industrial use. These facilities are located throughout the county. Additionally, various households, lawn care companies, aerial spraying services and those responsible for grounds care of golf courses, parks, and school districts may have chemicals stored on site. Daily, residents are vulnerable to the adverse affects of accidental exposure to these chemicals. Mesa County also has several designated truck routes and Union Pacific Railroad has lines for hazardous materials transported

through the county. Additionally, several high pressure gas lines run through Mesa County and are in close proximity to populated communities.

B. Vulnerability Assessment and Impacts

Mesa County is very vulnerable to hazardous materials spills along the roads, railroads or fixed facilities within the county. Hazardous materials are also transported in close proximity to the Gunnison and Colorado Rivers. A hazardous materials accident, would not only result in injury or death, it could also have devastating effects on the environment.

C. Mitigation Measures

Goal 1: Continue site inspections and pre-planning with facilities to determine what chemicals are on site and to review site emergency response plans.

Goal 2: Map the high pressure gas lines throughout Mesa County.

Terrorism

A. Hazard Assessment

We will not know whether a disease outbreak is intentional or natural until long after the fact. In the past few years, the U.S. addressed diseases previously unknown to this country, such as SARS, Monkeypox, and West Nile. Disease outbreaks that are intended may follow the same paths of exposure and infection as natural diseases. Terrorism in general can happen in a variety of ways, and we may not know what terrorists are targeting.

Vulnerability Assessment and Impacts

Public Health (including environmental, water sanitation, hospital and laboratory) practices in Hong Kong affect our health in rural Colorado. Travel, globalization and trade of animals, food and other substances can expose the world to a disease (such as SARS) in a matter of weeks. Disease does not stop at borders, only reside in metro areas, or remain detained by authorities. With mass production and distribution of food products (consider McDonalds for a moment) worldwide food-borne illness is a possibility. Intentional disruption of drinking water, bottled water, and ground water cannot be dismissed.

First responders to public health emergencies (emergency medical services, public health staff, hospital staff, laboratory staff, and coroners) may be affected prior to proper identification of disease and safety measures that are appropriate. Therefore, our public health infrastructure is at risk without proper personal protective equipment, training in zoonotic and other emerging diseases, and practice of appropriate safety measures. A way to mitigate this area of concern is for regularly scheduled meetings in our communities to address preparation, communication and education.

We tend to think of terrorism in terms of explosions. However, in a bio-terrorist event, the explosion cannot be seen unless the focus is under a microscope, focusing on epi curves, reporting and investigation of disease outbreaks, vigilant environmental practices and open communication among all sectors of public health.

C. Mitigation Measures

Goal 1: Continuing education on terrorism.

Goal 2: Continued planning with public health officials identifying their roles and responsibilities in a terrorism event.

Goal 3: Conduct exercises to test written plans.

Power Failure

A. Hazard Assessment

Almost all infra-structure relies to some extent on a dependable source of power. When these sources become incapacitated for an extended period of time, numerous and potentially life threatening situations can arise.

B. Vulnerability Assessment and Impacts

Although Mesa County has not experienced wide spread long term power failures, the potential still exists whether it is caused by natural hazards or technical failure. The majority, but not all critical buildings or sites, possess back up power generation

capabilities. The greatest impact would be to individuals, both rural and urban, with special needs such as those who rely on home medical equipment.

C. Mitigation Measures

Goal 1: Identify populations at risk for loss of power.

Goal 2: Identify critical facilities that don't currently have back up capabilities.

Goal 3: Identify private companies who can provide back up power generation.

Dam Failure

A. Hazard Assessment

Mesa County could suffer effects from high hazard and moderate hazard dams. If failure of these dams were to occur, loss of life and property would be inevitable. Mesa County has 15 Class I dams and 35 Class II dams located throughout Mesa County. These dams are required to have emergency operations plans in place.

B. Vulnerability Assessment and Impacts

At this time, we do not have GIS maps that show the inundation area if there was a failure at any of these dams.

C. Mitigation Measures

Goal 1: Identify and map with Mesa County GIS Department the inundation area of the class I and II dams in Mesa County.

Goal 2: Early notifications to citizens in the inundation areas of the dam failure.

Noxious Weeds

A. Hazard Assessment

Because certain undesirable plants, primarily aggressive non-native invaders, constitute a threat to the “continuous economic and environmental value of the lands of the state”, these species must be managed on private and public lands, using integrated management techniques which is least damaging to the environment and which are practical and economically reasonable. (Mesa County Noxious Weed Management Plan)

B. Vulnerability Assessment and Impacts

Noxious weeds have become a threat to the natural resources of Colorado, as thousands of acres of crop rangeland, and habitat for wildlife and native plant communities are

being destroyed by noxious weeds each year. The first and foremost important step in developing a plan of attack on noxious weeds is species identification. The following weeds are listed on the Mesa County noxious weed list: Bull Thistle, Canada Thistle, Dalmation Toadflax, Diffuse Knapweed, Dyer's Woad, Hoary Cress/Whitetop, Houndstongue, Leafy Spurge, Musk Thistle, Oxeye Daisy, Plumeless Thistle, Purple Loosestrife, Russian Knapweed, Scotch Thistle Spotted Knapweed, Tamarisk/Salt Cedar, Yellow Starthistle, and Yellow Toadflax.

C. Mitigation Measures

Goal 1: Identify and contain, reduce or eradicate current weed infestations, and reduce or eliminate weed seed production in certain species.

Goal 2: Develop and implement Integrated Weed Management Plans for noxious weeds on county owned property, easements, and rights of way.

Goal 3: Protect agricultural production, native plant ecosystems, watersheds, and recreational lands from degradation by noxious weed by enforcing the Noxious Weed Act and working through cooperative agreements with city, state and federal agencies and adjacent counties and states.

Goal 4: Educate Mesa County citizens on the impact of noxious weeds on the economy and the environment, and provide information on Best Management Practices for noxious weeds.

Public Participation on Plan

The Planning Committee consists of the Mesa County Emergency Management Department, Mesa County GIS, and the City of Grand Junction. Additional agencies and representatives provided valuable information, reviewed draft documents, and provided assistance in the approval process of the plan.

- Grand Junction Public Works Department, Fruita Public Works Department, Mesa County Public Works Department
- Grand Valley Municipal Separate Storm Sewer System (MS4) Permitted Entities.
- Mesa County Interagency Fire Advisory Board: BLM, USFS, CSFS, MCSO, NPS
- Mesa County Incident Management Group: Grand Junction Fire Department, Grand Junction Police Department, Colorado State Patrol, Mesa County Sheriff's Office, American Red Cross, Clifton Fire Department, Palisade Fire Department, Lower Valley Fire Department, Grand Junction Regional Communications Center, Mesa County Health Department, and St. Mary's EMS Outreach.

- Mesa County Local Emergency Planning Committee, National Weather Service Grand Junction Office, Excel Energy, Grand Valley Power.
- The following communities: DeBeque, Collbran, Palisade, Grand Junction, Fruita, and Mesa County.
- Excel Energy
- Grand Valley Power
- National Weather Service, Grand Junction Office

Subsequent evaluations and updating of the plan within the five year cycle will involve public display ads in the local paper and copies of the plan made available on the county web page. Paper copies will also be made available upon request.

Public Meetings Calendar:

1. Meeting with City of Grand Junction to discuss development of plan. March 18, 2004
2. Meeting with the Grand Valley Municipal Separate Storm Sewer System (MS4) Permitted Entities to discuss plan development. March 26, 2004
3. Meeting with Mesa State College and National Monument to discuss mitigation projects. April 22, 2004
4. Meeting with the Town of Fruita to review draft document, August 12, 2004.
5. Meeting with National Weather Service to review draft document, August 13, 2004.
6. Posted draft document on Mesa County Emergency Management Web Page, August 18, 2004.
7. Meeting with Town of DeBeque to review draft plan, August 25, 2004.
8. Meeting with the Mesa County Incident Management Group, Sept. 1, 2004 to review draft document.
9. Planning Committee Meeting
10. Open House for public comment held at the Mesa County Courthouse, September 13, 2004 from 6:00 p.m. to 9:00 p.m.

11. DeBeque Town Council Meeting: Formal Adoption of Pre-Disaster Mitigation Plan, September 20, 2004 at 7:00 p.m.
12. Fruita City Council Meeting: Formal Adoption of Pre-Disaster Mitigation Plan, September 21, 2004 at 7:00 p.m.
13. Palisade Town Council Meeting: Formal Adoption of Pre-Disaster Mitigation Plan, September 28, 2004 at 7:30 p.m.
14. Collbran Town Council Meeting: Formal Adoption of Pre-Disaster Mitigation Plan, October 5, 2004 at 7:00 p.m.
15. Grand Junction City Council Meeting: Formal Adoption of Pre-Disaster Mitigation Plan, October 6, 2004 at 7:30 p.m.
16. Mesa County Board of County Commissioners public hearing: Formal Adoption of Pre-Disaster Mitigation Plan, October 11, 2004 at 9:00 a.m.

Implementation

Mesa County Emergency Management Department will implement this plan by the methods outlined in this section. In addition to a positive cost/benefit ratio, projects will be prioritized and selected for implementation based on community goals, planning objectives, funding availability, environmental concerns and public support. The Board of County Commissioners is responsible for authorizing the implementation of this plan and projects as resources allow. The Mesa County Emergency Management Department is responsible for plan implementation leadership and funding requests and applications. Projects selected for funding will follow a public process with the Emergency Manager making recommendations to the Mesa County Board of County Commissioners.

This mitigation plan will be updated by the Office of Emergency Management when a disaster occurs that significantly affects Mesa County, whether or not it receives a Presidential Declaration, assuming funding is available to update the plan. The update will be completed as soon as possible, but not later than 12 months following the date the disaster occurred.

The Emergency Manager with the Planning Committee will be responsible for updating this plan. Securing grant monies and developing a project plan will occur the two years before the end of the five year requirement. Public participation and writing of the update will happen one year before the end of the five year cycle.

References

Mesa County Noxious Weed Management Plan
Federal Emergency Management Flood Insurance Study report for Mesa County
Mesa County Fire Plan 2004 (Colorado State Forest Service)
Colorado National Monument Flood Report (Mesa State College)
Earthquake Information Report (David G. Wolny Adjunct Faculty, Mesa State College and Dr. Verner C. Johnson, Professor of Geology, Mesa State College)
Mesa County Strategic Plan
City of Grand Junction, "Big Pipe Project"
Colorado Office of Emergency Management Risk Assessment Survey
Colorado Drought Mitigation Plan
Colorado Climate Center @ CSU, Drought Impact and Mitigation Report
National Weather Service, Grand Junction Office
EXCEL Energy web page
EXCEL Energy Grand Junction Office
Grand Valley Power Company
American Gas Association
Grand Junction Daily Sentinel Newspaper

Adoption Resolutions

Attach 19

**Change Order No. 2 for 25 ½ Road Reconstruction Phase II
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|---|----------------------|---|--------------|----------------|---|---------------------------------|
| Subject | Change Order No. 2 for 25 ½ Road Reconstruction Phase II Streets (Independent Avenue to Patterson Road) | | | | | | |
| Meeting Date | October 6, 2004 | | | | | | |
| Date Prepared | September 30, 2004 | | | File # - N/A | | | |
| Author | Mike Curtis, Project Engineer | | | | | | |
| Presenter Name | Mark Relph, Public Works & Utilities Director | | | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| Workshop | X | Formal Agenda | | | Consent | X | Individual Consideration |

Summary: Approval of Change Order No. 2 for the **25 ½ Road Reconstruction Phase II Streets** to M. A. Concrete Construction in the amount of \$295,678.33. Change Order No. 2 will complete construction of the Pomona Parking Lot that was approved by Change Order No. 1. Change Order No. 2 includes irrigation, landscaping, lighting, and additional subgrade stabilization required to construct the lot. Change Order No. 2 will also reconstruct West Pinyon Avenue from Westgate Drive to 25 Road. A temporary extension was constructed during the 25 ½ Road Reconstruction project. To make the extension permanent, storm drain will be installed; curb, gutter, and sidewalk constructed, and base course and asphalt placed.

Budget: This project is funded under Funds 2011 for Program Year 2004.

The estimated project costs are:

| | |
|---|-----------------------|
| Phase I Utilities Construction (excluding water and sanitary sewer) | \$683,318.74 |
| Phase II Street Construction Contract | \$1,053,885.11 |
| Change Order No. 1 (Pomona Parking Lot) | \$179,997.00 |
| Change Order No. 2 (Pomona Parking Lot & West Pinyon Avenue Reconstruction) | \$295,678.33 |
| ROW Costs | \$36,632.69 |
| Street Lighting | \$45,334.86 |
| Electric Service Conversions | \$4,310.00 |
| Traffic Signals and Controls | \$10,562.40 |
| Retaining Wall Repair | \$5,000.00 |
| Design, Construction Inspection & Administration | \$116,102.83 |
| Total Project Costs | \$2,430,821.96 |

Funding:

| | |
|------------------|----------------|
| City Budget 2011 | \$1,773,048.00 |
| Total Funding | \$1,783,048.00 |
| Balance in 2004 | -\$657,773.96 |

These project changes are being addressed in the 2004/2005 revised budget process.

Action Requested/Recommendation: Authorize the City Manager to sign Change Order No. 2 for the **25 ½ Road Reconstruction Phase II Streets** with M. A. Concrete Construction in the amount of \$295,678.33.

Attachments: none

Background Information:

| | |
|--|-----------------|
| Phase I Utility Construction Completed | May 28, 2004 |
| Phase II Street Reconstruction Start | June 7, 2004 |
| Pomona Parking Lot Substantially Completed | August 23, 2004 |
| Phase II Street Reconstruction Completed (excluding West Pinyon) | October 1, 2004 |
| West Pinyon Avenue Reconstruction Start | January 3, 2005 |
| West Pinyon Avenue Reconstruction Completed | April 22, 2005 |

| Item Description for Change Order No. 2 | Bid Amount |
|--|---------------------|
| Pomona Parking Lot | |
| Irrigation & Landscaping | \$50,596.00 |
| Lighting | \$18,842.00 |
| Subgrade Stabilization | \$10,852.40 |
| Lawn Seeding | \$8,250.00 |
| Additional asphalt tonnage for drainage | \$1,326.00 |
| Parking Lot Total | \$89,506.40 |
| West Pinyon Avenue Reconstruction | |
| New storm drain | \$62,110.25 |
| Excavation, base course, and asphalt | \$109,631.90 |
| Curb, gutter, and sidewalk | \$34,429.78 |
| West Pinyon Total | \$206,171.93 |
| Total Change Order No. 2 | \$295,678.33 |

Attach 20

**Public Hearing – Alley Improvement District No. ST-04 and ST-04 Phase B
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|---|-----|-----------------------------------|-----|----------------|-----------------------------------|
| Subject | Public Hearing and Second Reading of a Proposed Assessing Ordinance for Alley Improvement Districts No. ST-04 and ST-04 Phase B | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | | File # | |
| Author | Michael Grizenko | | Real Estate Technician | | | |
| Presenter Name | Mark Relph | | Public Works & Utilities Director | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | X | Yes | | No | Name | |
| | Workshop | X | Formal Agenda | | Consent | X Individual Consideration |

Summary: Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 13th to 15th, between Kennedy Avenue and Elm Avenue
- East/West Alley from 14th to 15th, between Elm Avenue and Texas Avenue
- East/West Alley from 2nd to 3rd, between Chipeta Avenue and Ouray Avenue
- East/West Alley from 2nd to 3rd, between Teller Avenue and Belford Avenue
- “T” shaped Alley from 7th to Cannell, between Kennedy Avenue and Elm Avenue
- East/West Alley from 8th to Cannell, between Mesa Avenue and Hall Avenue (Alley Improvement District ST-04, Phase B)**

** Phase B was created with the Council directive that a reduced assessment be negotiated with the Seventh Day Adventist Church School. A signed settlement agreement will be included with the packet for the October 6th, 2004 assessment hearing.

Budget:

| | |
|--------------------------------------|---------------|
| 2004 Alley Budget | \$ 384,560 |
| Reallocations of 2004 Alley Budget | (\$134,560) |
| Total Available | \$250,000 |
| Actual Cost to construct 2004 Alleys | \$259,660.01 |
| Estimated Balance | (\$ 9,660.01) |

Action Requested/Recommendation: Hold Public Hearing and consider final passage of and final publication Ordinance for Alley Improvement Districts ST-04 and ST-04 Phase B.

Attachments: 1) Agreement to Assessment Reduction letter from Luis Camas 2) Summary Sheets, 3) Maps, 4) Ordinance

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

A summary of the process that follows submittal of the petition is provided below. Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

1. √ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
2. √ Council conducts a public hearing and passes a Resolution creating the Improvement District.
3. √ Council awards the construction contract.
4. √ Construction.
5. √ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
6. √ Council passes a Resolution approving and accepting the improvements and gives notice of a public hearing concerning a proposed Assessing Ordinance.
7. √ Council conducts the first reading of the proposed Assessing Ordinance.
8. ► Council conducts a public hearing and second reading of the proposed Assessing Ordinance.
9. The adopted Ordinance is published for three consecutive days.
10. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by November 8th, 2004. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining balance.

September 24, 2004

Luis Camas, Principal
c/o Intermountain Adventist Academy
1704 North 8th Street
Grand Junction, Colorado 81501

Re: Agreement to Assessment Reduction

Mr. Camas,

This letter is a formal acknowledgment of the agreement reached between the City of Grand Junction ("City") and Intermountain Adventist Academy ("IAA") regarding the assessment for the IAA property included in the City Alley Improvement District ST-04, Phase B. Tim Woodmansee and Mike Grizenko on behalf of the City and Dave Klemm and Kent Kast on behalf of IAA agreed that IAA will be assessed the multi-family rate of \$15.00 per front foot for IAA's assessment for ST-04, Phase B. By my signature below I do hereby adopt and ratify that agreement. If you are in agreement as well, please sign below.

The assessment in the assessing ordinance for the IAA property is stated as \$17,365.95 (calculated by multiplying the IAA 551.3 foot alley frontage by the non-residential rate of \$31.50 a foot). The multi-family rate of \$15.00 per foot for 551.3 feet yields an assessment to \$8,269.50. Because this agreement comes so late in the process and it would be very difficult, if not impossible to change the assessment at this time to reflect the multi-family rate, the City and IAA have agreed that the ordinance shall proceed as written with the understanding that the City will pay the difference of \$9,096.45 (\$17,365.95 - \$8269.50).


It is further agreed that IAA will pay \$8,269.50 in full by November 8, 2004, the final date to pay in full the assessments levied against ST-04 Phase B.

Upon full performance of this agreement all matters regarding this assessment will be resolved.

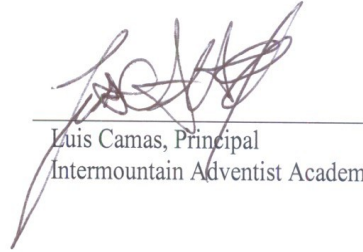
The terms, understandings and agreements contained herein are not mere recitals but are contractual in nature and may be enforced with legal and/or equitable remedies. This agreement together with the petition, assessing documents and other understandings not inconsistent herewith represents the full understanding of the City and IAA.

The assessing ordinance is subject to approval by the City Council. Unless and until that approval is obtained the terms of this agreement are not operative.

Respectfully,



Kelly Arnold
City of Grand Junction City Manager



Luis Camas, Principal
Intermountain Adventist Academy

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 2004

13th STREET TO 15th STREET KENNEDY AVENUE TO ELM AVENUE

| OWNER | FOOTAGE | COST/FOOT | ASSESSMENT |
|----------------------------------|----------|-----------|-------------|
| • Michael & Christine Bonds | 140.00 | \$15.00 | \$2,100.00 |
| • Richard Polzin | 60.00 | \$ 8.00 | \$ 480.00 |
| • Ann Marie Lamphere | 50.00 | \$ 8.00 | \$ 400.00 |
| Katherine D Palmer | 60.00 | \$ 8.00 | \$ 480.00 |
| John Peeso | 60.00 | \$ 8.00 | \$ 480.00 |
| • Barbara Scott | 50.00 | \$ 8.00 | \$ 400.00 |
| • Steve Frame | 50.00 | \$ 8.00 | \$ 400.00 |
| • Julianne Hemming | 50.00 | \$ 8.00 | \$ 400.00 |
| Dianna Beltz | 75.00 | \$15.00 | \$1,125.00 |
| • Douglas Walsh | 55.00 | \$ 8.00 | \$ 440.00 |
| R. S. & Terrie Requa | 60.00 | \$ 8.00 | \$ 480.00 |
| Clay Reichardt | 60.00 | \$ 8.00 | \$ 480.00 |
| Mary Jo Stanislawski | 120.00 | \$15.00 | \$1,800.00 |
| • Max Martinez & Jennifer Sparks | 50.00 | \$ 8.00 | \$ 400.00 |
| • Mary Ann McCrea | 50.00 | \$ 8.00 | \$ 400.00 |
| • Stancyn Enterprises LLLP | 50.00 | \$ 8.00 | \$ 400.00 |
| TOTAL | | | \$10,665.00 |
| ASSESSABLE FOOTAGE | 1,040.00 | | |

Estimated Cost to Construct \$ 87,875.00

Absolute Cost to Owners \$ 10,665.00

Estimated Cost to City \$ 77,210.00

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

- Indicates property owners signing petition = 10/16 or 63% of owners & 58% of assessable footage.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 2004

14TH STREET TO 15TH STREET ELM AVENUE TO TEXAS AVENUE

| OWNER | FOOTAGE | COST/FOOT | ASSESSMENT |
|------------------------------------|---------|-----------|------------------|
| • Tom & Sara Burchell, et.al. | 45.00 | \$ 8.00 | \$ 360.00 |
| • Jean Duval Kane | 75.00 | \$ 8.00 | \$ 600.00 |
| • Nicklas Beightel | 50.00 | \$ 8.00 | \$ 400.00 |
| Craig & Anne Bowman | 50.00 | \$ 8.00 | \$ 400.00 |
| Sunbelt Environmental Corp | 95.75 | \$ 8.00 | \$ 766.00 |
| • Connie Badini | 90.00 | \$15.00 | \$1,350.00 |
| • Barbara & Larry Creasman | 70.00 | \$ 8.00 | \$ 560.00 |
| • Kendra Kleeman | 50.00 | \$ 8.00 | \$ 400.00 |
| Katherine Zeck & Elizabeth Zollner | 50.00 | \$ 8.00 | \$ 400.00 |
| George Ziegler | 55.75 | \$ 8.00 | <u>\$ 446.00</u> |
| TOTAL | | | \$5,682.00 |
| ASSESSABLE FOOTAGE | 631.50 | | |

Estimated Cost to Construct \$ 35,625.00

Absolute Cost to Owners \$ 5,682.00

Estimated Cost to City \$ 29,943.00

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

- Indicates property owners signing petition = 6/10 or 60% of owners & 60% of assessable footage.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 2004

2nd STREET TO 3rd STREET CHIPETA AVENUE TO OURAY AVENUE

| OWNER | FOOTAGE | COST/FOOT | ASSESSMENT |
|------------------------------------|--------------|-----------|-----------------|
| • Carolyn Queal | 50.00 | \$ 8.00 | \$ 400.00 |
| Jason A. Keesler | 50.00 | \$ 8.00 | \$ 400.00 |
| Martin & Ulrike Magdalenski | 50.00 | \$ 8.00 | \$ 400.00 |
| • Chuck Buderus | 50.00 | \$ 8.00 | \$ 400.00 |
| • James & Allison Blevins | 50.00 | \$ 8.00 | \$ 400.00 |
| • David Hall | 25.00 | \$ 8.00 | \$ 200.00 |
| • David Hall | 25.00 | \$ 8.00 | \$ 200.00 |
| Thomas Watson | 50.00 | \$15.00 | \$ 750.00 |
| • Jason Whitesides & Natalie Clark | 50.00 | \$ 8.00 | \$ 400.00 |
| • Lee Ann Blaney | 50.00 | \$ 8.00 | \$ 400.00 |
| Gordon & Gayle Zimmerman | 50.00 | \$ 8.00 | \$ 400.00 |
| • Lee Ann Blaney | 50.00 | \$ 8.00 | \$ 400.00 |
| David J. & Mandy Vindiola | 50.00 | \$ 8.00 | \$ 400.00 |
| Carman Herrick | 50.00 | \$ 8.00 | \$ 400.00 |
| • Richard Owens | 25.00 | \$ 8.00 | \$ 200.00 |
| • Richard Owens | 25.00 | \$ 8.00 | \$ 200.00 |
| Shay Reeves & Barbara Hunt | 50.00 | \$15.00 | \$ 750.00 |
| Brian & Tammy Mattfield | 40.00 | \$ 8.00 | \$ 320.00 |
| Brian & Tammy Mattfield | <u>10.00</u> | \$ 8.00 | <u>\$ 80.00</u> |
| TOTAL | | | \$7,100.00 |
| ASSESSABLE FOOTAGE | 800.00 | | |

| | |
|-----------------------------|--------------------|
| Estimated Cost to Construct | \$ 42,750.00 |
| Absolute Cost to Owners | <u>\$ 7,100.00</u> |
| Estimated Cost to City | \$ 35,650.00 |

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

- Indicates property owners signing petition = 10/19 or 53% of owners & 50% of assessable footage.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 2004 7TH STREET TO CANNELL AVENUE KENNEDY AVENUE TO ELM AVENUE

| OWNER | FOOTAGE | COST/FT | ASSESSMENT |
|-----------------------------------|--------------|---------|------------------|
| • MARK & KAREN PETERSON | 52.00 | \$ 8.00 | \$ 416.00 |
| MARK & KATE HUSTER | 50.00 | \$ 8.00 | \$ 400.00 |
| • NATHAN & STACY KEEVER | 52.00 | \$ 8.00 | \$ 416.00 |
| PETER ELLINWOOD | 58.00 | \$ 8.00 | \$ 464.00 |
| • CARL STRIPPEL | 65.00 | \$ 8.00 | \$ 520.00 |
| • CALVIN & BRENDA BROWN | 75.00 | \$ 8.00 | \$ 600.00 |
| LENORE BRYANT | 50.00 | \$ 8.00 | \$ 400.00 |
| DOUGLAS & JENNIFER CLARY | 50.00 | \$ 8.00 | \$ 400.00 |
| JEROME GARDNER, ETAL. | 50.00 | \$ 8.00 | \$ 400.00 |
| • JOSEPH & KIM MALECKI | 75.00 | \$ 8.00 | \$ 600.00 |
| • JAMES L & KATRINA GALLIGHER | 75.00 | \$ 8.00 | \$ 600.00 |
| • CONNIE J BISH | 75.00 | \$ 8.00 | \$ 600.00 |
| PATRICIA HARRIS | 75.00 | \$ 8.00 | \$ 600.00 |
| MICHAEL & BARBARA HOLLINGSWORTH | 121.00 | \$ 8.00 | \$968.00 |
| • EDWARD & SOPHIE DONATELLI TRUST | 83.00 | \$15.00 | \$1,245.00 |
| • CINDY KIERSTAD | 25.00 | \$ 8.00 | \$ 200.00 |
| • DENNIS & KAYLEEN O'DWYER | 50.00 | \$ 8.00 | \$ 400.00 |
| ROBERT SAMMONS | 50.00 | \$31.50 | \$1,575.00 |
| PAUL & J.M. QUAM | 70.00 | \$15.00 | \$1,050.00 |
| PAUL & JOHANNA QUAM | 75.00 | \$ 8.00 | \$ 600.00 |
| • BILL & LINDA CLEVINGER | 75.00 | \$ 8.00 | \$ 600.00 |
| EINAR & JUSTINA NELSON | 75.00 | \$ 8.00 | \$ 600.00 |
| • JOE & KAREN MALBERG | 75.00 | \$ 8.00 | \$ 600.00 |
| • JOHN, JANET, & ALTA NOLAND | 72.00 | \$ 8.00 | \$ 576.00 |
| PATRICK & REBECCA MORRICK | 72.00 | \$ 8.00 | \$ 576.00 |
| • GREGORY, ANITA & CHARLES REICKS | 72.00 | \$ 8.00 | \$ 576.00 |
| MARIE & CARL SANTY | 72.00 | \$ 8.00 | \$ 576.00 |
| SUSIE CUNNINGHAM | 72.00 | \$ 8.00 | \$ 576.00 |
| • GILES & LORRAINE POULSON | 72.00 | \$ 8.00 | \$ 576.00 |
| • MARK & KAREN PETERSON | <u>69.61</u> | \$ 8.00 | <u>\$ 556.88</u> |
| TOTALS | 2,002.61 | | \$18,266.88 |

| | |
|-----------------------------|---------------------|
| Estimated Cost to Construct | \$ 110,200.00 |
| Absolute Cost to Owner | <u>\$ 18,266.88</u> |
| Estimated Cost to City | \$ 91,933.12 |

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

- Indicates property owners signing petition = 16/30 or 53% of owners & 53% of assessable footage.

SUMMARY SHEET

ALLEY IMPROVEMENT DISTRICT 2004 PHASE B 8th STREET TO CANNELL MESA AVENUE TO HALL AVENUE

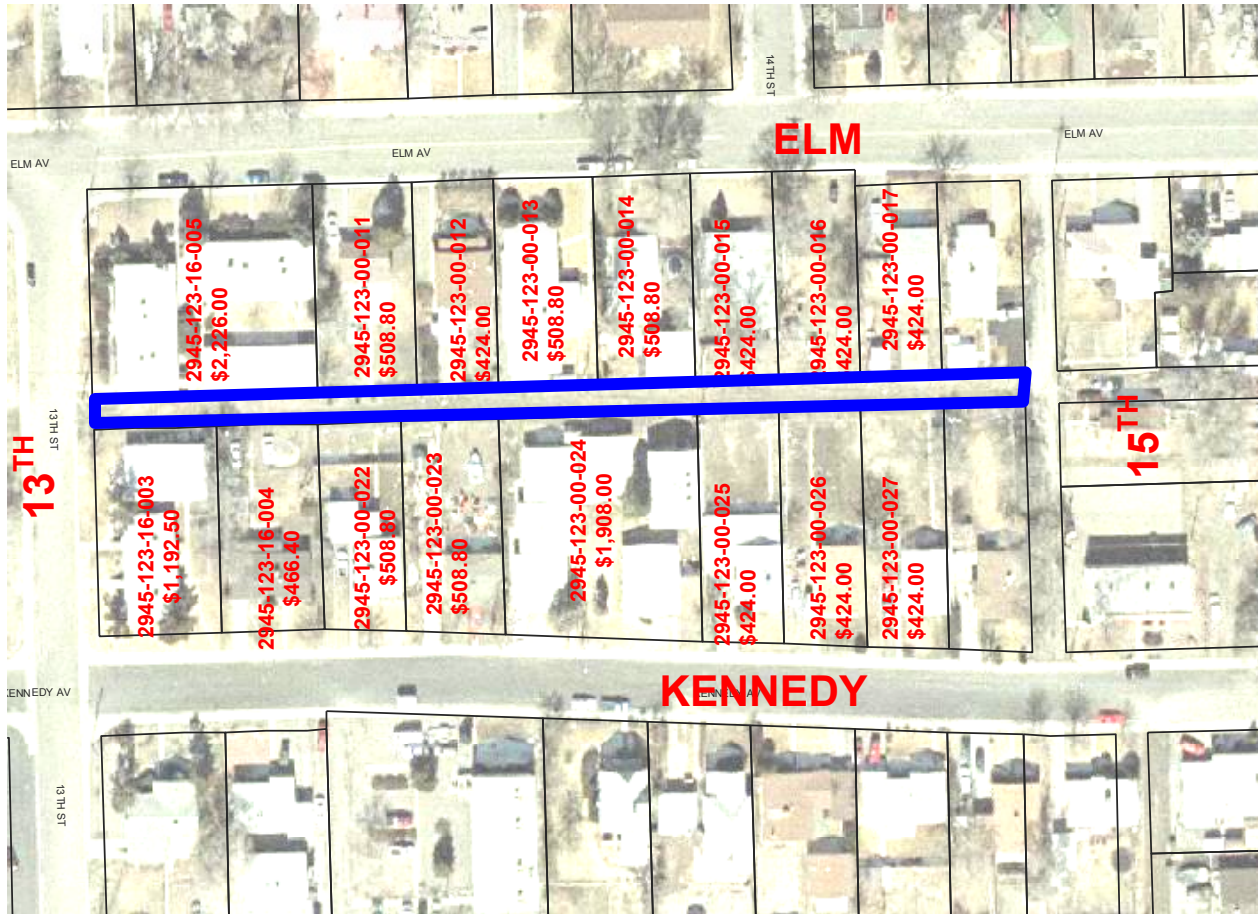
| OWNER | FOOTAGE | COST/FOOT | ASSESSMENT |
|----------------------------------|---------------|-----------|--------------------|
| • Marvin Svaldi | 74.54 | \$15.00 | \$1,118.10 |
| • Duane & Janet Polk | 52.63 | \$ 8.00 | \$ 421.04 |
| • Dennis Cannon | 50.00 | \$ 8.00 | \$ 400.00 |
| • Daniela Shultz | 50.00 | \$ 8.00 | \$ 400.00 |
| • Terry & Julie Brown | 53.00 | \$ 8.00 | \$ 424.00 |
| • Cynthia Rose & Timothy Jackson | 61.00 | \$ 8.00 | \$ 488.00 |
| Larry Lampshire | 61.00 | \$ 8.00 | \$ 488.00 |
| • Mark & Gi Moon | 61.00 | \$ 8.00 | \$ 488.00 |
| Randy Gallegos & Natalie Clark | 122.00 | \$ 8.00 | \$ 976.00 |
| Susan Lazo | 61.00 | \$ 8.00 | \$ 488.00 |
| Robert Jordan | 63.54 | \$ 8.00 | \$ 508.32 |
| • Marvin Svaldi | 88.37 | \$15.00 | \$1,325.55 |
| Seventh Day Adventist Assoc. | <u>551.30</u> | \$31.50 | <u>\$17,365.95</u> |
| TOTAL | | | \$24,890.96 |
| ASSESSABLE FOOTAGE | 1,349.92 | | |

| | |
|-----------------------------|---------------------|
| Estimated Cost to Construct | \$ 68,875.00 |
| Absolute Cost to Owners | <u>\$ 24,890.96</u> |
| Estimated Cost to City | \$ 43,984.04 |

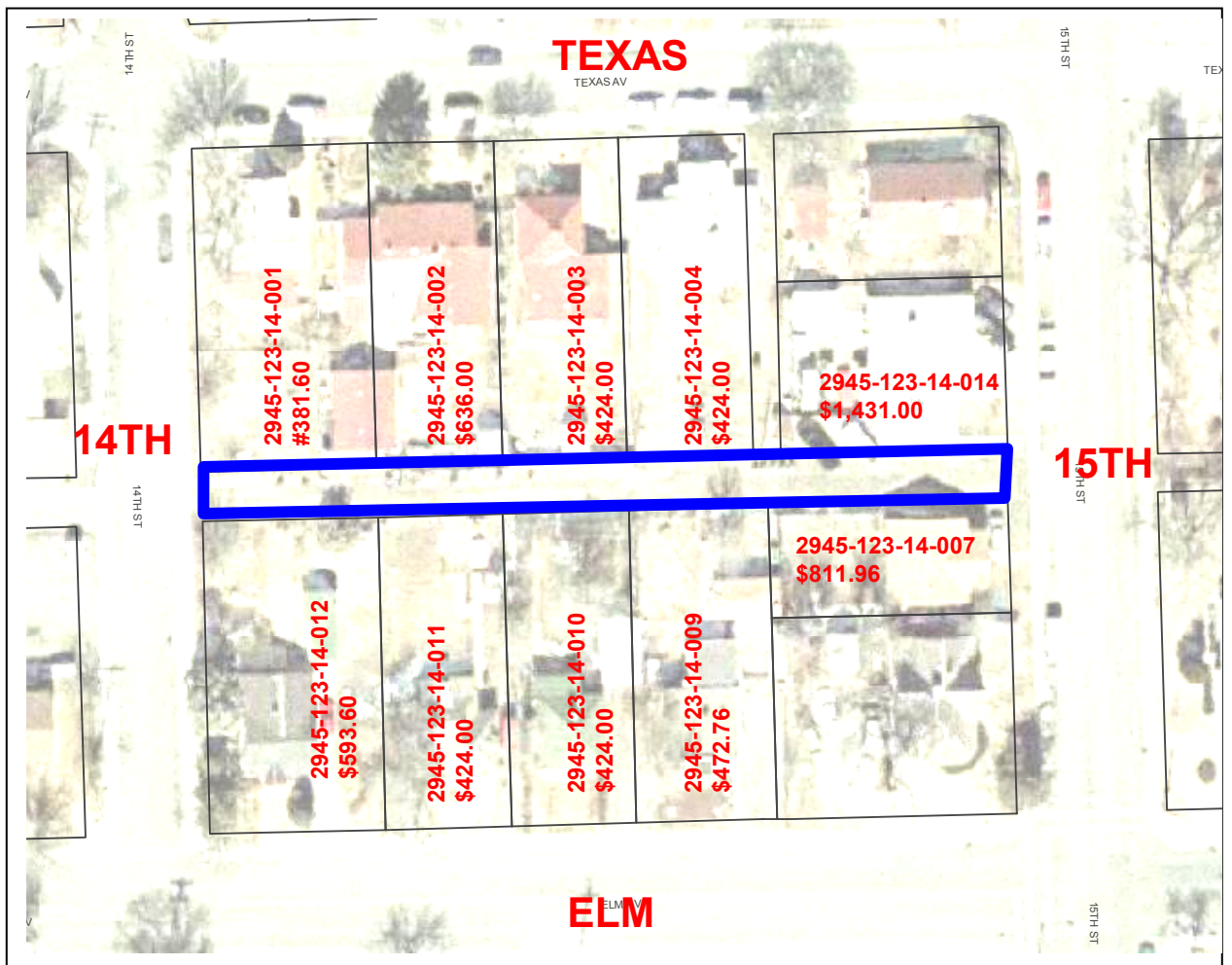
Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates property owners signing petition = 8/13 or 62% of owners & 36% of assessable footage.

13th to 15th, Kennedy to Elm

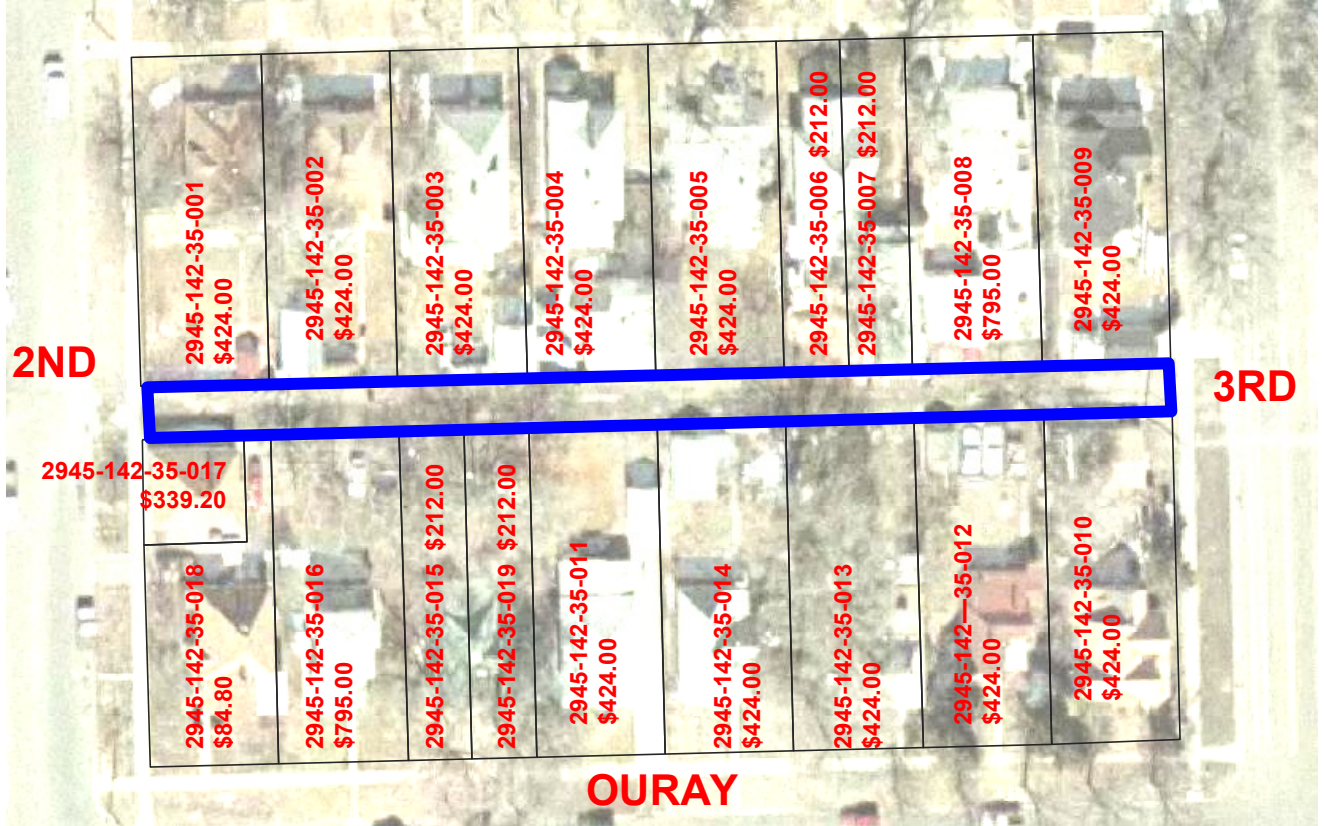


14th to 15th, Elm to Texas



2nd to 3rd, Chipeta to Ouray

CHIPETA

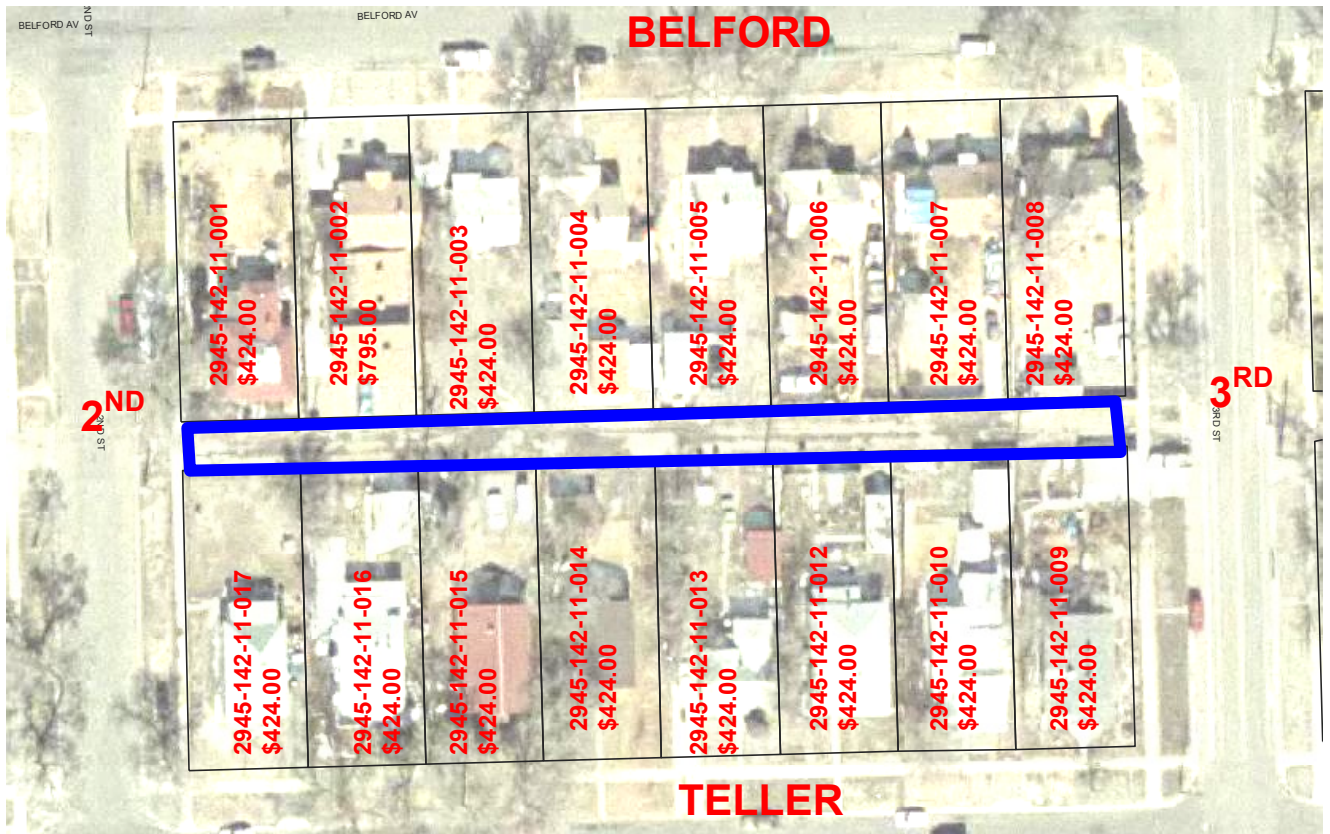


2ND

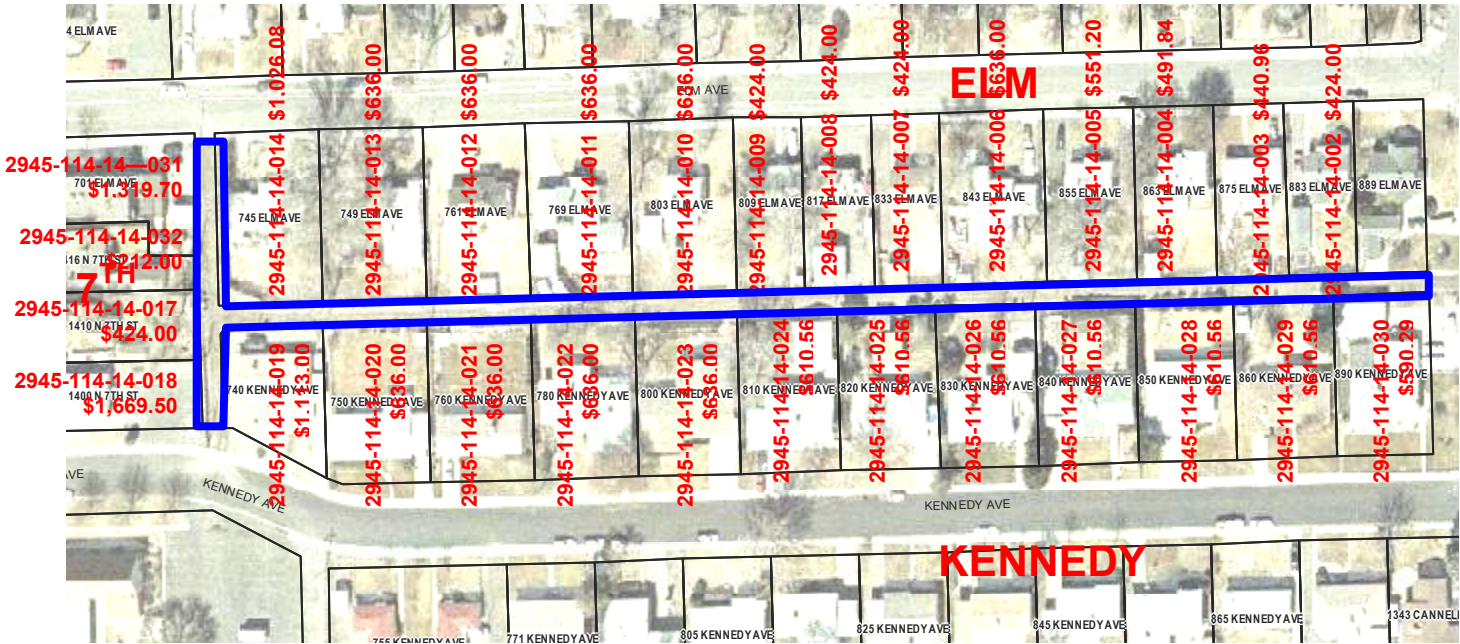
3RD

OURAY

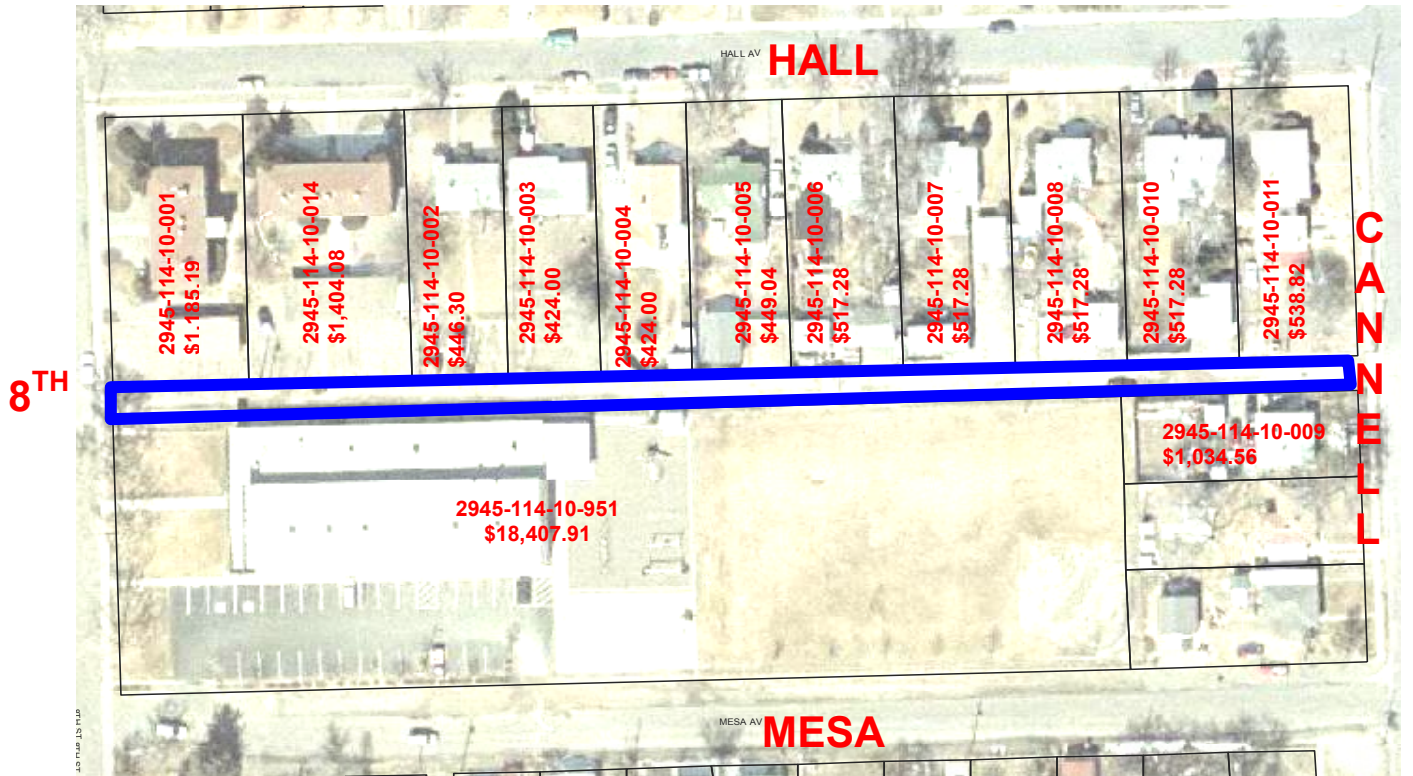
2nd to 3rd, Teller to Belford



7th to Cannell, Kennedy to Elm



8th to Cannell, Mesa to Hall



ORDINANCE NO. ____

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICTS NO. ST-04 AND ST-04 PHASE B IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Alley Improvement Districts No. ST-04 and ST-04 Phase B in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Alley Improvement Districts No. ST-04 and ST-04 Phase B and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Alley Improvement Districts No. ST-04 and ST-04 Phase B in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on September 3rd, 2004, and the last publication thereof appearing on September 5th, 2004); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable

cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in Alley Improvement Districts No. ST-04 and ST-04 Phase B duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Alley Improvement Districts No. ST-04 and ST-04 Phase B be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$77,756.13; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

13TH ST TO 15TH ST KENNEDY AVE TO ELM AVE

TAX SCHEDULE NO.: 2945-123-16-005 LEGAL DESCRIPTION: Lots 1 through 6, Block 1, Henderson Heights Sub, City of Grand Junction
ASSESSMENT.....\$2,226.00

TAX SCHEDULE NO.: 2945-123-00-011 LEGAL DESCRIPTION: BEG NW COR LOT 7 GRAND VIEW SUB E 60FT S 130FT W 60FT N TO BEG EXC ALY ON S, City of Grand Junction
ASSESSMENT.....\$508.80

TAX SCHEDULE NO.: 2945-123-00-012 LEGAL DESCRIPTION: BEG 60FT E OF NW COR LOT 7 GRAND VIEW SUB S 145.2FT E 50FT N 145.2FT W TO BEG EXC ALY ON S, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-00-013 LEGAL DESCRIPTION: BEG 110FT E OF NW COR LOT 7 GRANDVIEW SUB SEC 12 1S 1W E 60FT S 125.2FT W 60FT N TO BEG, City of Grand Junction
ASSESSMENT.....\$508.80

TAX SCHEDULE NO.: 2945-123-00-014 LEGAL DESCRIPTION: E 60FT OF BEG 110FT E OF NW COR LOT 7 GRAND VIEW SUB E 120FT S 145.2FT W 120FT N TO BEG EXC ALY ON S, City of Grand Junction
ASSESSMENT.....\$508.80

TAX SCHEDULE NO.: 2945-123-00-015 LEGAL DESCRIPTION: BEG 230FT E OF
NW COR LOT 7 GRAND VIEW SUB E 50FT S 145.2FT W 50FT N TO BEG EXC ALY
ON S, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-00-016 LEGAL DESCRIPTION: BEG 280FT E OF
NW COR N2 LOT 7 GRAND VIEW SUB E 50FT S 135.2FT W 50FT N TO BEG EXC
ALY ON S, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-00-017 LEGAL DESCRIPTION: BEG 330FT E +
10FT S OF NW COR LOT 7 GRAND VIEW SUB E 50FT S 115.2FT W 50FT N TO
BEG EXC ALY ON S, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-16-003 LEGAL DESCRIPTION: Lots 10 through 12,
Block 1, Henderson Heights Sub, City of Grand Junction

ASSESSMENT.....\$1,192.50

TAX SCHEDULE NO.: 2945-123-16-004 LEGAL DESCRIPTION: Lots 8 & 9, plus the
west 5 ft.of Lot 7, Block 1, Henderson Heights Sub, City of Grand Junction

ASSESSMENT.....\$466.40

TAX SCHEDULE NO.: 2945-123-00-022 LEGAL DESCRIPTION: BEG 135.2FT S OF
NW COR LOT 7 GRAND VIEW SUB E 50FT S TO S LI N2 LOT 7 W 50FT N TO BEG
EXC KENNEDY AVE + EXC ALY ON N + LOT 7 EXC W 5FT BLK 1 HENDERSON
HEIGHTS SUB, City of Grand Junction

ASSESSMENT.....\$508.80

TAX SCHEDULE NO.: 2945-123-00-023 LEGAL DESCRIPTION: BEG 110FT E +
155.2FT S OF NW COR LOT 7 GRAND VIEW SUBW 60FT S TO S LI N2 LOT 7 E
60FT N TO BEG EXC ALY ON N, City of Grand Junction

ASSESSMENT.....\$508.80

TAX SCHEDULE NO.: 2945-123-00-024 LEGAL DESCRIPTION: BEG 145.2FT S +
110FT E OF NW COR LOT 7 GRAND VIEW SUB E 120FT S 138.12FT N
86DEG47MIN W 120.18FT N 131.38FT TO BEG EXC ALY ON N, City of Grand
Junction

ASSESSMENT.....\$1,908.00

TAX SCHEDULE NO.: 2945-123-00-025 LEGAL DESCRIPTION: BEG 230FT E +
145.2FT S OF NW COR LOT 7 GRAND VIEW SUB E 50FT S TO S LI N2 LOT 7 W
50FT N TO BEG EXC ALY ON N, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-00-026 LEGAL DESCRIPTION: BEG 330FT E + 135.2FT S OF NW COR LOT 7 GRAND VIEW SUB W 50FT S TO S LI N2 LOT 7 E 50FT N TO BEG EXC ALY ON N, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-00-027 LEGAL DESCRIPTION: BEG 330FT E + 135.2FT S OF NW COR LOT 7 GRAND VIEW SUB E 50FT S TO S LI N2 LOT 7 W 50FT N TO BEG EXC ALY ON N, City of Grand Junction

ASSESSMENT.....\$424.00

14TH ST TO 15TH ST ELM AVE TO TEXAS AVE

TAX SCHEDULE NO.: 2945-123-14-001 LEGAL DESCRIPTION: Lot 1, Block 3, Prospect Park Sub , City of Grand Junction
ASSESSMENT.....\$381.60

TAX SCHEDULE NO.: 2945-123-14-002 LEGAL DESCRIPTION: Lot 2, Block 3, Prospect Park Sub, City of Grand Junction
ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-123-14-003 LEGAL DESCRIPTION: Lot 3, Block 3, Prospect Park Sub , City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-14-004 LEGAL DESCRIPTION: Lot 4, Block 3, Prospect Park Sub, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-14-007 LEGAL DESCRIPTION: S 44 ft. of Lot 7 & W 1/2 of vac row as found in Bk 1176, Pg 501 MCC&R, Block 3, Prospect Park Sub, City of Grand Junction
ASSESSMENT.....\$811.96

TAX SCHEDULE NO.: 2945-123-14-014 LEGAL DESCRIPTION: S 59.1 ft.of Lot 6 & N 10.9 ft. of Lot 7, Block 3, Prospect Park Sub, City of Grand Junction

ASSESSMENT.....\$1,431.00

TAX SCHEDULE NO.: 2945-123-14-012 LEGAL DESCRIPTION: Lot 12, Block 3,
Prospect Park Sub , City of Grand Junction
ASSESSMENT.....\$593.60

TAX SCHEDULE NO.: 2945-123-14-011 LEGAL DESCRIPTION: Lot 11, Block 3,
Prospect Park Sub, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-14-010 LEGAL DESCRIPTION: Lot 10, Block 3,
Prospect Park Sub, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-123-14-009 LEGAL DESCRIPTION: Lot 9, Block 3,
Prospect Park Sub, City of Grand Junction
ASSESSMENT.....\$472.76

2ND STREET TO 3RD STREET, CHIPETA TO OURAY AVE

TAX SCHEDULE NO.: 2945-142-35-001 LEGAL DESCRIPTION: Lots 1 & 2, Block
57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-002 LEGAL DESCRIPTION: Lots 3 & 4, Block
57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-003 LEGAL DESCRIPTION: Lots 5 & 6, Block
57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-004 LEGAL DESCRIPTION: Lots 7 & 8, Block
57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-005 LEGAL DESCRIPTION: Lots 9 & 10, Block
57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-006 LEGAL DESCRIPTION: Lot 11, Block 57,
City of Grand Junction
ASSESSMENT.....\$212.00

TAX SCHEDULE NO.: 2945-142-35-007 LEGAL DESCRIPTION: Lot 12, Block 57,
City of Grand Junction
ASSESSMENT.....\$212.00

TAX SCHEDULE NO.: 2945-142-35-008 LEGAL DESCRIPTION: Lots 13 & 14, Block 57, City of Grand Junction
ASSESSMENT.....\$795.00

TAX SCHEDULE NO.: 2945-142-35-009 LEGAL DESCRIPTION: Lots 15 & 16, Block 57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-010 LEGAL DESCRIPTION: Lots 17 & 18, Block 57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-011 LEGAL DESCRIPTION: Lots 25 & 26, Block 57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-012 LEGAL DESCRIPTION: Lots 19 & 20, Block 57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-013 LEGAL DESCRIPTION: Lots 21 & 22, Block 57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-014 LEGAL DESCRIPTION: Lots 23 & 24, Block 57, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-35-015 LEGAL DESCRIPTION: Lot 28, Block 57, City of Grand Junction
ASSESSMENT.....\$212.00

TAX SCHEDULE NO.: 2945-142-35-019 LEGAL DESCRIPTION: Lot 27, Block 57, City of Grand Junction
ASSESSMENT.....\$212.00

TAX SCHEDULE NO.: 2945-142-35-016 LEGAL DESCRIPTION: Lots 29 & 30, Block 57, City of Grand Junction
ASSESSMENT.....\$795.00

TAX SCHEDULE NO.: 2945-142-35-017 LEGAL DESCRIPTION: Beginning at the NW corner of Lot 32, Thence S 40ft., thence E 40 ft., thence N 40 ft., thence W 40 ft. to the POB, Block 57, City of Grand Junction
ASSESSMENT.....\$339.20

TAX SCHEDULE NO.: 2945-142-35-018 LEGAL DESCRIPTION: Lots 31 & 32, except beginning at the NW corner of Lot 32, thence S 40 ft., thence E 40 ft., thence N 40 ft., thence W 40 ft. to the POB, Block 57, City of Grand Junction

ASSESSMENT.....\$84.80

2ND ST TO 3RD ST TELLER AVE TO BELFORD AVE

TAX SCHEDULE NO.: 2945-142-11-001 LEGAL DESCRIPTION: Lots 1 & 2, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-002 LEGAL DESCRIPTION: Lots 3 & 4, Block 13, City of Grand Junction

ASSESSMENT.....\$795.00

TAX SCHEDULE NO.: 2945-142-11-003 LEGAL DESCRIPTION: Lots 5 & 6, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-004 LEGAL DESCRIPTION: Lots 7 & 8, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-005 LEGAL DESCRIPTION: Lots 9 & 10, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-006 LEGAL DESCRIPTION: Lots 11 & 12, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-007 LEGAL DESCRIPTION: Lots 13 & 14, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-008 LEGAL DESCRIPTION: Lots 15 & 16, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-009 LEGAL DESCRIPTION: Lots 17 & 18, Block 13, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-010 LEGAL DESCRIPTION: Lots 19 & 20, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-012 LEGAL DESCRIPTION: Lots 21 & 22, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-013 LEGAL DESCRIPTION: Lots 23 & 24, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-014 LEGAL DESCRIPTION: Lots 25 & 26, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-015 LEGAL DESCRIPTION: Lots 27 & 28, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-016 LEGAL DESCRIPTION: Lots 29 & 30, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-142-11-017 LEGAL DESCRIPTION: Lots 31 & 32, Block 13, City of Grand Junction
ASSESSMENT.....\$424.00

7TH ST TO CANNELL AVE, KENNEDY AVE TO ELM AVE

TAX SCHEDULE NO.: 2945-114-14-001 LEGAL DESCRIPTION: South 121 ft. of the north 125 ft. of the west 52 ft. of LOT 14, Elm Avenue Subdivision, City of Grand Junction.
ASSESSMENT.....\$440.96

TAX SCHEDULE NO.: 2945-114-14-002 LEGAL DESCRIPTION: East 50 ft. of LOT 15, except the south 87 ft., Elm Avenue Subdivision, City of Grand Junction
ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-14-003 LEGAL DESCRIPTION: West 25 ft. of the south 121 ft. of the north 125 ft. of LOT 15. Also, the east 27 ft. of the south 121 ft. of the north 125 ft of LOT 16, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$440.96

TAX SCHEDULE NO.: 2945-114-14-004 LEGAL DESCRIPTION: West 48 ft. of the south 121 ft. of the north 125 ft. of LOT 16. Also, the east 10 ft. of the south 121 ft. of the north 125 ft. of LOT 17, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$491.84

TAX SCHEDULE NO.: 2945-114-14-005 LEGAL DESCRIPTION: West 65 ft. of the south 121 ft. of the north 125 ft. of LOT 17, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$551.20

TAX SCHEDULE NO.: 2945-114-14-006 LEGAL DESCRIPTION: LOT 18, except the north 4ft.and the south 87 ft., Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-007 LEGAL DESCRIPTION: East 50 ft. of the south 121 ft. of the north 125 ft. of LOT 19, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-14-008 LEGAL DESCRIPTION: West 25 ft. of the south 121 ft. of the north 125 ft. of LOT 19. Also, the east 25 ft. of the south 121 ft. of the north 125 ft of LOT 20 Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-14-009 LEGAL DESCRIPTION: West 50 ft. of the south 121 ft. of the north 125 ft. of LOT 20, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-14-010 LEGAL DESCRIPTION: South 121 ft. of the north 125 ft. of LOT 21, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-011 LEGAL DESCRIPTION: South 121 ft. of the north 125 ft. of LOT 22, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-012 LEGAL DESCRIPTION: South 121 ft. of the north 125 ft. of LOT 23, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-013 LEGAL DESCRIPTION: LOT 24, except the north 4 ft. and the south 87 ft., Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-014 LEGAL DESCRIPTION: South 121 ft. of the north 125 ft. of LOT 25, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$1,026.08

TAX SCHEDULE NO.: 2945-114-14-031 LEGAL DESCRIPTION: LOT 26, except the north 4 ft., and the east 35 ft. of LOT 27, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$1,319.70

TAX SCHEDULE NO.: 2945-114-14-032 LEGAL DESCRIPTION: LOT 27, except the east 35 ft., and LOT 28, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$212.00

TAX SCHEDULE NO.: 2945-114-14-017 LEGAL DESCRIPTION: LOTS 29 & 30, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-14-018 LEGAL DESCRIPTION: LOTS 31 & 32, Elm Avenue Subdivision, City of Grand Junction.

ASSESSMENT.....\$1,669.50

TAX SCHEDULE NO.: 2945-114-14-019 LEGAL DESCRIPTION: LOT 1, Amended Kennedy Subdivision, City of Grand Junction.

ASSESSMENT.....\$1,113.00

TAX SCHEDULE NO.: 2945-114-14-020 LEGAL DESCRIPTION: LOT 2, Amended Kennedy Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-021 LEGAL DESCRIPTION: LOT 3, Amended Kennedy Subdivision, City of Grand Junction.

ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-022 LEGAL DESCRIPTION: LOT 4, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-023 LEGAL DESCRIPTION: LOT 5, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$636.00

TAX SCHEDULE NO.: 2945-114-14-024 LEGAL DESCRIPTION: LOT 6, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$610.56

TAX SCHEDULE NO.: 2945-114-14-025 LEGAL DESCRIPTION: LOT 7, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$610.56

TAX SCHEDULE NO.: 2945-114-14-026 LEGAL DESCRIPTION: LOT 8, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$610.56

TAX SCHEDULE NO.: 2945-114-14-027 LEGAL DESCRIPTION: LOT 9, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$610.56

TAX SCHEDULE NO.: 2945-114-14-028 LEGAL DESCRIPTION: LOT 10, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$610.56

TAX SCHEDULE NO.: 2945-114-14-029 LEGAL DESCRIPTION: LOT 11, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$610.56

TAX SCHEDULE NO.: 2945-114-14-030 LEGAL DESCRIPTION: LOT 12, Amended Kennedy Subdivision, City of Grand Junction.
ASSESSMENT.....\$590.29

8TH STREET TO CANNELL AVE, MESA AVE TO HALL AVE
ALLEY IMPROVEMENT ST-04 PHASE B

TAX SCHEDULE NO.: 2945-114-10-001 LEGAL DESCRIPTION: Lot 1 plus the west 11 ft. of Lot 2, Block 3, Mesa Sub, City of Grand Junction
ASSESSMENT.....\$1,185.19

TAX SCHEDULE NO.: 2945-114-10-002 LEGAL DESCRIPTION: East 22.63 ft. of Lot 3 and the west 30 ft. of Lot 4, Block 3, Mesa Sub, City of Grand Junction
ASSESSMENT.....\$446.30

TAX SCHEDULE NO.: 2945-114-10-003 LEGAL DESCRIPTION: East 31 ft. of Lot 4 and the west 19 ft. of Lot 5, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-10-004 LEGAL DESCRIPTION: East 42 ft. of Lot 5 and the west 8 ft. of Lot 6, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$424.00

TAX SCHEDULE NO.: 2945-114-10-005 LEGAL DESCRIPTION: East 53 ft. of Lot 6, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$449.44

TAX SCHEDULE NO.: 2945-114-10-006 LEGAL DESCRIPTION: Lot 7, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$517.28

TAX SCHEDULE NO.: 2945-114-10-007 LEGAL DESCRIPTION: Lot 8, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$517.28

TAX SCHEDULE NO.: 2945-114-10-008 LEGAL DESCRIPTION: Lot 9, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$517.28

TAX SCHEDULE NO.: 2945-114-10-009 LEGAL DESCRIPTION: North 50 ft. Lots 12 & 13, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$1,034.56

TAX SCHEDULE NO.: 2945-114-10-010 LEGAL DESCRIPTION: Lot 10, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$517.28

TAX SCHEDULE NO.: 2945-114-10-011 LEGAL DESCRIPTION: Lot 11, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$538.82

TAX SCHEDULE NO.: 2945-114-10-014 LEGAL DESCRIPTION: East 50 ft. of Lot 2 and the west 38.37 ft. of Lot 3, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$1,405.08

TAX SCHEDULE NO.: 2945-114-10-951 LEGAL DESCRIPTION: Lots 15 through 22, inclusive, except the east 4.53 ft. of Lot 14, Block 3, Mesa Sub, City of Grand Junction

ASSESSMENT.....\$18,407.91

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said Districts, and to and upon each lot or tract of land within said Districts, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 8 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Alley Improvement Districts

No. ST-04 and ST-04 Phase B shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Alley Improvement Districts No. ST-04 and ST-04 Phase B, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.

INTRODUCED and **ORDERED PUBLISHED** this ____ day of _____, 2004.

Passed and Adopted on the ____ day of _____, 2004

Attest:

City Clerk

President of the Council

Attach 21

**Public Hearing – Sanitary Sewer Improvement District No. SS-46-04
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|-------------------------------------|-----|----------------|-----------------------------------|
| Subject | Public Hearing and Second Reading of a Proposed Assessing Ordinance for Sanitary Sewer Improvement District No. SS-46-04 | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | | File # | |
| Author | Mike Grizenko | | Real Estate Technician | | | |
| Presenter Name | Mark Relph | | Public Works and Utilities Director | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | X | Yes | | No | Name | |
| | Workshop | X | Formal Agenda | | Consent | X Individual Consideration |

Summary: Improvements have been completed for the Music Lane area Sanitary Sewer Improvement District #SS-46-04 as petitioned by the majority of the property owners.

Budget: Sufficient funds were transferred in 2003 from Fund 902 - the Sewer System General Fund, to Fund 906 – the Septic System Elimination Fund, to support expenses related to this project. Except for the 30% Septic System Elimination contribution, this fund will be reimbursed by assessments to be levied against the twenty-one benefiting properties. The estimated versus actual costs and assessments are as follows:

| Item | Original Estimate | Actual | Difference |
|----------------------|-------------------|--------------|--------------|
| Total Project Costs* | \$173,015.00 | \$161,317.93 | -\$11,697.07 |
| 30% Contribution | \$ 51,905.00 | \$ 48,395.38 | -\$ 3,509.62 |
| Per Lot Assessment** | \$ 5,767.00 | \$ 5,377.26 | -\$ 389.74 |

* Total Project Costs include design, construction, inspection and administration.

**Assessments do not include Plant Investment Fees, Trunk Line Extension Fees and costs to connect to the sewer main, (see explanation under the Background section).

Action Requested/Recommendation: Hold Public Hearing and consider Final Passage and Final Publication of an Ordinance for Sanitary Sewer District No. SS-46-04.

Attachments: 1) Vicinity Map; 2) Ownership Summary Sheet;
3) Proposed Ordinance.

Background Information: Improvement Districts are a cost-sharing program between the City and property owners who request the City's assistance in installing new or improved infrastructure to their neighborhood. People's Ordinance No. 33 authorizes the City Council to create Improvement Districts when petitioned by a majority of the property owners to be assessed. The petition for this Improvement District was signed by 95% of the property owners.

A summary of the process that follows submittal of the petition is provided below. Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

11. √ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
12. √ Council conducts a public hearing and passes a Resolution creating the Improvement District.
13. √ Council awards the construction contract.
14. √ Construction.
15. √ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
16. √ Council passes a Resolution approving and accepting the improvements and gives notice of a public hearing concerning a proposed Assessing Ordinance.
17. √ Council conducts the first reading of the proposed Assessing Ordinance.
18. ► Council conducts a public hearing and second reading of the proposed Assessing Ordinance.
19. The adopted Ordinance is published for three consecutive days.
20. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

Property owners are assessed for the actual costs of design, construction, inspection and administration. Under current policy adopted by a joint resolution between the City and Mesa County, Persigo Septic System Elimination Funds pay 30% of the assessable costs.

In addition to assessments, the property owners are responsible for bearing the following expenses:

- ◆ Costs to physically connect their service line to the building to be sewerred;
- ◆ Plant Investment Fees;
- ◆ Trunk Line Extension Fees (where applicable).

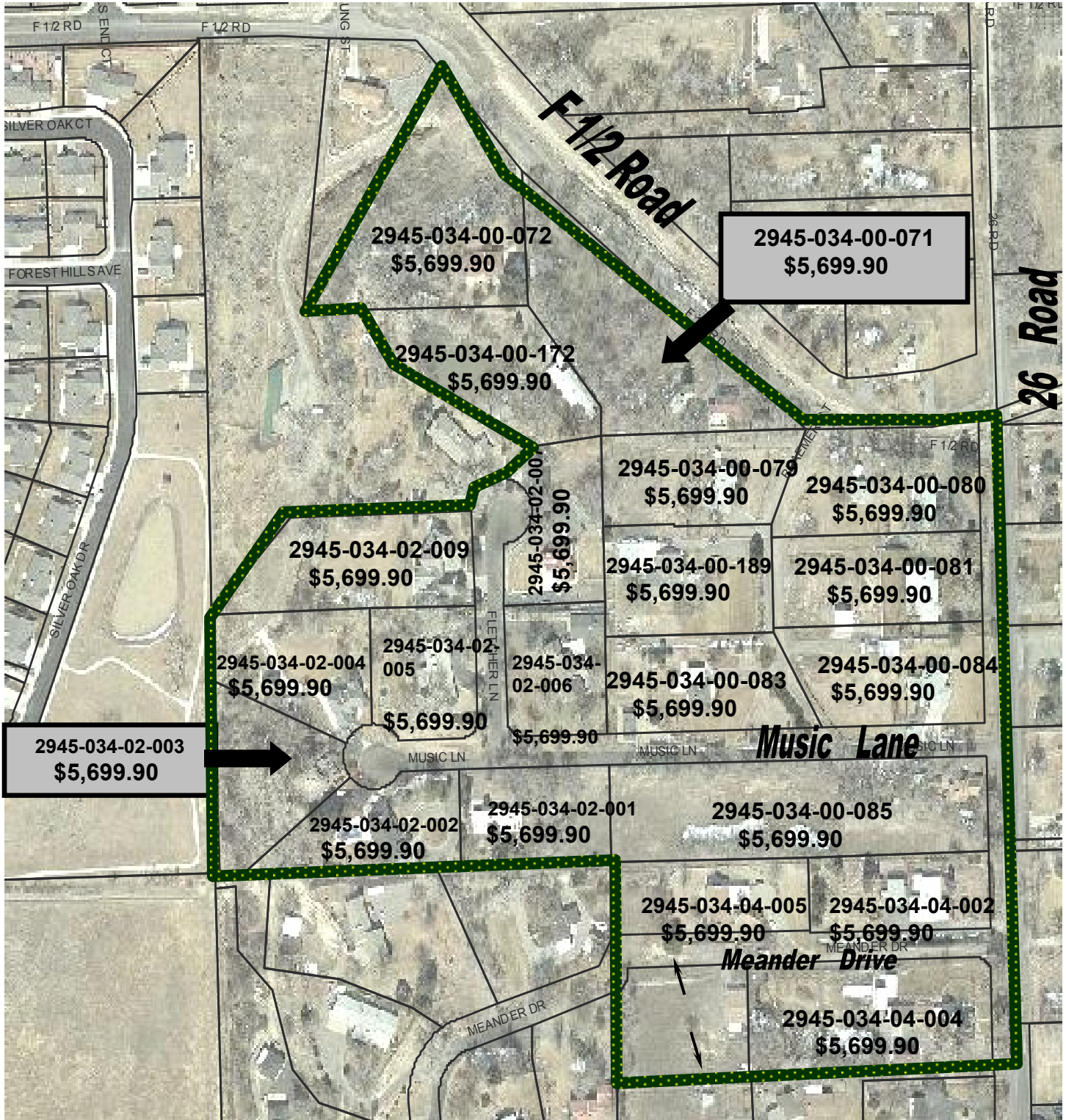
The City will extend each service line from the sewer main to the property line during construction. The property owner is responsible for extending the service line from their property line to the building to be sewerred and will be responsible to maintain the entire service line in the future.

The Plant Investment Fee is currently \$1,250 for each sewer connection. The Plant Investment Fee will be raised to \$1,500 in 2005.

The published assessable costs of \$5,699.90 per lot include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by the end of business November 8th, 2004. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining principal balance.

NOTE: A deferral agreement with Mathew Pirofalo is no longer necessary due to a recent illness that has incapacitated him to the point that his son, Phillip Pirofalo, is arranging his father's placement in an assisted living center. Phillip prefers now to handle the property's assessment in a normal fashion in order that he may facilitate sale of the property.

BOUNDARY OF THE MUSIC LANE AREA SANITARY SEWER IMPROVEMENT DISTRICT



OWNERSHIP SUMMARY

MUSIC LANE AREA SANITARY SEWER IMPROVEMENT DISTRICT No. SS-46-04

| SCHEDULE NO. | OWNERSHIP | PROPERTY ADDRESS |
|-----------------|------------------------------------|-------------------|
| 2945-034-00-071 | • Braden & Pamela Shafer | 2597 F ½ Road |
| 2945-034-00-072 | Matthew Pirofalo (Trustee) | 2585 F ½ Road |
| 2945-034-00-079 | • Georgia Watkins | 631 Braemer Court |
| 2945-034-00-080 | • Dalton & Patsy Garlitz | 631 26 Road |
| 2945-034-00-081 | • Robin & Miriam Peckham | 629 26 Road |
| 2945-034-00-083 | • Robert & Margaret Leachman | 627 Braemer Court |
| 2945-034-00-084 | • John & Donna Allbritton | 2598 Music Ln. |
| 2945-034-00-085 | • Jack & Frances Rollaine | 625 26 Road |
| 2945-034-00-172 | • Raymond & Judy Workman | 2589 F ½ Road |
| 2945-034-00-189 | • Dale & Susan Hollingshead | 629 Braemer Court |
| 2945-034-02-001 | • Stephen Meyer & Elizabeth Waters | 2583 Music Ln. |
| 2945-034-02-002 | • Christine Gilmor | 2577 Music Ln. |
| 2945-034-02-003 | • Mary Meyer (Trust) | 2575 Music Ln. |
| 2945-034-02-004 | • Arlo & Phyllis Krueger | 2584 Music Ln. |
| 2945-034-02-005 | • Brad & Joan Humphrey | 627 Fletcher Ln. |
| 2945-034-02-006 | • James Bates | 626 Fletcher Ln. |
| 2945-034-02-007 | • Wesley & Joan Lowe | 630 Fletcher Ln. |
| 2945-034-02-009 | • Grant & Heidi Flaharty | 629 Fletcher Ln. |
| 2945-034-04-002 | • Patricia & Chris Mahre | 623 26 Rd |
| 2945-034-04-004 | • Albert & Terry LaSalle (POA) | 617 26 Rd |
| 2945-034-04-005 | • Jesse & Anne Marie Dodd | 621 26 Rd |

- Indicates property owners who signed the petition = 20 of 21 or 95%.

ORDINANCE NO.

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-46-04, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Sanitary Sewer Improvement District No. SS-46-04, in the City of Grand Junction, pursuant to Ordinance No. 178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Sanitary Sewer Improvement District No. SS-46-04, and the apportionment of cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Sanitary Sewer Improvement District No. SS-46-04, in the City of Grand Junction, Colorado, which said Notice was caused to be published in the Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on August 20, 2004, and the last publication thereof appearing on August 22, 2004); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said District assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in Sanitary Sewer Improvement District No. SS-

46-04, duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Sanitary Sewer Improvement District No. SS-46-04 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$119,697.90, said sum including a one-time charge of six percent (6%) for costs of collection and other incidentals; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

| TAX SCHEDULE NO. | LEGAL DESCRIPTION | ASSESSMENT |
|-------------------------|--|-------------------|
| 2945-034-00-071 | BEG 11.4FT E OF SW COR NE4NE4SE4 SEC 3 1S 1W N1DEG19MIN E 44.7FT N 36DEG45MIN W 197.5FT N 50MIN W206FT TO S ROW OF CO RD SELY ALG RD 620FT MORE OR LESS TO S LI SAID NE4NE4SE4 W344FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-072 | BEG 11.4FT E OF SE COR NW4NE4SE4 SEC 3 1S 1W N1DEG19MIN E 44.7FT N 36DEG45MIN W 197.5FT FOR BEG W385FT N 32DEG21MIN E 439.1FT S 41DEG40MIN E 221FT S0DEG50' E 206FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-079 | BEG 1965.7FT N + 303.6FT W OF SE COR SEC 3 1S 1W W358.4FT S 146FT E 118.5FT S 3FT E 163.7FT NELY ALGRD 168.9FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-080 | BEG 1792.8FT N OF SE COR SEC 3 1S 1W N 172.9FT W303.6FT SWLY ALG RD 193.5FT E 384.8FT TO BEG EXC E30FT FOR RD, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-081 | BEG 1652.8FT N OF SE COR SEC 3 1S 1W N 140FT W 384.8FT SELY ALG RD 140.9FT E 381.2FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-083 | BEG 1497.8FT N + 303.6FT W OF SE COR SEC 3 1S 1W W358.4FT N 149FT E 282.2FT SELY ALG RD 168.9FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-084 | BEG 1497.8FT N OF SE COR SEC 3 1S 1W N 155FT W381.2FT SELY ALG RD 175.1FT E 303.6FT TO BEG EXC E30FT FOR RD, CITY OF | \$5,699.90 |

| | | |
|-----------------|--|------------|
| | GRAND JUNCTION | |
| 2945-034-00-085 | S 2.25A OF SE4NE4SE4 SEC 3 1S 1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-172 | BEG 11.4FT E OF SE COR NW4NE4SE4 SEC 3 1S 1W N 1DEG19'E 44.7FT N 36DEG45' W 197.5FT W 300FT S 39DEG29'10SEC E 135.7FT TO N COR LOT 8 HARWOOD-TOLMAN SUB S 61DEG E 230FT N 83DEG35' E 119.04FTE 11.4FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-00-189 | BEG N 1646.8FT & W 662FT W OF SE COR SEC 3 1S 1W N 169.9FT E 282.2FT THENCE BEG WITH A BEARING OF S 13DEG39.5' W FOLL 360FT RAD CURVE TO LEFT 171.7FT TO APOINT 282.2FT E OF POB W 282.2FT TO BEG & ALSO BEG N 1965.7FT & W 303.6FT &ALG CVE TO LEFT WHOSE RAD IS 360FT 169FT & W 282.2FT FR SE COR SD SEC 3 N 3FT E 118.5FT S3FT W 118.5FT TO BEG, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-001 | LOT 1 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-002 | LOT 2 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-003 | LOT 3 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-004 | LOT 4 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-005 | LOT 5 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-006 | LOT 6 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-007 | LOT 7 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-02-009 | LOT 9 HARWOOD-TOLMAN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-04-002 | LOT 4 BROWN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-04-004 | LOT 1 BROWN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |
| 2945-034-04-005 | LOTS 2 & 3 INCLUSIVE BROWN SUB SEC 3 1S1W, CITY OF GRAND JUNCTION | \$5,699.90 |

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty (30) days shall be conclusively considered and held an election on the part of such owner to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of eight percent (8%) per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of eight percent (8%) per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at the rate of eight percent (8%) per annum as aforesaid; and all penalties accrued, and shall thereupon be restored to the right thereafter to

pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty (30) days after the final publication of this Ordinance, and an allowance of the six percent (6%) added for cost of collection and other incidentals shall be made on all payments made during said period of thirty (30) days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Sanitary Sewer Improvement District No. SS-46-04 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Sanitary Sewer Improvement District No. SS-46-04, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading, shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten (10) days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the city of Grand Junction.

INTRODUCED and **ORDERED PUBLISHED** this 15th day of September, 2004.

Passed and Adopted on the _____ day of _____, 2004

Attest:

City Clerk

President of the Council

Attach 22
Public Hearing – Prairie View Annexations No. 1 and 2
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|----------------------|-----|---------------------------|--|
| Subject | Public hearing for acceptance of petition and annexation ordinance for the Prairie View Annexation No. 1 and 2, located at 474 Dodge Street and 3038 Mohawk Avenue | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 30, 2004 | | | | File #ANX-2004-141 | |
| Author | Lisa E. Cox, AICP | | Senior Planner | | | |
| Presenter Name | As Above | | As Above | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | | | Consent X Individual Consideration |

Summary: Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Prairie View Annexation No. 1 and 2, located at 474 Dodge Street and 3038 Mohawk. The 8.929 acre annexation consists of two parcels of land.

Budget: N/A

Action Requested/Recommendation: Public hearing on the annexation and acceptance of the petition. Approve resolution accepting a petition for annexation and approve second reading of the annexation ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

- 43. Staff report/Background information
- 44. Site Location Map (Figure 1)
- 45. Aerial Photo Map (Figure 2)
- 46. Future Land Use Map (Figure 3)
- 47. Existing City and County Zoning Map (Figure 4)
- 48. Annexation Map (Figure 5)
- 49. Resolution Accepting Petition
- 50. Annexation Ordinances

| STAFF REPORT / BACKGROUND INFORMATION | | | | | |
|---------------------------------------|--------------|---|-----|--|----|
| Location: | | 474 Dodge Street and 3038 Mohawk Avenue | | | |
| Applicants: | | Charlene Anderson, Deborah Kay Ereth and Condor Properties, LLC | | | |
| Existing Land Use: | | Residential/Vacant | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | County RSF-R | | | |
| Proposed Zoning: | | RMF-5 | | | |
| Surrounding Zoning: | North | County RSF-4 | | | |
| | South | County RSF-R | | | |
| | East | City RMF-5 | | | |
| | West | County RMF-5 | | | |
| Growth Plan Designation: | | Residential Medium, 4-8 DU/AC | | | |
| Zoning within density range? | | X | Yes | | No |

Staff Analysis:

ANNEXATION:

It is staff's professional opinion, based on their 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 subject property is eligible to be annexed because of compliance with the following requirements. An affidavit has been signed and submitted to the City Clerk establishing the following:

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

single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

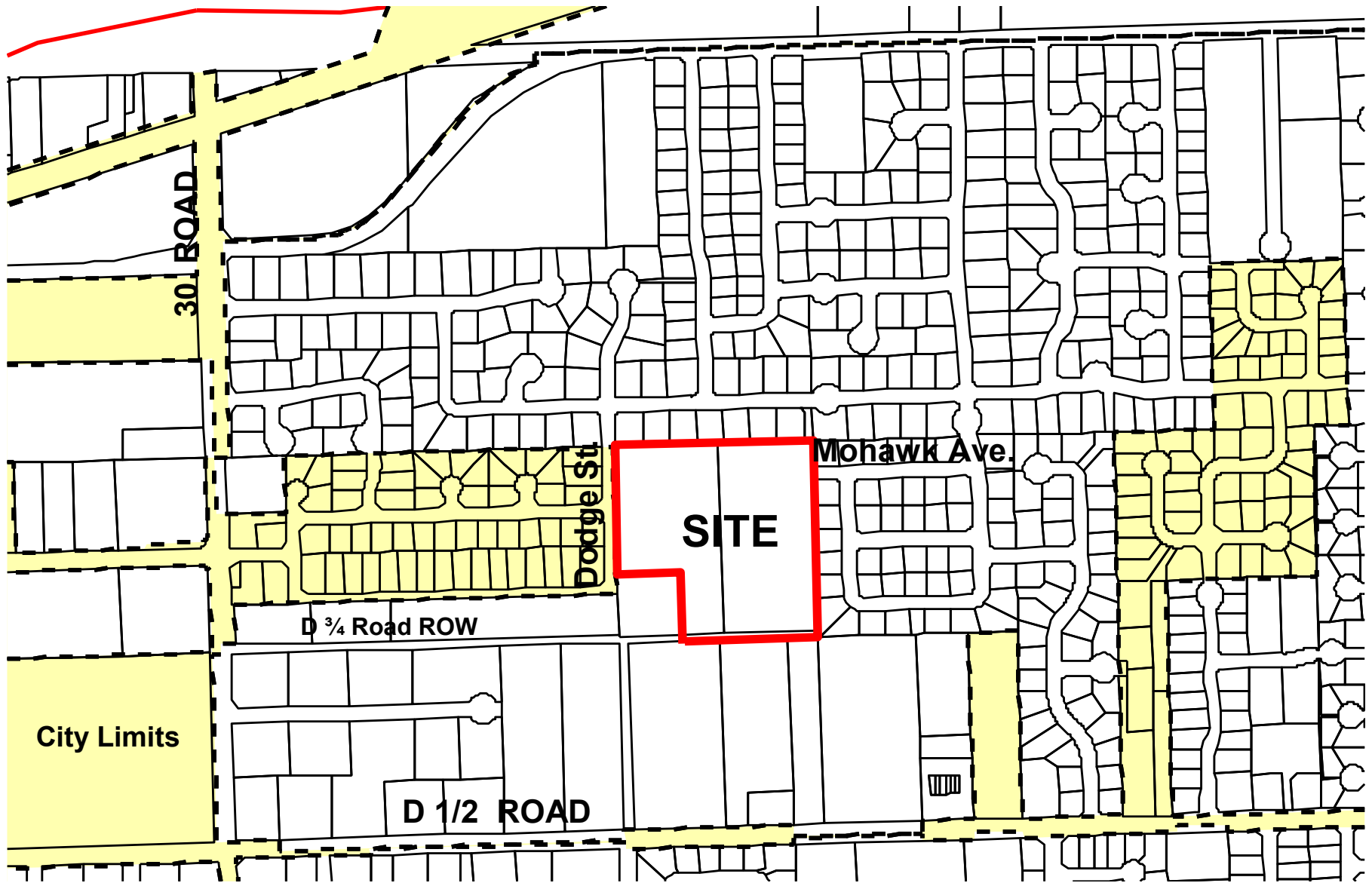
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

| ANNEXATION SCHEDULE | |
|---------------------|---|
| 08-18-2004 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| 08-24-2004 | Planning Commission considers Zone of Annexation |
| 09-15-2004 | Introduction Of A Proposed Ordinance on Zoning by City Council |
| 10-06-2004 | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council |
| 11-07-2004 | Effective date of Annexation and Zoning |

ANNEXATION SUMMARY

| | | |
|---------------------------------------|----------------------------------|----------------------------------|
| File Number: | | ANX-2004-141 |
| Location: | | 474 Dodge Street/3038 Mohawk Ave |
| Tax ID Number: | | 2943-162-00-114/2943-162-00-115 |
| Parcels: | | 2 |
| Estimated Population: | | 4 |
| # of Parcels (owner occupied): | | 1 |
| # of Dwelling Units: | | 2 |
| Acres land annexed: | | 8.929 |
| Developable Acres Remaining: | | n/a |
| Right-of-way in Annexation: | | 9049.4 sf (.20 ac) |
| Previous County Zoning: | | RSF-R |
| Proposed City Zoning: | | RMF-5 |
| Current Land Use: | | Residential/Vacant |
| Future Land Use: | | Residential |
| Values: | Assessed: | \$22,540 |
| | Actual: | \$283,090 |
| Census Tract: | | N/A |
| Address Ranges: | | 474 Dodge Street/3038 Mohawk Ave |
| Special Districts: | Water: | Ute Water and Clifton Water |
| | Sewer: | Central Grand Valley Sanitation |
| | Fire: | Clifton Fire |
| | Irrigation/ Drainage: | Grand Junction Drainage District |
| | School: | School District 51 |
| | Pest: | Upper Valley Pest |



Aerial Photo Map

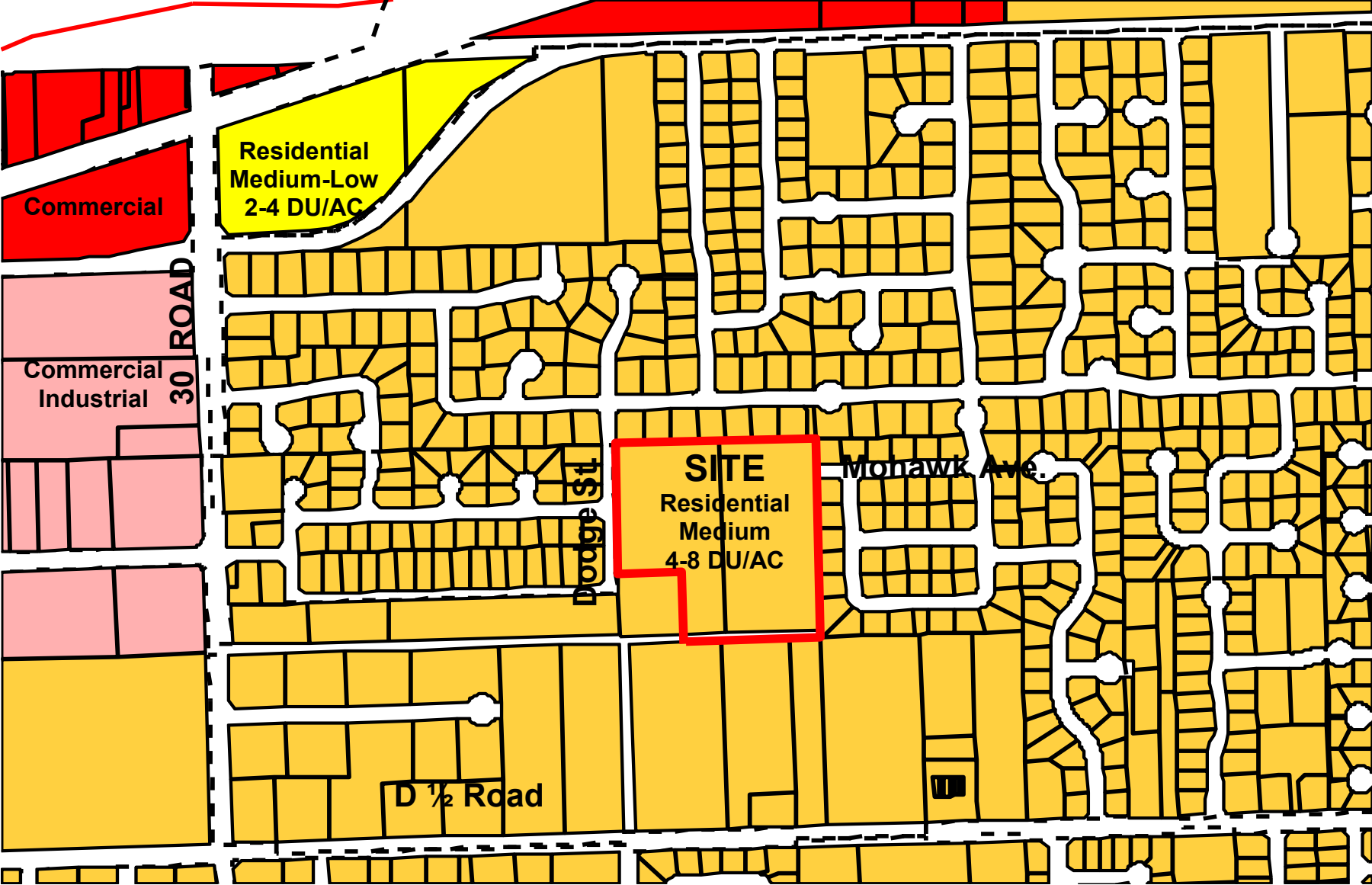
Figure 2



Future Land Use Map

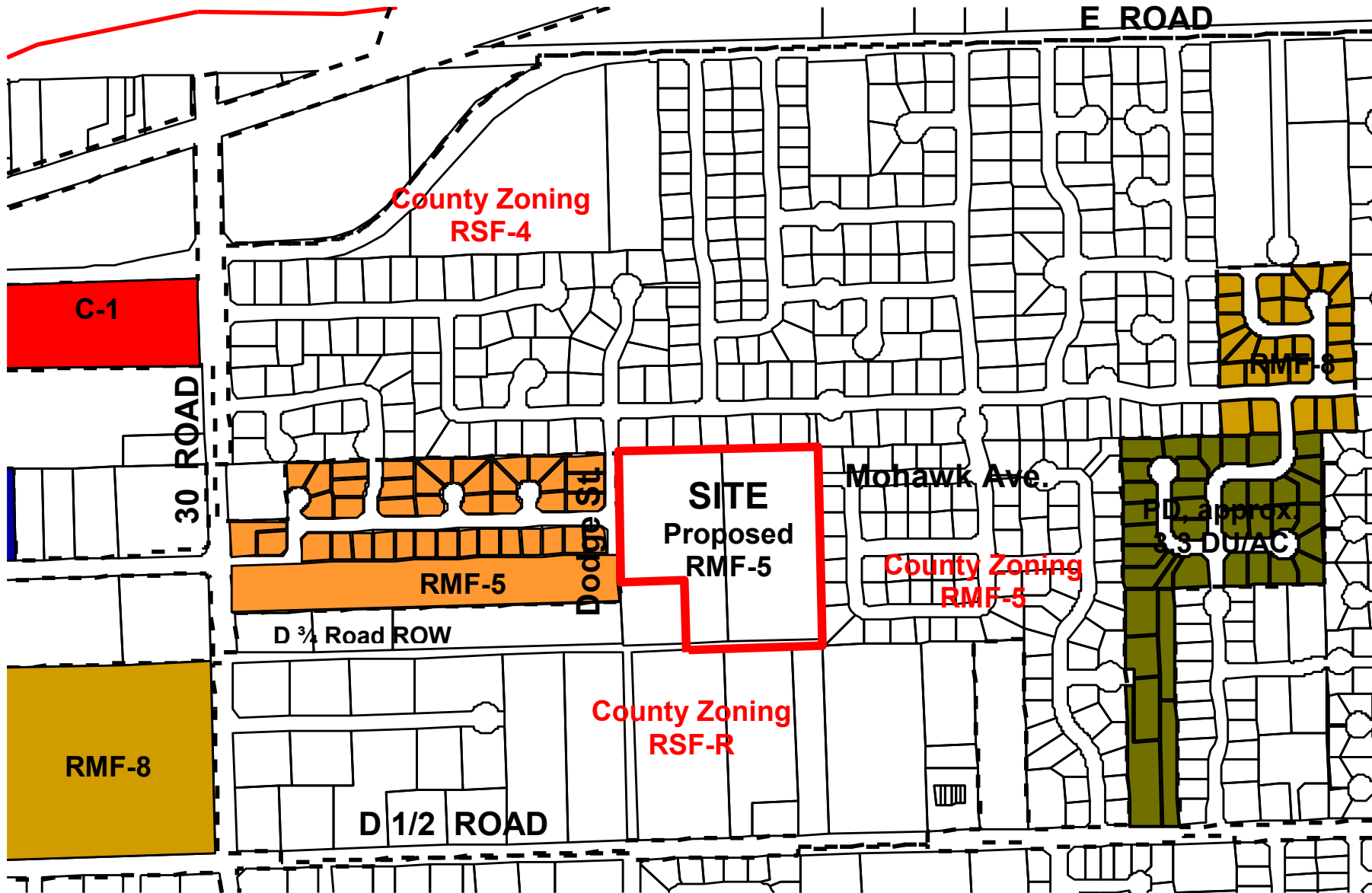
Figure 3

E ROAD



Existing City and County Zoning

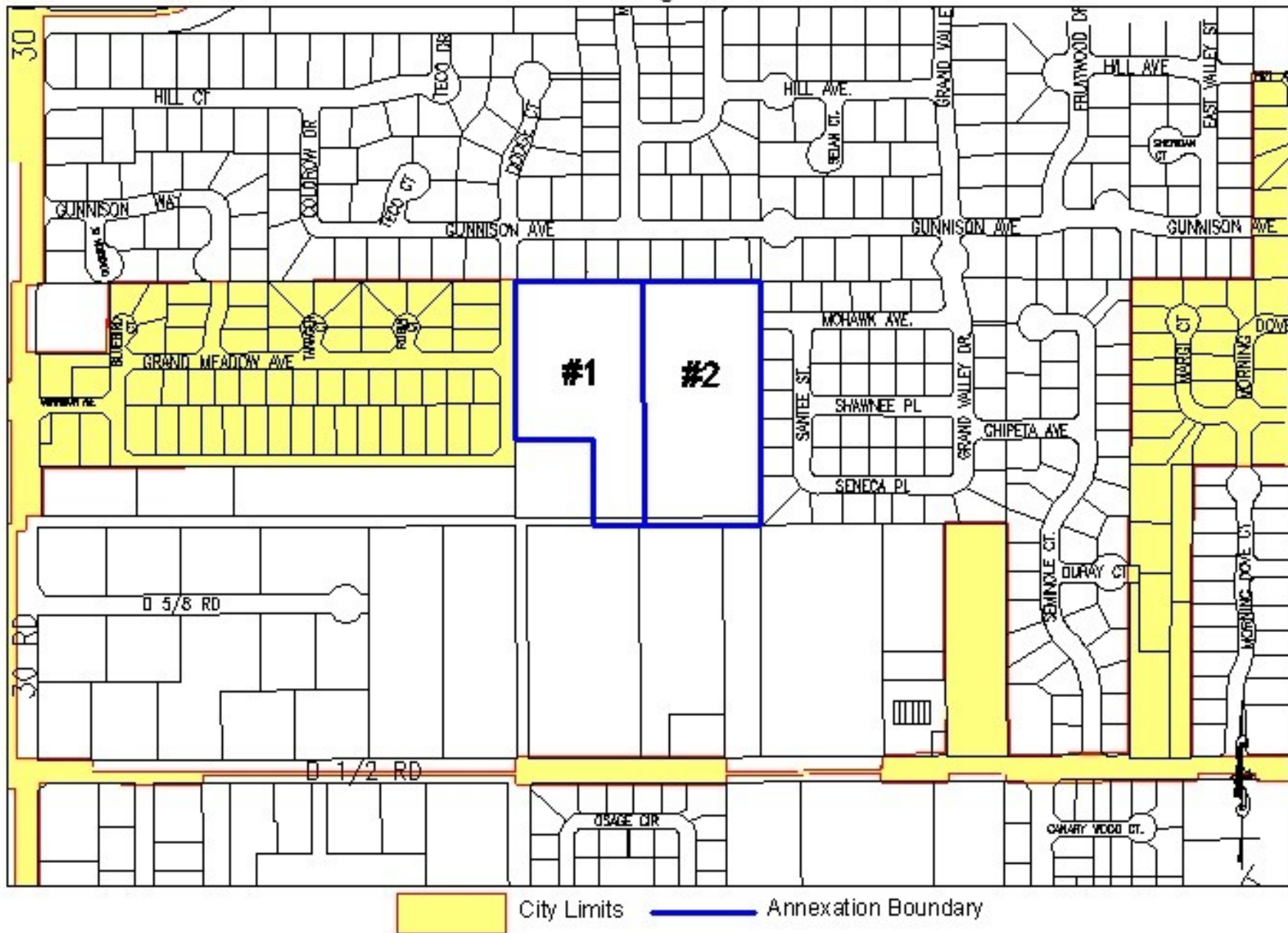
Figure 4



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." 139

Prarie View Annexations No. 1 and 2

Figure 5



RESOLUTION NO. ____

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

**PRAIRIE VIEW ANNEXATION NO. 1 AND 2
LOCATED AT 474 DODGE STREET AND 3038 MOHAWK AVENUE
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on August 18, 2004, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
PRAIRIE VIEW ANNEXATION**

A Serial Annexation comprising Prairie View Annexation No. 1 and Prairie View Annexation No 2

PRAIRIE VIEW ANNEXATION NO. 1

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

BEGINNING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet; thence S 00°05'30" W a distance of 660.13 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 134.18 feet, more or less, to a point of intersection with the Southerly projection of the East line of that certain parcel of land as described and recorded in Book 1826, Page 820, Public Records of Mesa County, Colorado; thence N 00°05'30" W along the East line of said parcel, a distance of 228.71 feet to a point being the Northeast corner of that certain parcel of land; thence S 89°54'06" W along the North line of that certain parcel described in said Book 1826, Page 820, a distance of 208.71 feet to a point on the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 431.57 feet, more or less, to the Point of Beginning.

CONTAINING 4.117 Acres (179,340 Sq. Ft.), more or less, as described.

PRAIRIE VIEW ANNEXATION NO. 2

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

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 316.91 feet, more or less, to a point being the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°01'41" E along the East line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, being the West line of Cherokee Village No. Two, as same is recorded in Plat Book 13, Page 13, Public Records of Mesa County, Colorado, a distance of 659.97 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 318.29 feet; thence N 00°05'30" E a distance of 660.13 feet, more or less, to the Point of Beginning.

CONTAINING 4.812 Acres (209,629 Sq. Ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on October 6, 2004; 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 , 2004.

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**

**PRAIRIE VIEW ANNEXATION NO. 1
APPROXIMATELY 4.117 ACRES,
LOCATED AT 474 DODGE STREET**

WHEREAS, on August 18, 2004, 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 October 6, 2004; 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:

PRAIRIE VIEW ANNEXATION NO. 1

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

BEGINNING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet; thence S 00°05'30" W a distance of 660.13 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 134.18 feet, more or less, to a point of intersection with the Southerly projection of the East line of that certain parcel of land as described and recorded in Book 1826, Page 820, Public Records of Mesa County, Colorado; thence N 00°05'30" W along the East line of said parcel, a distance of 228.71 feet to a point being the Northeast corner of that certain parcel of land; thence S 89°54'06" W

along the North line of that certain parcel described in said Book 1826, Page 820, a distance of 208.71 feet to a point on the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 431.57 feet, more or less, to the Point of Beginning.

CONTAINING 4.117 Acres (179,340 Sq. Ft.), more or less, as described.

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

INTRODUCED on first reading on August 18, 2004 and ordered published.

ADOPTED on second reading on _____, 2004.

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**

**PRAIRIE VIEW ANNEXATION NO. 2
APPROXIMATELY 4.812 ACRES,
LOCATED AT 3038 MOHAWK AVENUE**

WHEREAS, on August 18, 2004, 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 October 6, 2004; 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:

PRAIRIE VIEW ANNEXATION NO. 2

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

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 316.91 feet, more or less, to a point being the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°01'41" E along the East line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, being the West line of Cherokee Village No. Two, as same is recorded in Plat Book 13, Page 13, Public Records of Mesa County, Colorado, a distance of 659.97 feet, more or less, to a point being the Southeast corner of the NW

1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 318.29 feet; thence N 00°05'30" E a distance of 660.13 feet, more or less, to the Point of Beginning.

CONTAINING 4.812 Acres (209,629 Sq. Ft.), more or less, as described.

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

INTRODUCED on first reading on August 18, 2004 and ordered published.

ADOPTED on second reading on _____, 2004.

Attest:

President of the Council

City Clerk

Attach 23

**Public Hearing – Zoning the Prairie View Annexation No. 1 and 2
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | | | |
|---------------------------------------|-----------------|---|----------------------|----------------|--------------------|----------------|---|---------------------------------|
| Subject | | Zoning the Prairie View Annexation No. 1 and 2, located at 474 Dodge Street and 3038 Mohawk Avenue. | | | | | | |
| Meeting Date | | October 6, 2004 | | | | | | |
| Date Prepared | | September 30, 2004 | | | File #ANX-2004-141 | | | |
| Author | | Lisa E. Cox, AICP | | Senior Planner | | | | |
| Presenter Name | | As Above | | As Above | | | | |
| Report results back to Council | | X | No | | Yes | When | | |
| Citizen Presentation | | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | | Consent | X | Individual Consideration |

Summary: Hold a public hearing and consider final passage of the zoning ordinance to zone the Prairie View Annexation No. 1 and 2 to the RMF-5 zone district, located at 474 Dodge Street and 3038 Mohawk Avenue.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider final passage of the zoning ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

- 51. Staff report/Background information
- 52. Site Location Map (Figure 1)
- 53. Aerial Photo Map (Figure 2)
- 54. Future Land Use Map (Figure 3)
- 55. Existing City and County Zoning Map (Figure 4)
- 56. Annexation Map (Figure 5)
- 57. Zoning Ordinance

| STAFF REPORT / BACKGROUND INFORMATION | | | | |
|---------------------------------------|--------------|---|--|-----------|
| Location: | | 474 Dodge Street and 3038 Mohawk Avenue | | |
| Applicants: | | Charlene Anderson, Deborah Kay Ereth and Condor Properties, LLC | | |
| Existing Land Use: | | Residential/Vacant | | |
| Proposed Land Use: | | Residential | | |
| Surrounding Land Use: | North | Residential | | |
| | South | Residential | | |
| | East | Residential | | |
| | West | Residential | | |
| Existing Zoning: | | County RSF-R | | |
| Proposed Zoning: | | RMF-5 | | |
| Surrounding Zoning: | North | County RSF-4 | | |
| | South | County RSF-R | | |
| | East | City RMF-5 | | |
| | West | County RMF-5 | | |
| Growth Plan Designation: | | Residential Medium, 4-8 DU/AC | | |
| Zoning within density range? | X | Yes | | No |

Staff Analysis:

Rezoning: The requested zone of annexation to the RMF-5 district is consistent with the Growth Plan land use classification of Residential Medium. 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. Therefore, this criteria is not applicable.

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.;

Response: The zoning request is in conjunction with an annexation request. Therefore this criteria is not applicable.

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;

Response: 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: The zoning request is in conjunction with an annexation request. Therefore this criteria is not applicable.

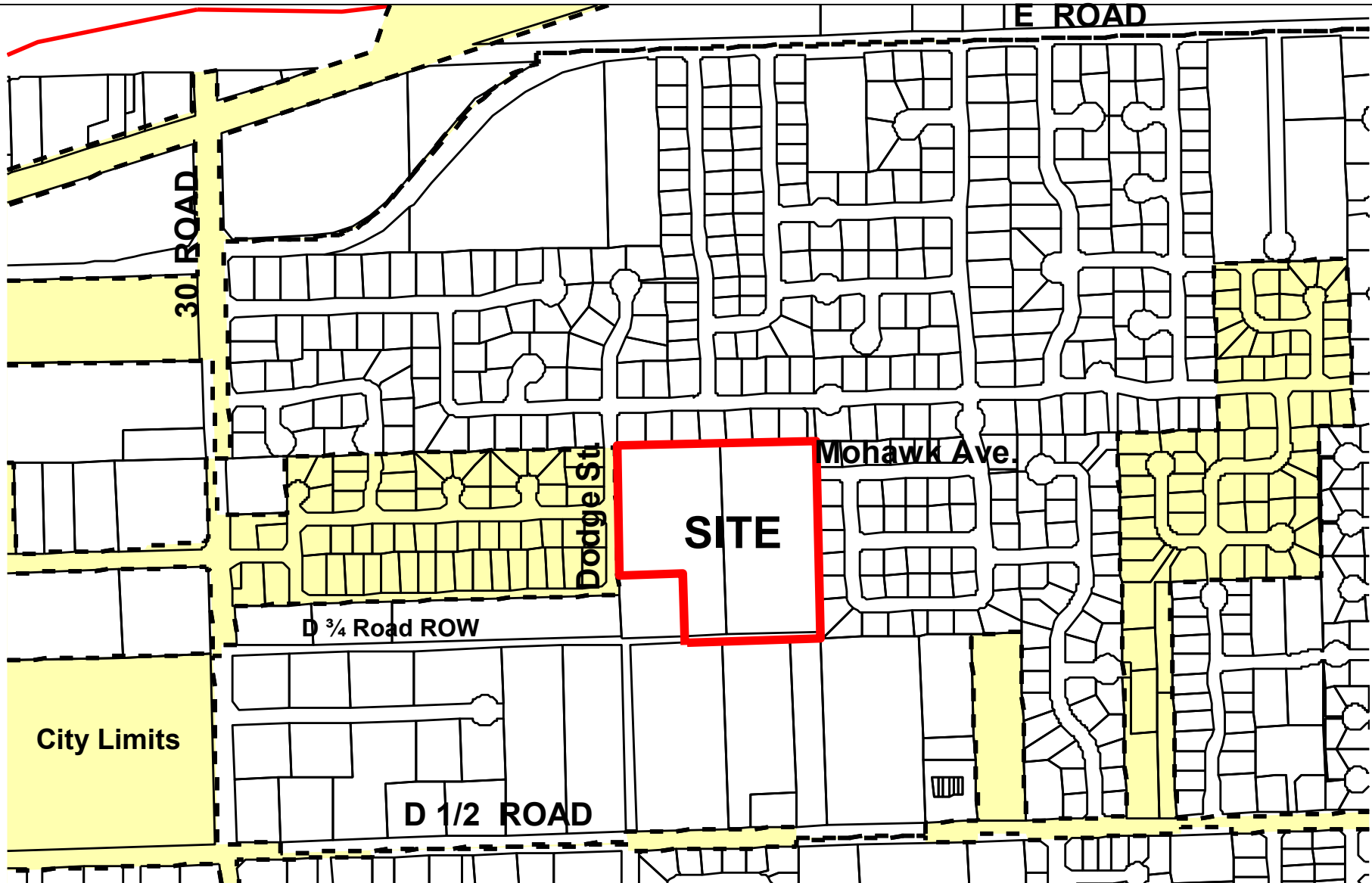
7. The community or neighborhood will benefit from the proposed zone.

Response: The zoning request is in conjunction with an annexation request. Therefore this criteria is not applicable.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the RMF-5 district to be consistent with the goals and policies of the Growth Plan and Future Land Use Map, and Sections 2.6 and 2.14 of the Zoning and Development Code.

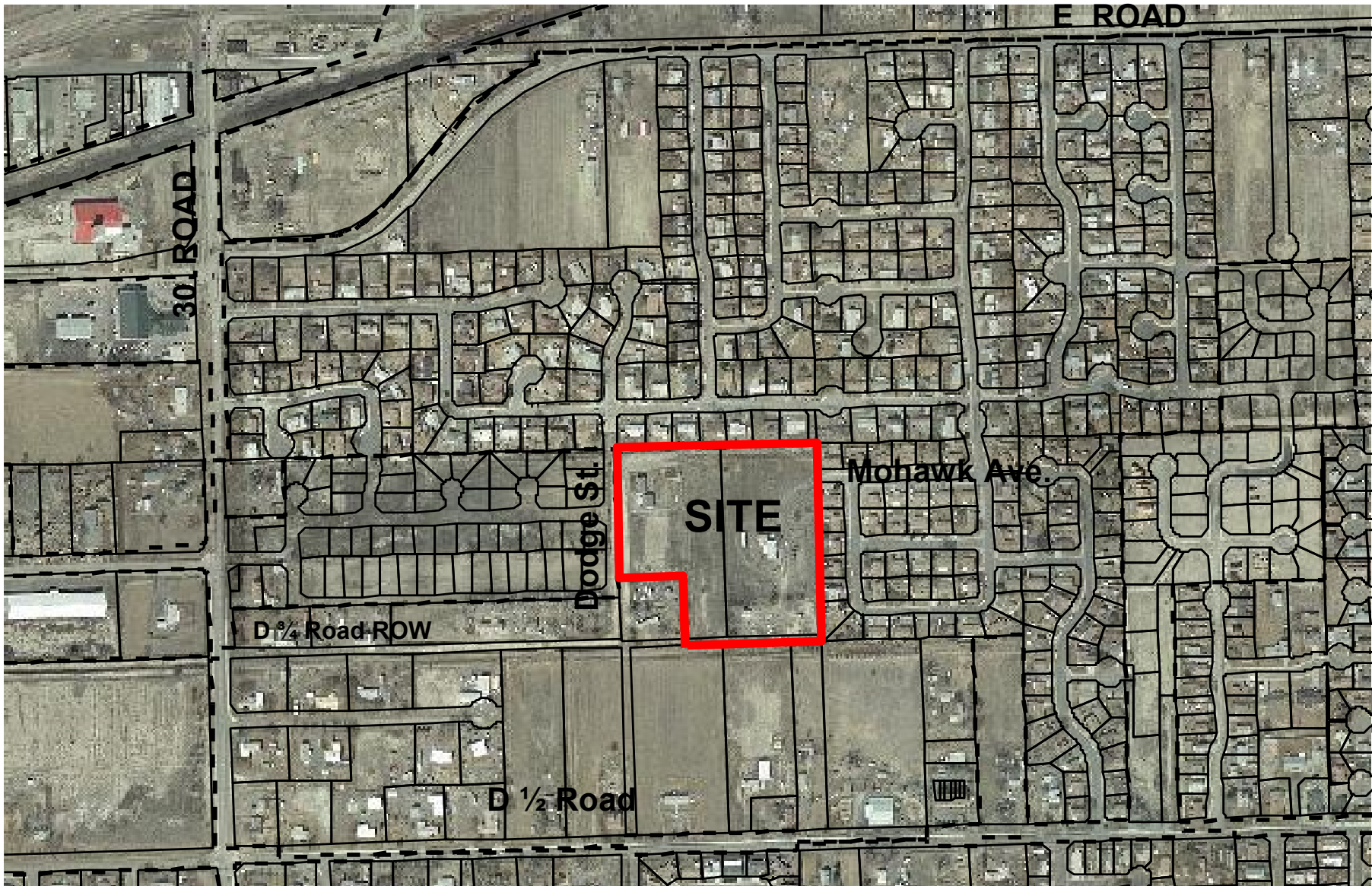
Site Location Map

Figure 1



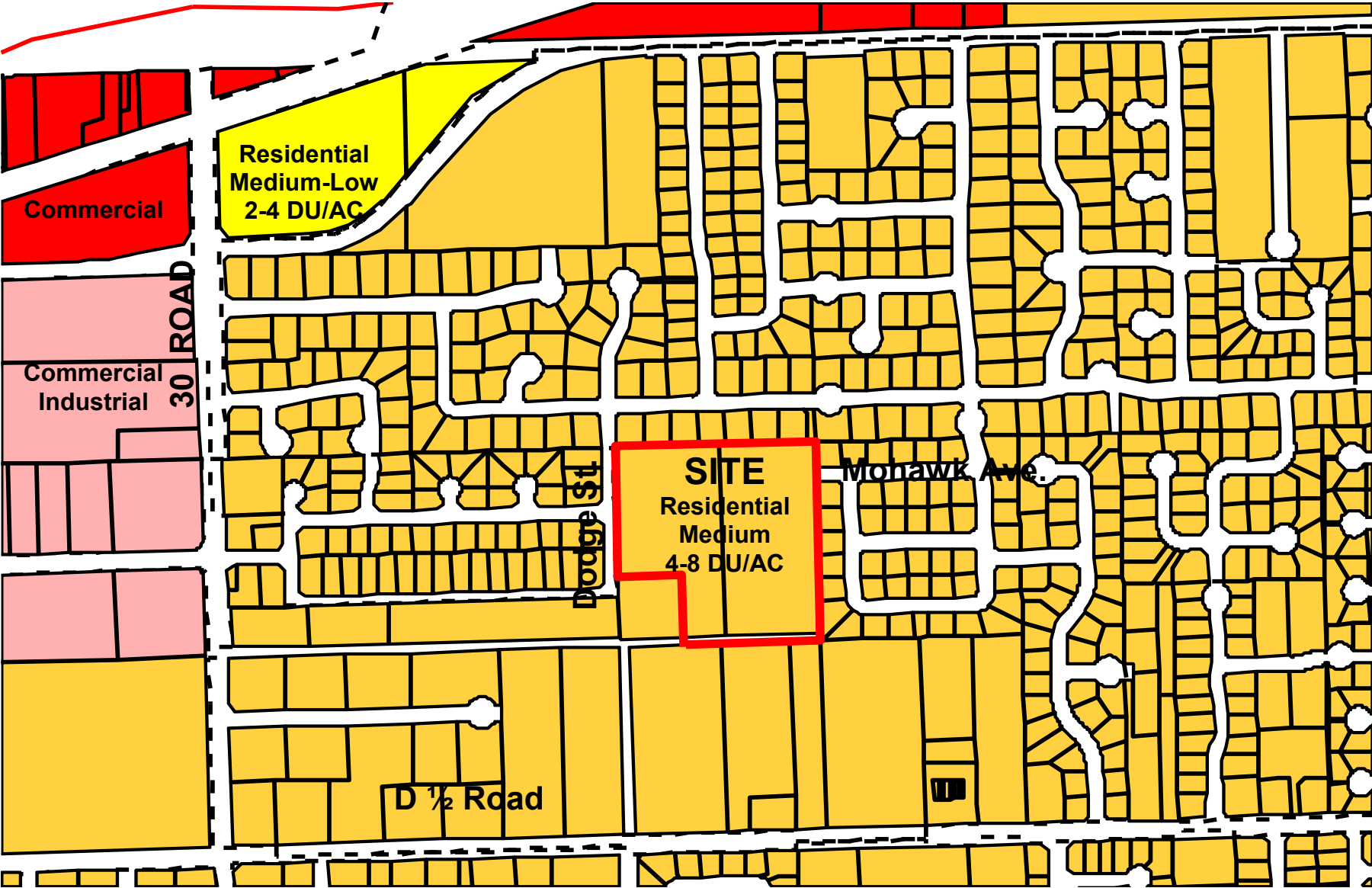
Aerial Photo Map

Figure 2



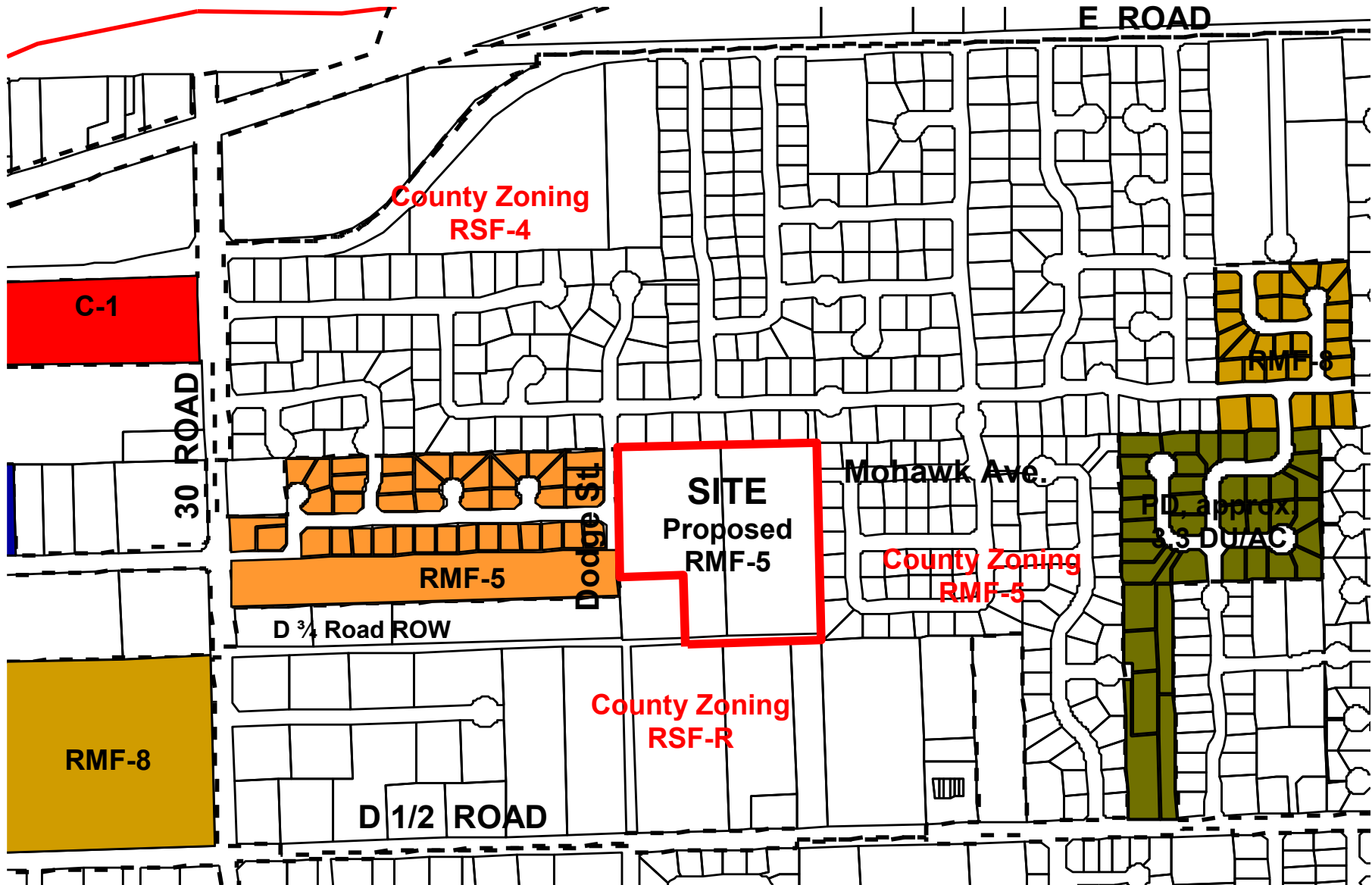
Future Land Use Map

Figure 3



Existing City and County Zoning

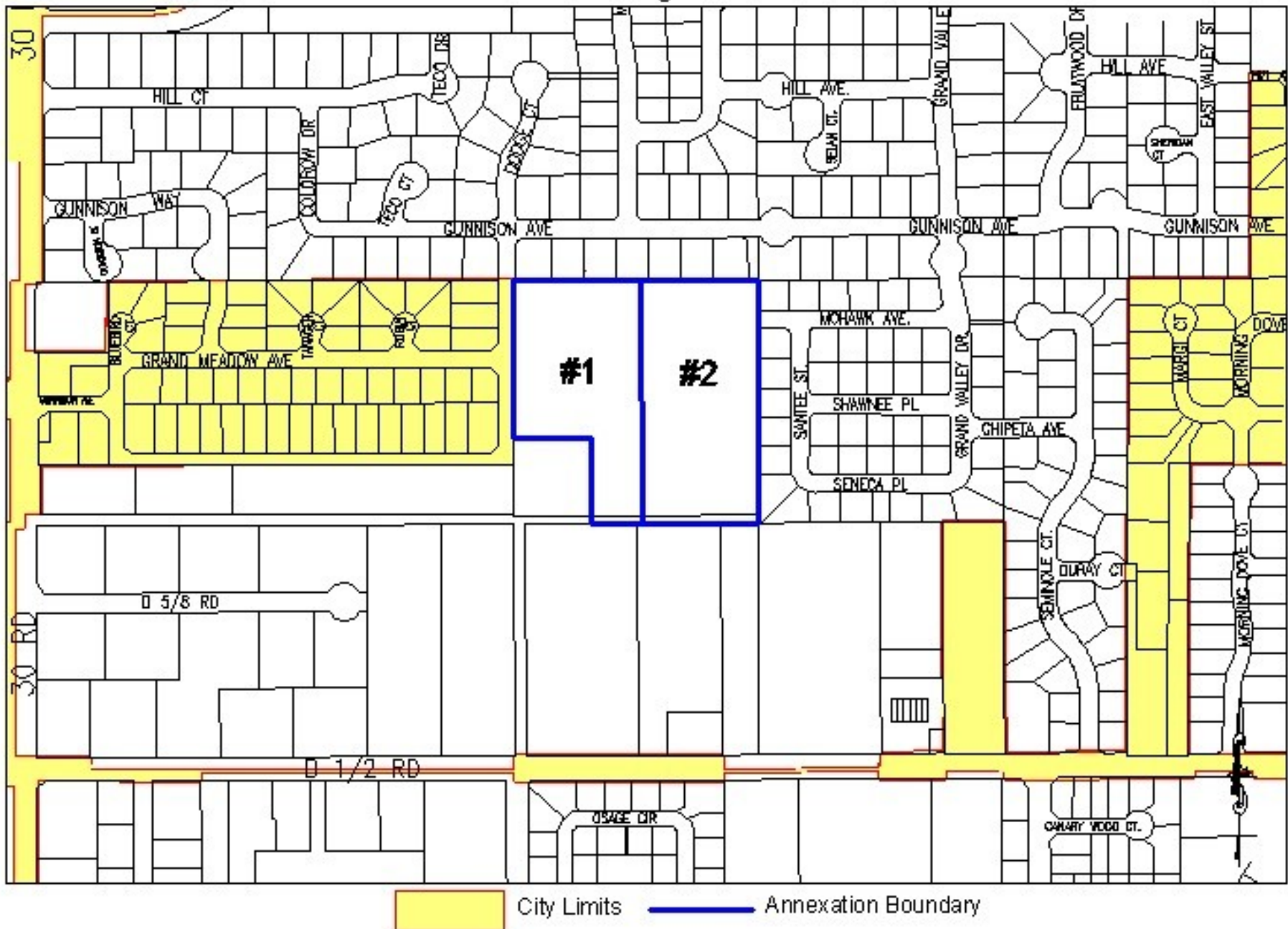
Figure 4



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."

Prarie View Annexations No. 1 and 2

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PRAIRIE VIEW ANNEXATION NO. 1 AND 2
TO RMF-5**

**LOCATED AT
474 DODGE STREET AND 3038 MOHAWK 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 rezoning the Prairie View Annexation No. 1 and 2 to the RMF-5 zone district for the following reasons:

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

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

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

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

The following property shall be rezoned RMF-5 with a density not to exceed 5 units per acre.

PERIMETER BOUNDARY LEGAL DESCRIPTION

PRAIRIE VIEW ANNEXATION

A Serial Annexation comprising Prairie View Annexation No. 1 and Prairie View Annexation No 2

PRAIRIE VIEW ANNEXATION NO. 1

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

BEGINNING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet; thence S 00°05'30" W a distance of 660.13 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 134.18 feet, more or less, to a point of intersection with the Southerly projection of the East line of that certain parcel of land as described and recorded in Book 1826, Page 820, Public Records of Mesa County, Colorado; thence N 00°05'30" W along the East line of said parcel, a distance of 228.71 feet to a point being the Northeast corner of that certain parcel of land; thence S 89°54'06" W along the North line of that certain parcel described in said Book 1826, Page 820, a distance of 208.71 feet to a point on the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 431.57 feet, more or less, to the Point of Beginning.

CONTAINING 4.117 Acres (179,340 Sq. Ft.), more or less, as described.

PRAIRIE VIEW ANNEXATION NO. 2

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

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 316.91 feet, more or less, to a point being the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°01'41" E along the East line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, being the West line of Cherokee Village No. Two, as same is recorded in Plat Book 13, Page 13, Public Records of Mesa County, Colorado, a distance of 659.97 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 318.29 feet; thence N 00°05'30" E a distance of 660.13 feet, more or less, to the Point of Beginning.

CONTAINING 4.812 Acres (209,629 Sq. Ft.), more or less, as described.

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

Introduced on first reading September 15, 2004 and ordered published.

Adopted on second reading this _____ day of _____, 2004.

Mayor

ATTEST:

City Clerk

Attach 24

**Public Hearing –Vacating a Portion of the D ¾ Road Right-of-Way
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | | | |
|--------------------------------|--|-----|---------------|----------------|--------------------|---------|---|--------------------------|
| Subject | Vacate a portion of the D ¾ Road right-of-way, located east of Dodge Street and southwest of Mohawk Avenue | | | | | | | |
| Meeting Date | September 30, 2004 | | | | | | | |
| Date Prepared | October 6, 2004 | | | | File #ANX-2004-141 | | | |
| Author | Lisa E. Cox, AICP | | | Senior Planner | | | | |
| Presenter Name | As above | | | As above | | | | |
| Report results back to Council | X | No | | Yes | When | | | |
| Citizen Presentation | | Yes | X | No | Name | | | |
| | Workshop | X | Formal Agenda | | | Consent | X | Individual Consideration |

Summary: Hold a public hearing and consider final passage of the vacation ordinance to vacate a portion of the D ¾ Road right-of-way, located east of Dodge Street and southwest of Mohawk Avenue.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider final passage of the vacation ordinance.

Background Information: See attached Staff report/Background information

Attachments:

1. Staff report/Background information
2. Site Location Map (Figure 1)
3. Aerial Photo Map (Figure 2)
4. Future Land Use Map (Figure 3)
5. Existing City and County Zoning Map (Figure 4)
6. Prairie View Annexations No.1 and 2 Map (Figure 5)
7. Vacation Ordinance

ANALYSIS:

1. Background

Property which will be developed in the future as a subdivision known as Prairie View Subdivision is currently in the process of being annexed into the City. The anticipated date of annexation is October 6, 2004. The two parcels being annexed are located at 474 Dodge Street and 3038 Mohawk Avenue.

The applicant has submitted an application for City review of the Preliminary Plan and has requested a vacation of a portion of the D $\frac{3}{4}$ Road right-of-way in anticipation of the future development of the properties. The portion of D $\frac{3}{4}$ Road right-of-way that has been requested for vacation is located east of Dodge Street and southwest of Mohawk Avenue. If approved, the portion of vacated right-of-way will be utilized in the future subdivision to be known as Prairie View Subdivision.

The property located to the east of the annexed area has developed and built out in Mesa County without provision for any right-of-way for the extension of D $\frac{3}{4}$ Road. Because the road can not be extended to the east, staff supports the request to vacate a portion of the D $\frac{3}{4}$ Road right-of-way.

2. Consistency with the Growth Plan

The request to vacate a portion of the D $\frac{3}{4}$ Road right-of-way is consistent with the goals and policies of the Growth Plan, the Grand Valley Circulation Plan and is supported by Public Works and Utilities and Community Development Department staff.

3. Section 2.11.c of the Zoning and Development Code

Requests to vacate any public right-of-way or easement must conform to all of the following:

- g. The Growth Plan, major street plan and other adopted plans and policies of the City. *The request to vacate a portion of the D $\frac{3}{4}$ Road ROW conforms to City requirements, plans and policies including the Grand Valley Circulation Plan.*
- h. No parcel shall be landlocked as a result of the vacation. *There is no parcel that will be landlocked as a result of the requested vacation.*
- i. 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 shall not be impacted as a result of the request to vacate.*
- j. 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). *No adverse impacts have been identified.*

- k. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code. *The provision of services shall not be inhibited. All required services shall be provided to the proposed new development and/or adjacent properties.*
- l. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc. *The City will benefit from the request to vacate through improved traffic circulation in developed areas and a reduction of maintenance of unconstructed right-of-way.*

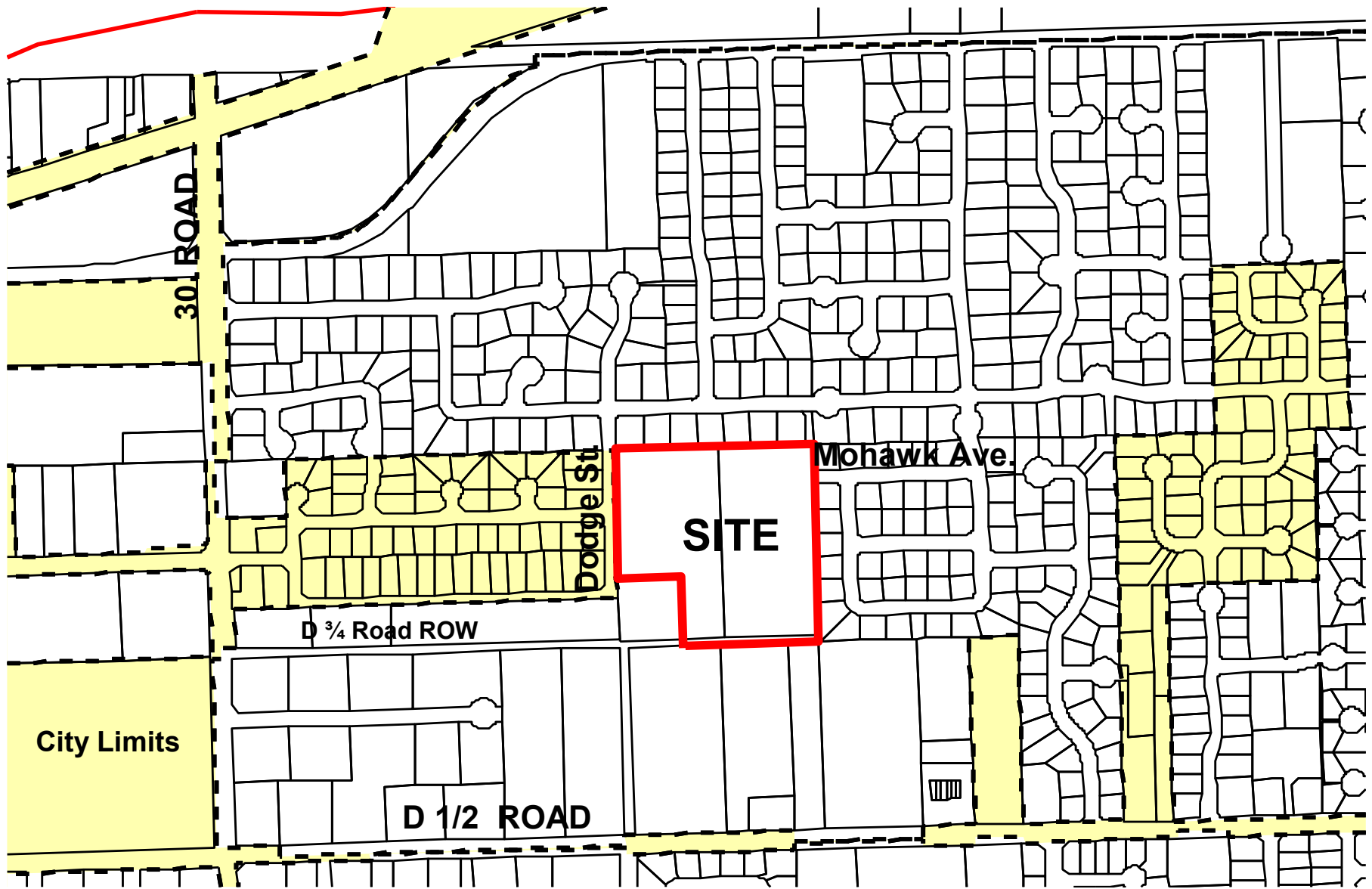
FINDINGS OF FACT/CONCLUSIONS

After reviewing the Prairie View Annexation application, ANX-2004-141, request for the vacation of a portion of D $\frac{3}{4}$ Road right-of-way, the Planning Commission made the following findings of fact and conclusions:

- 13. The requested right-of-way vacation is consistent with the goals and policies of the Growth Plan.
- 2. The review criteria of Section 2.11, Vacations of Public Rights-of-way, have been met.

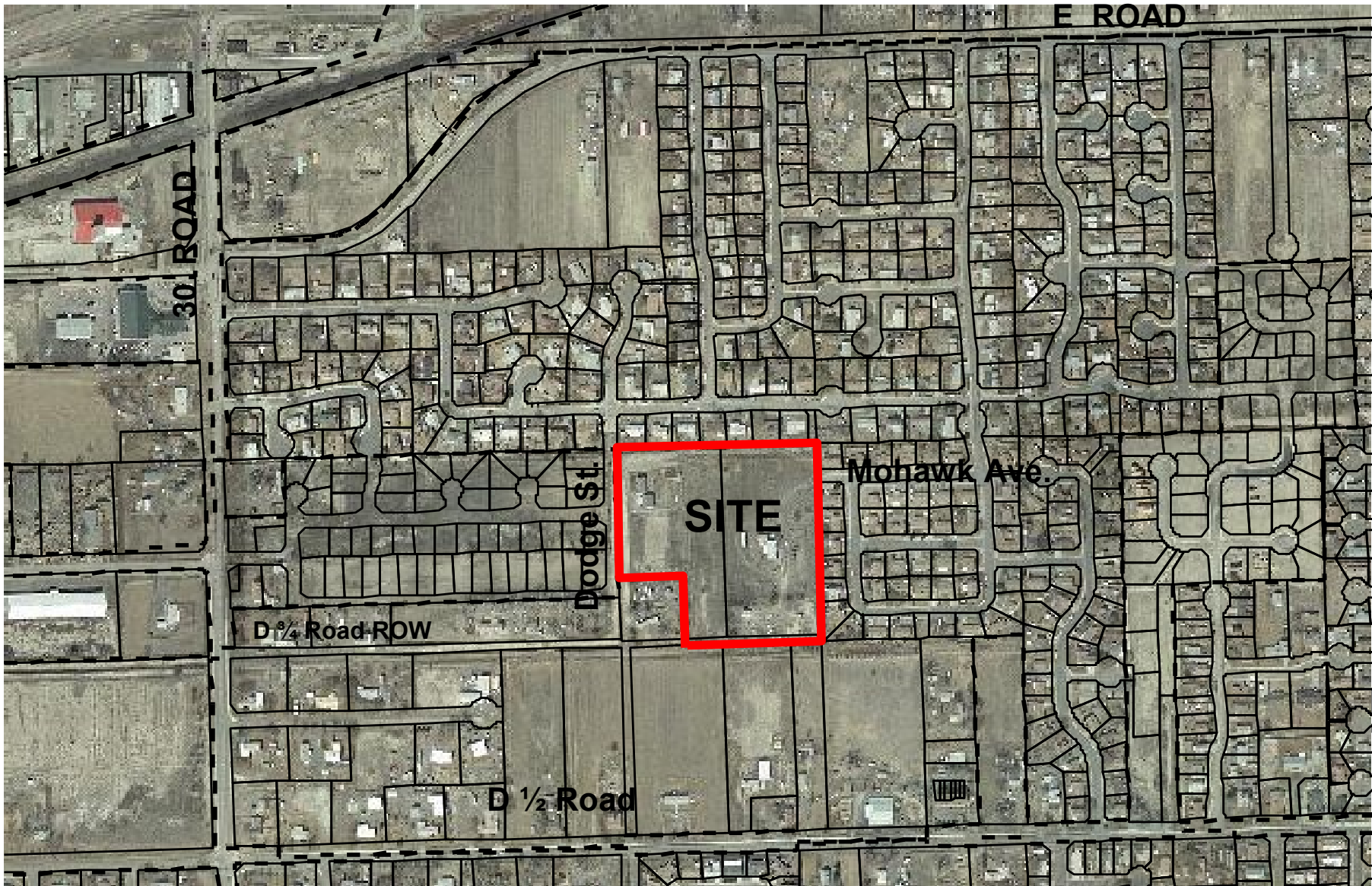
PLANNING COMMISSION RECOMMENDATION

The Planning Commission made a recommendation of approval of the request to vacate a portion of the D $\frac{3}{4}$ Road right-of-way with the findings and conclusions listed above.



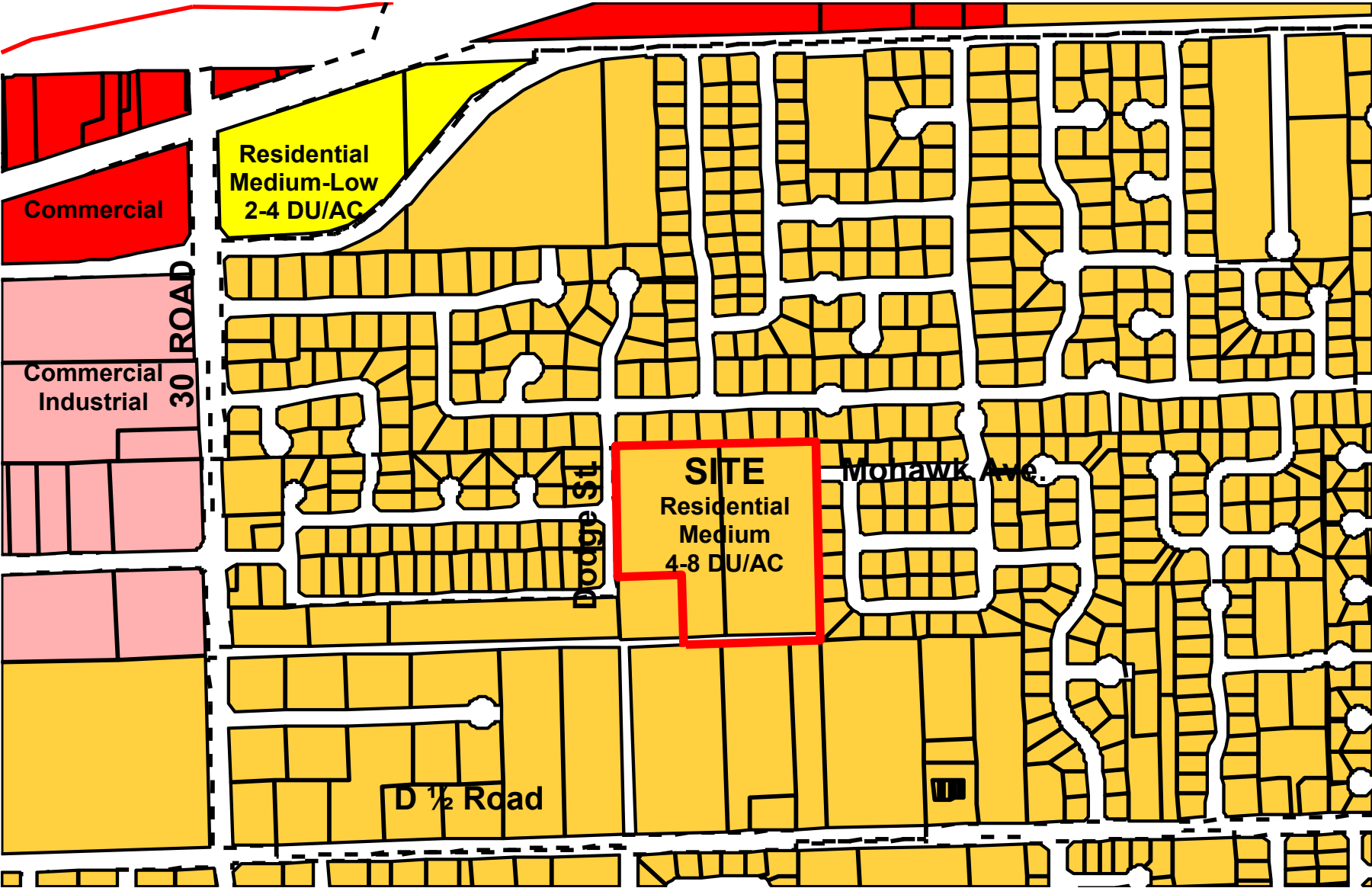
Aerial Photo Map

Figure 2



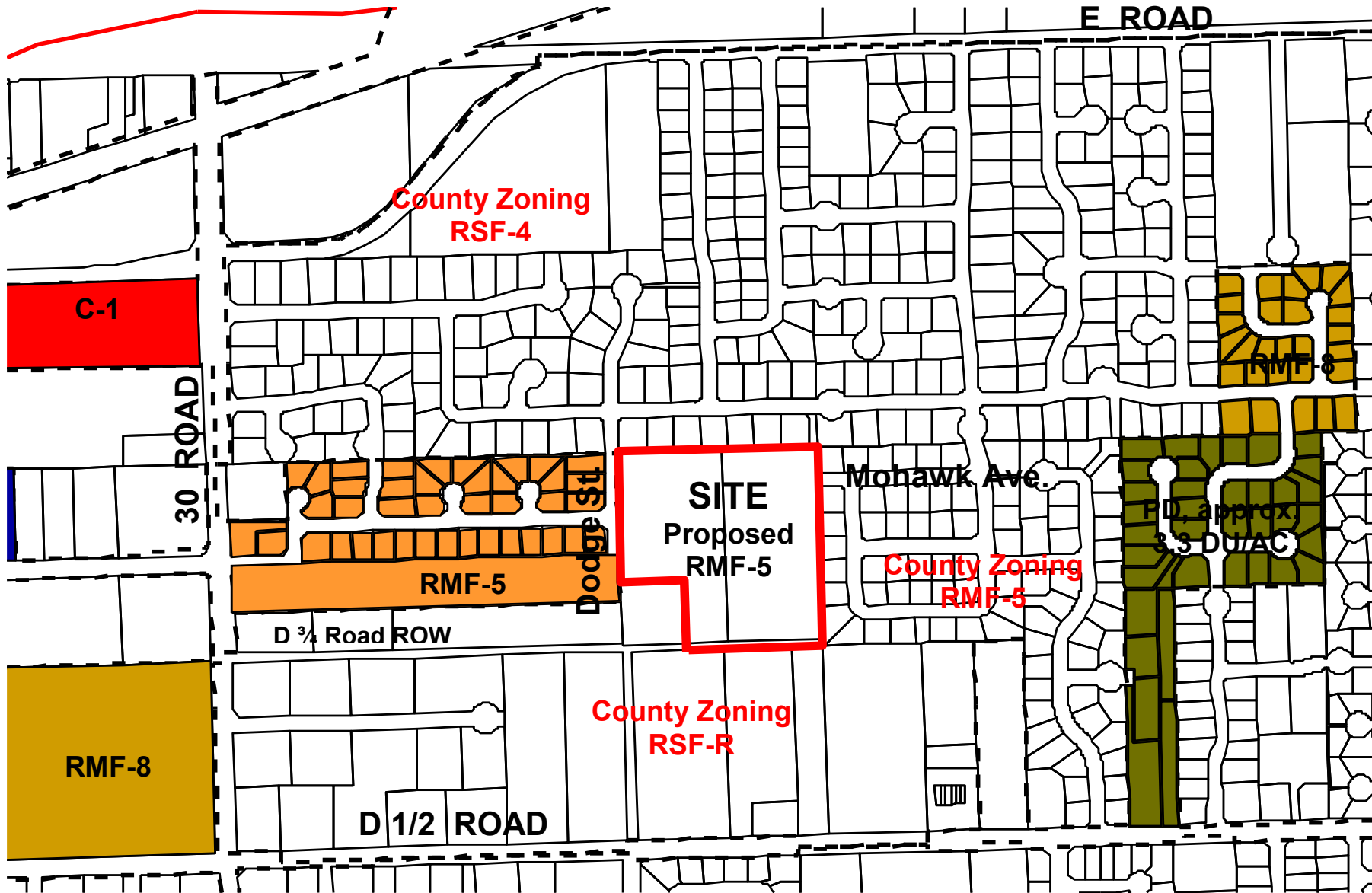
Future Land Use Map

Figure 3



Existing City and County Zoning

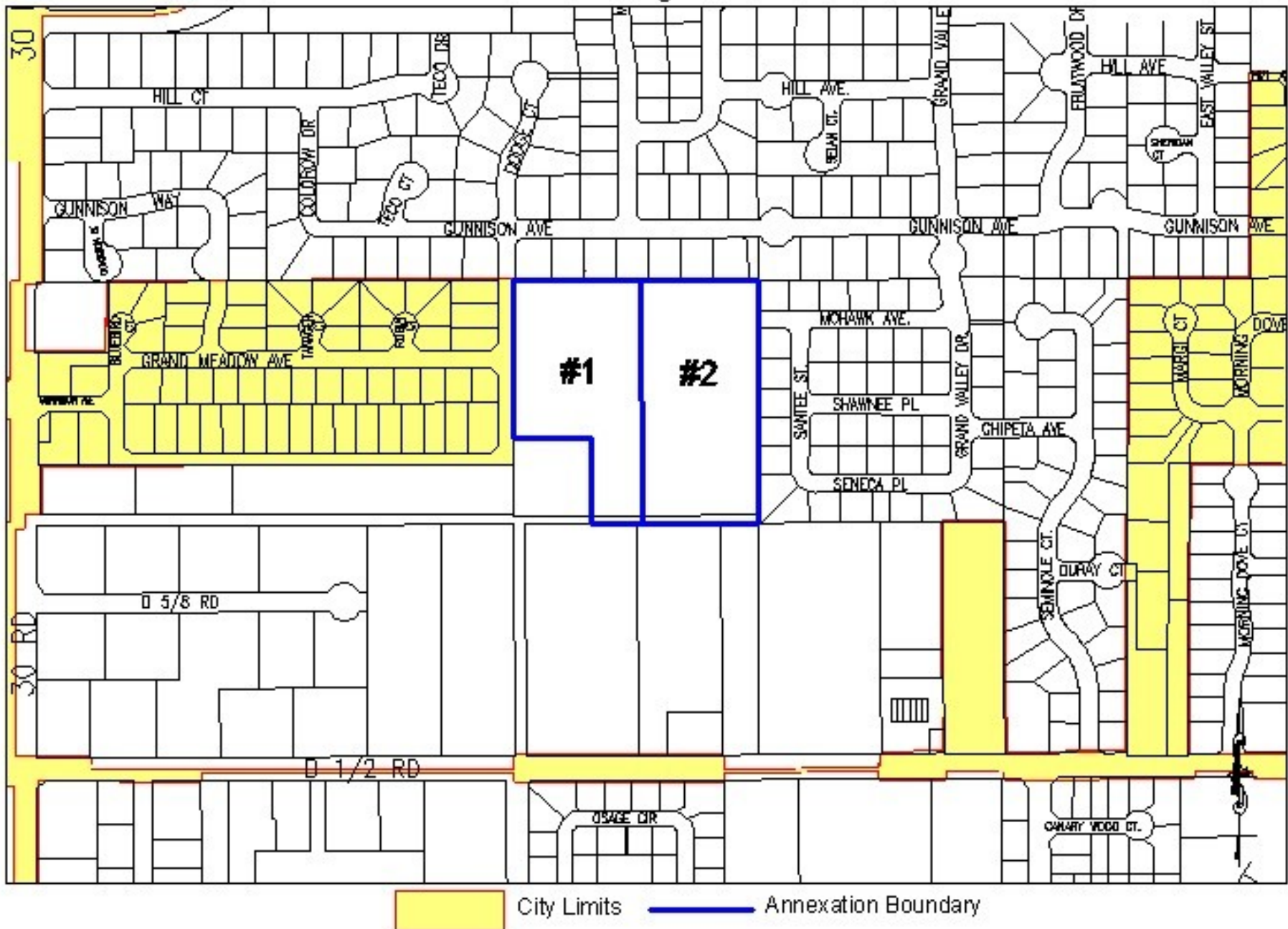
Figure 4



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." 166

Prarie View Annexations No. 1 and 2

Figure 5



CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING A PORTION OF D $\frac{3}{4}$ ROAD RIGHT-OF-WAY
LOCATED EAST OF DODGE STREET
AND SOUTHWEST OF MOHAWK AVENUE**

RECITALS:

A vacation of a portion of the dedicated right-of-way of D $\frac{3}{4}$ Road has been requested by the property owner.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

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

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

The following described dedicated right-of-way is hereby vacated subject to the following conditions:

1. Applicants shall pay all recording/documentary fees for the vacation.

The following right-of-way is shown on the attached Exhibit as part of this vacation description.

Dedicated right-of-way to be vacated:

ROW Vacation: That part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16 in Township One South, Range One East of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the NW $\frac{1}{16}$ Corner of said Section 16, from whence a Mesa County Survey Marker for the N $\frac{1}{16}$ Corner of said Section 16 bears S89°55'09"W for a distance of 1321.03 feet; thence S00°01'09"E for a distance of 659.87 feet to the SW Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 16; thence N89°54'39"E, on the southerly line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 16 for a distance of 208.71 feet to the point of beginning; thence the following courses and distances:

1. N00°01'09"W a distance of 20.00 feet:

2. N89°54'39"E a distance of 452.04 feet to a point on the westerly line of Cherokee Village No. Two Subdivision, as recorded in Plat Book 13 at Page 13 of the Mesa County real property records;
3. S00°01'04"E, on said westerly line, for a distance of 20.00 feet to a 5/8-inch rebar and alloy cap for the SW Corner of said Cherokee Village No. Two Subdivision;
4. S89°54'39"W, on the southerly line of the NW1/4SE/14NW1/4 of said Section 16, for a distance of 452.04 feet to the beginning.

(9041 sq. ft.)

Introduced on first reading September 15, 2004 and ordered published.

Adopted on second reading this _____ day of _____, 2004.

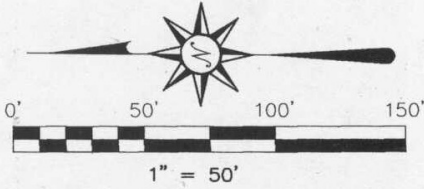
President of City Council

ATTEST:

City Clerk

EXHIBIT

CHEROKEE VILLAGE NO. TWO PLAT BOOK 13 PAGE 13
 LOT 5
 BLOCK 1



LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ FOUND 5/8" REBAR & CAP LS-18469
- FOUND 1/2" REBAR (NO CAP)
- ⊙ FOUND 5/8" REBAR & CAP LS-16413
- ⊗ SET REBAR & CAP LS-18469
- ⊗ FOUND REBAR & CAP LS-23877

CONDOR PROPERTIES LLC
 BOOK 3614 PAGE 121

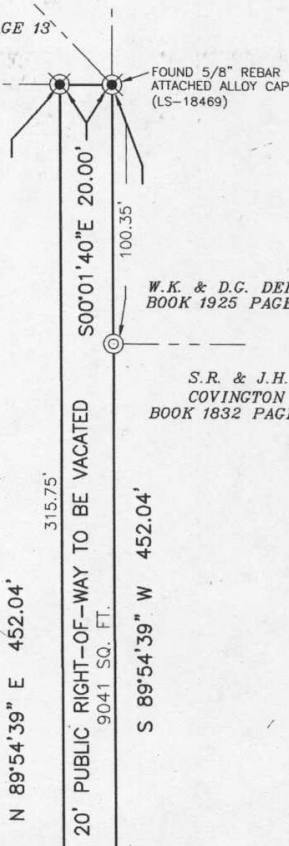
CONDOR PROPERTIES LLC
 BOOK 3694 PAGE 784

L.D. & T.L. WILLIAMS
 BOOK 1828 PAGE 820

FRUITWOOD SUBDIVISION FILING NO. 5
 PLAT BOOK 11 PAGE 194

MCSM#1657 (LS 18469)
 NW 1/16 CORNER
 SECTION 16
 T1S, R1E, U.M.

MCSM NO. 283-1
 N1/16 CORNER
 SEC 16/SEC 17
 T1S, R1E, U.M.



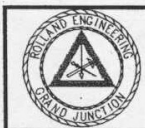
FOUND REBAR
 S75°33'W 1.05'

LOT 1
 REPLAT OF
 VICTORIAN MANOR
 PLAT BOOK 13
 PAGE 524

P.O.B.

SOUTHERLY LINE
 NW1/4 SE1/4 NW1/4

S.W. CORNER
 NW1/4 SE1/4 NW1/4
 SECTION 16



ROLLAND ENGINEERING
 403 Ridger Blvd
 Grand Jct, CO 81503
 (970) 241-1111

| | | | |
|--|---------|---------|-------|
| File Name: C:\PROJECTS\3125\3125ROWVAC.DWG | | | |
| EXHIBIT | | | |
| RIGHT-OF-WAY VACATION | | | |
| IN THE NW1/4 OF SECTION 16 | | | |
| T1S, R1E, OF THE UTE MERIDIAN | | | |
| MESA COUNTY COLORADO | | | |
| Designed | Checked | Plotted | Sheet |
| | RAM | 3125 | 1 |

Attach 25
Public Hearing – Indian Road Annexation
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|---|--------------------------|--------------------------|--------------------------|---------------------------|-------------------------------------|
| Subject | A hearing for the Indian Road Annexation located between C ½ Road and D Road at Indian Road | | | | | |
| Meeting Date | October 6, 2004 | | | | | |
| Date Prepared | September 27, 2004 | | | | File #ANX-2004-137 | |
| Author | Senta L. Costello | | Associate Planner | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | |
| Report results back to Council | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Yes | When |
| Citizen Presentation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Yes | No |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Workshop | Formal Agenda |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Consent | Individual Consideration |

Summary: Resolution for acceptance of a petition for annexation and to hold a public hearing and consider final passage of the annexation ordinance for the Indian Road Annexations #1 & #2. The 34.806 acre Indian Road Annexation consists of 49 parcels. Indian Road Annexation is a 2 part serial annexation.

Budget: N/A

Action Requested/Recommendation: Public hearing on the annexation and acceptance of the petition. Approve resolution accepting a petition for annexation and approve second reading of the annexation ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

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

| STAFF REPORT/BACKGROUND INFORMATION | | | |
|-------------------------------------|--------------|---|-----------|
| Location: | | Between C ½ Road and D Road at Indian Road | |
| Applicants: | | Owner: Darren Davidson Representative: Steve Voytilla | |
| Existing Land Use: | | Vacant | |
| Proposed Land Use: | | Industrial | |
| Surrounding Land Use: | North | Industrial / Railroad | |
| | South | Single Family Residential / Rendering Plant / Colorado River | |
| | East | Single Family Residential / Commercial & Industrial uses | |
| | West | Single Family Residential / Commercial & Industrial uses | |
| Existing Zoning: | | County I-2 | |
| Proposed Zoning: | | City I-1 | |
| Surrounding Zoning: | North | City I-1 | |
| | South | County I-2 & RSF-R | |
| | East | County I-2, PI, & RSF-R | |
| | West | County I-2 & RSF-R; City CSR | |
| Growth Plan Designation: | | North of Winters Ave – Industrial South of Winters Ave – Commercial / Industrial | |
| Zoning within density range? | X | Yes | No |

Staff Analysis:

ANNEXATION:

This annexation area consists of 34.806 acres of land and is comprised of 49 parcels. The property owners have requested annexation into the City as the result of wanting to develop new commercial and industrial sites. Under the 1998 Persigo Agreement all new commercial and industrial developments require annexation and processing in the City.

It is staff's 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 Indian Road Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

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

The following annexation and zoning schedule is being proposed.

| <u>ANNEXATION SCHEDULE</u> | |
|-----------------------------------|---|
| September 1, 2004 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| September 14, 2004 | Planning Commission considers Zone of Annexation |
| September 15, 2004 | Introduction Of A Proposed Ordinance on Zoning by City |
| October 6, 2004 | Acceptance of Petition and Public Hearing on Annexation Zoning by City Council |
| November 7, 2004 | Effective date of Annexation and Zoning |

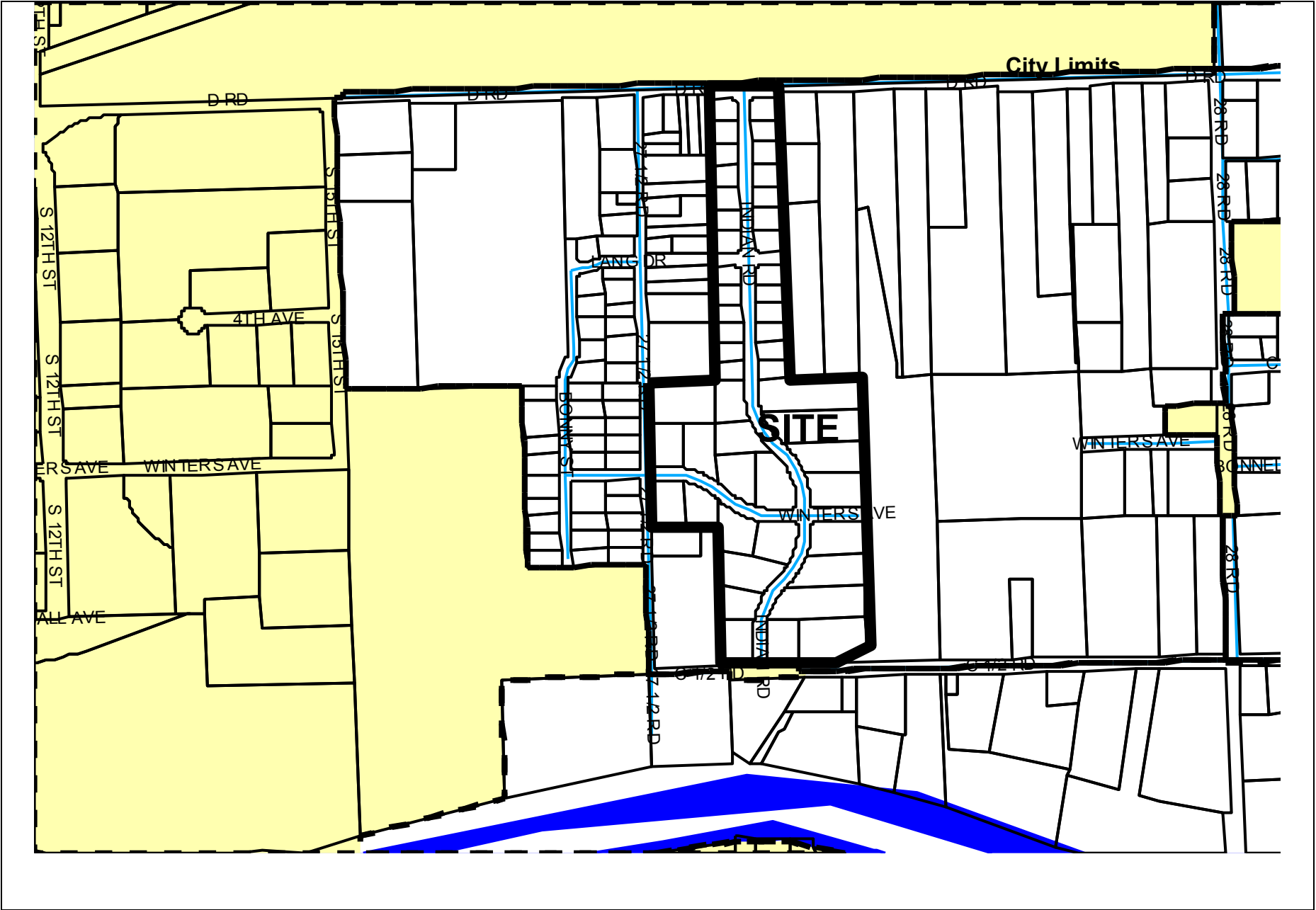
INDIAN ROAD ANNEXATION SUMMARY

| | | |
|---------------------------------------|---|---|
| File Number: | ANX-2004-137 | |
| Location: | Between C ½ Road and D Road at Indian Road | |
| Tax ID Number: | 2945-241-18-001 thru 007; 2945-241-17-001 thru 007; 2945-241-19-001 thru 010; 2945-241-20-001 thru 013; 2945-241-21-001 thru 007; 2945-241-22-001 thru 004; 2945-241-00-061 | |
| Parcels: | 49 | |
| Estimated Population: | 0 | |
| # of Parcels (owner occupied): | 0 | |
| # of Dwelling Units: | 0 | |
| Acres land annexed: | 34.806 ac | |
| Developable Acres Remaining: | 28.116 ac | |
| Right-of-way in Annexation: | 6.69 ac | |
| Previous County Zoning: | County I-2 | |
| Proposed City Zoning: | City I-1 | |
| Current Land Use: | Vacant | |
| Future Land Use: | Commercial / Industrial uses | |
| Values: | Assessed: | = \$166,330 |
| | Actual: | = \$573,680 |
| Address Ranges: | 351-359 Indian Rd / 2766 C ½ Rd / 2751 – 2762 Winters Ave | |
| Special Districts: | Water: | Ute Water |
| | Sewer: | Central Grand Valley Sanitation |
| | Fire: | Grand Junction Rural |
| | Irrigation/Drainage : | Grand Valley Irrigation / Grand Jct Drainage District |
| | School: | Mesa County School Dist #51 |

Site Location Map

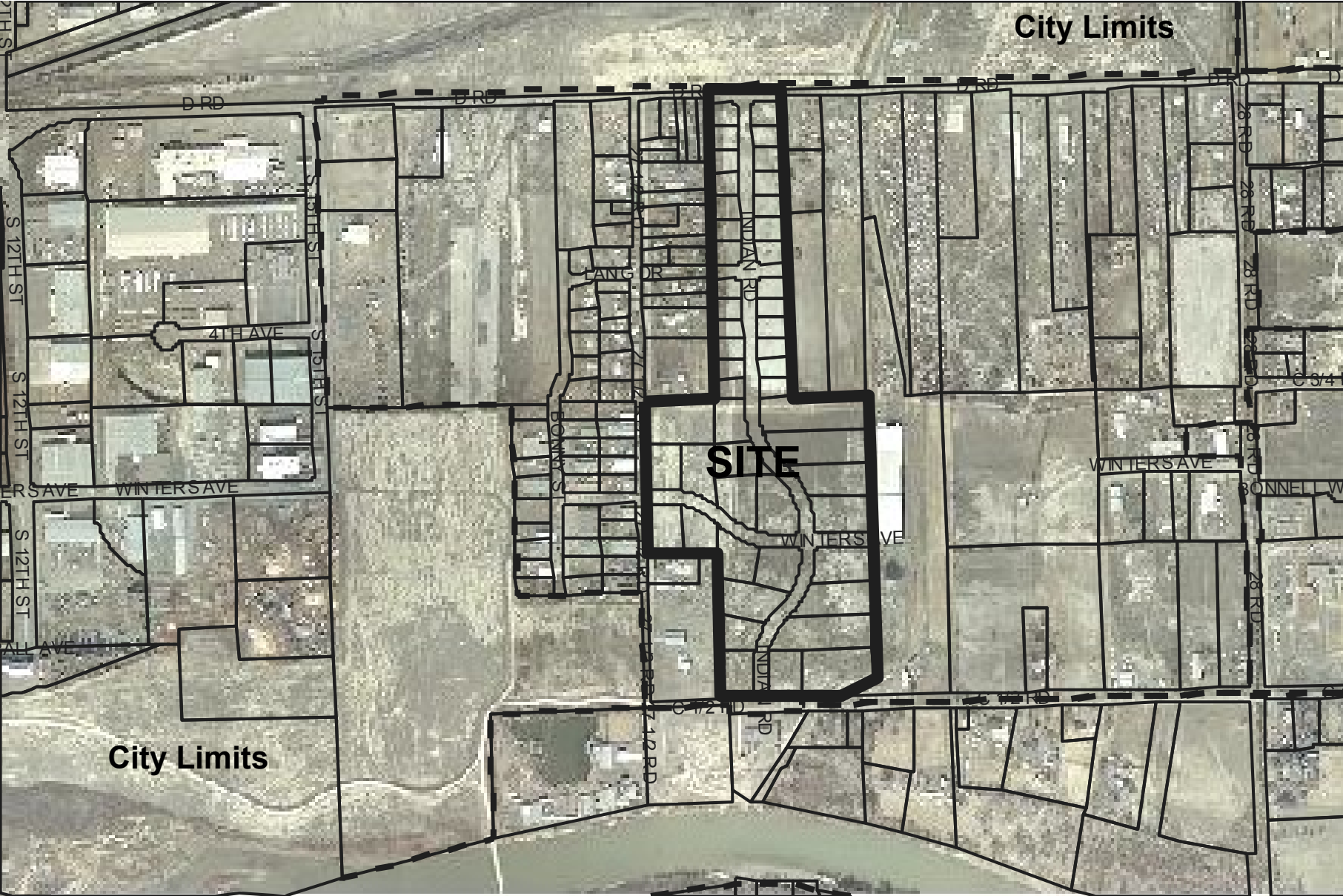
Figure 1

City Limits



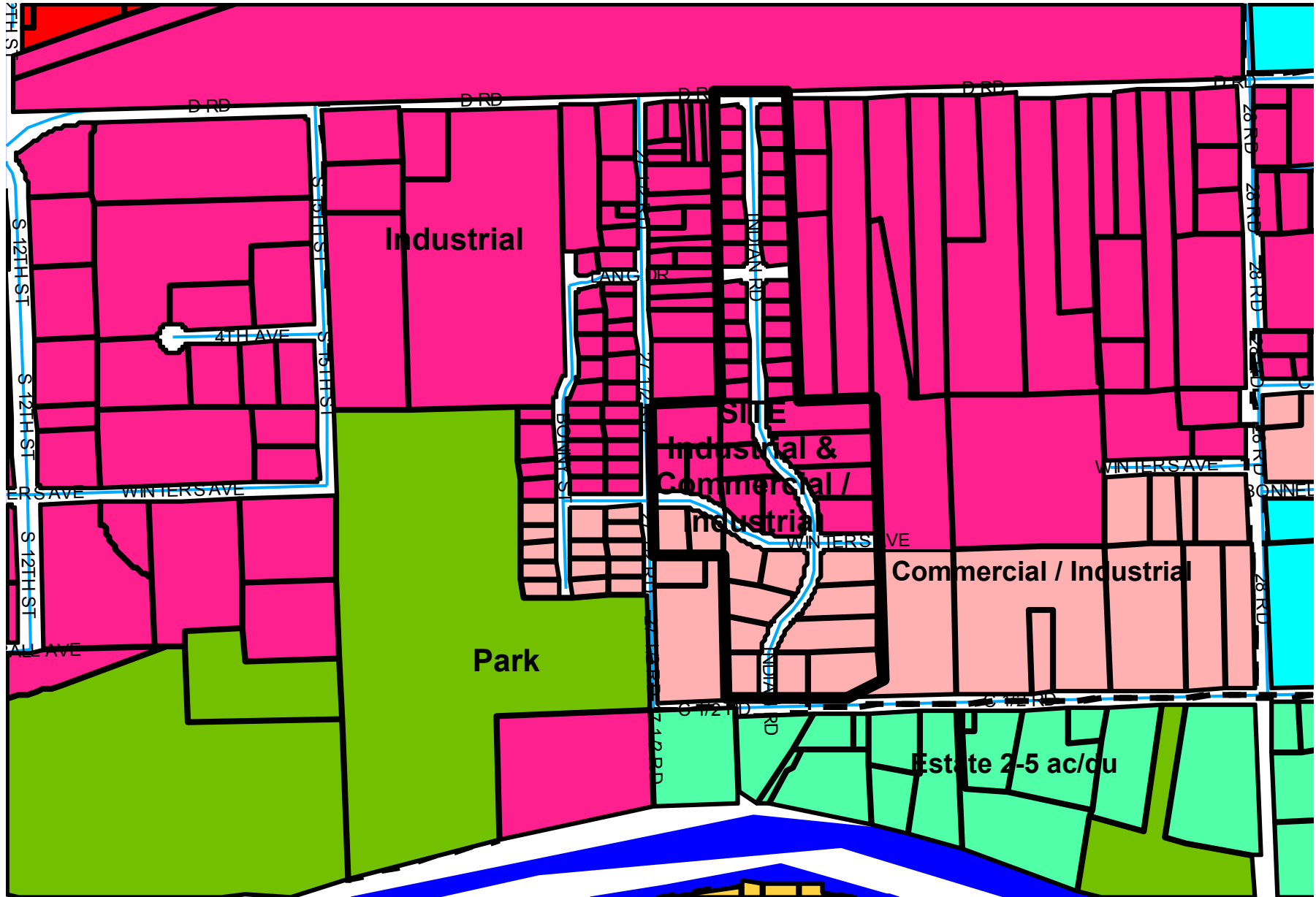
Aerial Photo Map

Figure 2



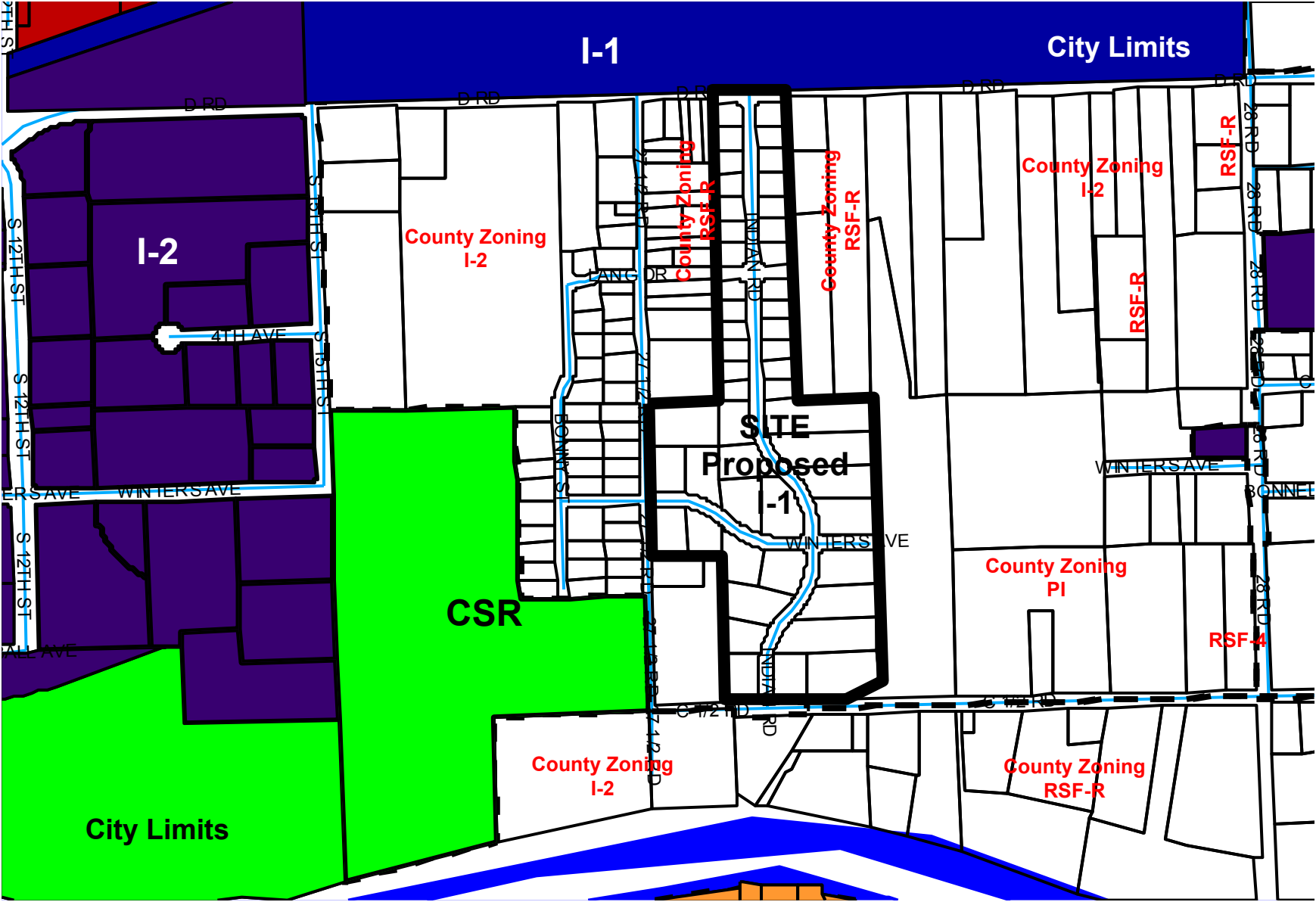
Future Land Use Map

Figure 3



Existing City and County Zoning

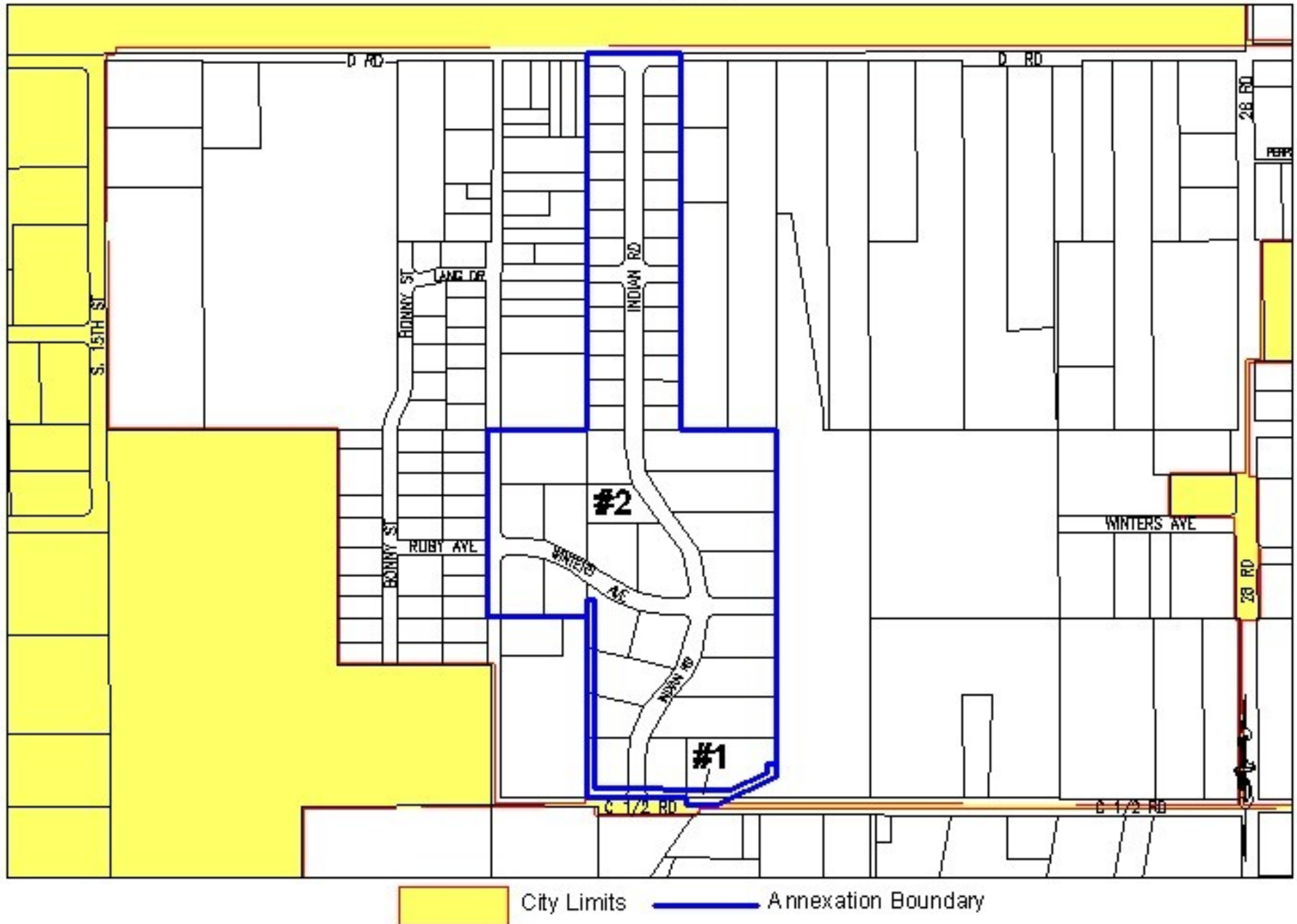
Figure 4



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."

Indian Road Industrial Subdivision Annexations No. 1 and 2

Figure 5



RESOLUTION NO. ____

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

INDIAN ROAD ANNEXATION

LOCATED BETWEEN C ½ ROAD AND D ROAD AT INDIAN ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 1st day of September, 2004, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

INDIAN ROAD ANNEXATION

INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to a point being the Southeast corner of Lot 2, Block 5, of said Indian Road Industrial Subdivision; thence N 00°40'43" E a distance of 62.64 feet; thence S 89°52'23" E a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.50 feet; thence S 00°07'37" W along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence S 89°46'25" E a distance of 472.70 feet; thence N 65°11'29" E a distance of 139.62 feet; thence N 00° 07'37" E a distance of 30.00 feet; thence S 89°52'23" E a distance of 30.00 feet to a point on the Southerly projection of the East line of said Indian Road Industrial Subdivision; thence S 00°07'37" W along said Southerly projection, a distance of 49.14 feet; thence S 65°11'29" W a distance of 226.86 feet; thence N 89°46'25" W along a line 4.00 feet North of and parallel with the South line of the NE 1/4 of said Section 24, a distance of 106.29 feet; thence N 00°07'37" E a distance of 26.00 feet; thence N 89°46'25" W along the South line of said Indian Road Industrial Subdivision, a distance of 347.31 feet, more or less, to the Point of Beginning.

CONTAINING 1.017 Acres (44,321 Sq. Ft.) more or less, as described.

INDIAN ROAD INDUSTRIAL SUBDIVISION ANNEXATION NO. 2

A certain parcel of land lying in the North Half (N 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'23" W along the South line and the Westerly projection of, Lots 1 and 2, Block Five of said Indian Road Industrial Subdivision, a distance of 342.50 feet to a point on the East line of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence N 00°07'37" E along said East line, being a line 12.50 feet West of and parallel with, the West line of the Northeast Quarter (NE 1/4) of said Section 24, a distance of 660.06 feet, more or less, to a point being the Northeast corner of Lot 1, Block One of said Replat of Pleasant View Subdivision; thence S 89°51'16" E a distance of 12.50 feet to a point being the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 24; thence S 89°52'24" E along the North line of Lot 13, Block Five of said Indian Road Industrial Subdivision, a distance of 330.00 feet; thence N 00°08'44" E along the West line of said Indian Road Industrial Subdivision, a distance of 1348.15 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction with Ordinance Number 3205; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 325.51 feet; thence S 00°02'56" W along the East line of said Indian Road Industrial Subdivision, a distance of 1348.81 feet; thence S 89°52'24" E along the North line of Lot 7, Block Three of said Indian Road Industrial Subdivision, a distance of 331.52 feet; thence S 00°07'37" W along the East line of said Indian Road Industrial Subdivision, a distance of 1172.73 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°07'37" W a distance of 30.00 feet; thence S 65°11'29" W a distance of 139.62 feet; thence N 89°46'25" W along a line 30.00 feet North of and parallel with, the South line of said Indian Road Industrial Subdivision, a distance of 472.70 feet; thence N 00°07'37" E along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence N 00°40'43" E a distance of 62.79 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.64 feet, more or less, to the Point of Beginning.

CONTAINING 33.789 Acres (1,471,878 Sq. Ft.) more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of October, 2004; 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 6th day of October, 2004.

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**

INDIAN ROAD ANNEXATION #1

APPROXIMATELY 1.017 ACRES

LOCATED AT C ½ ROAD AND INDIAN ROAD

WHEREAS, on the 1st day of September, 2004, 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 6th day of October, 2004; 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:

INDIAN ROAD ANNEXATION #1

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to a point being the Southeast corner of Lot 2, Block 5, of said Indian Road Industrial Subdivision; thence N 00°40'43" E a distance of 62.64 feet; thence S 89°52'23" E a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.50 feet; thence S 00°07'37" W along a line 30.00 feet East of and

parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence S 89°46'25" E a distance of 472.70 feet; thence N 65°11'29" E a distance of 139.62 feet; thence N 00° 07'37" E a distance of 30.00 feet; thence S 89°52'23" E a distance of 30.00 feet to a point on the Southerly projection of the East line of said Indian Road Industrial Subdivision; thence S 00°07'37" W along said Southerly projection, a distance of 49.14 feet; thence S 65°11'29" W a distance of 226.86 feet; thence N 89°46'25" W along a line 4.00 feet North of and parallel with the South line of the NE 1/4 of said Section 24, a distance of 106.29 feet; thence N 00°07'37" E a distance of 26.00 feet; thence N 89°46'25" W along the South line of said Indian Road Industrial Subdivision, a distance of 347.31 feet, more or less, to the Point of Beginning.

CONTAINING 1.017 Acres (44,321 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 1st day of September, 2004 and ordered published.

ADOPTED on second reading this 6th day of October, 2004.

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**

INDIAN ROAD ANNEXATION #2

APPROXIMATELY 33.789 ACRES

LOCATED AT D ROAD AND INDIAN ROAD

WHEREAS, on the 1st day of September, 2004, 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 6th day of October, 2004; 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:

INDIAN ROAD ANNEXATION #2

A certain parcel of land lying in the North Half (N 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the South line of the NE 1/4 of said Section 24 bears N 89°46'25" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'37" E along the West line of said Indian Road Industrial Subdivision, a distance of 630.36 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'23" W along the South line and the Westerly projection of, Lots 1 and 2, Block Five of said Indian Road Industrial Subdivision, a distance of 342.50 feet to a point on the East line of the Replat of Pleasant View Subdivision, as

same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence N 00°07'37" E along said East line, being a line 12.50 feet West of and parallel with, the West line of the Northeast Quarter (NE 1/4) of said Section 24, a distance of 660.06 feet, more or less, to a point being the Northeast corner of Lot 1, Block One of said Replat of Pleasant View Subdivision; thence S 89°51'16" E a distance of 12.50 feet to a point being the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 24; thence S 89°52'24" E along the North line of Lot 13, Block Five of said Indian Road Industrial Subdivision, a distance of 330.00 feet; thence N 00°08'44" E along the West line of said Indian Road Industrial Subdivision, a distance of 1348.15 feet to a point on the South line of the Darren Davidson Annexation, as same is recorded with the City of Grand Junction with Ordinance Number 3205; thence S 89°59'19" E along a line 28.00 feet North of and parallel with, the North line of the NE 1/4 of said Section 24, a distance of 325.51 feet; thence S 00°02'56" W along the East line of said Indian Road Industrial Subdivision, a distance of 1348.81 feet; thence S 89°52'24" E along the North line of Lot 7, Block Three of said Indian Road Industrial Subdivision, a distance of 331.52 feet; thence S 00°07'37" W along the East line of said Indian Road Industrial Subdivision, a distance of 1172.73 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°07'37" W a distance of 30.00 feet; thence S 65°11'29" W a distance of 139.62 feet; thence N 89°46'25" W along a line 30.00 feet North of and parallel with, the South line of said Indian Road Industrial Subdivision, a distance of 472.70 feet; thence N 00°07'37" E along a line 30.00 feet East of and parallel with, the West line of said Indian Road Industrial Subdivision, a distance of 600.27 feet; thence N 00°40'43" E a distance of 62.79 feet; thence N 89°52'23" W a distance of 30.00 feet; thence S 00°40'43" W a distance of 62.64 feet, more or less, to the Point of Beginning.

CONTAINING 33.789 Acres (1,471,878 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 1st day of September, 2004 and ordered published.

ADOPTED on second reading this 6th day of October, 2004.

Attest:

President of the Council

City Clerk

Attach 26
Public Hearing – Zoning the Indian Road Annexation
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | | |
|---------------------------------------|---|-----|----------------------|-----|--------------------|----------------|---|---------------------------------|
| Subject | Zoning the Indian Road Annexation, located between C ½ Road and D Road at Indian Road, to I-1 (Light Industrial). | | | | | | | |
| Meeting Date | October 6, 2004 | | | | | | | |
| Date Prepared | September 27, 2004 | | | | File #ANX-2004-137 | | | |
| Author | Senta L. Costello | | Associate Planner | | | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | | | |
| Report results back to Council | X | No | | Yes | When | | | |
| Citizen Presentation | | Yes | X | No | Name | | | |
| | Workshop | X | Formal Agenda | | | Consent | X | Individual Consideration |

Summary: Hold a public hearing and consider final passage of the zoning ordinance to zone the Indian Road Annexation I-1, located between C ½ Road and D Road at Indian Road. The 34.806 acre Indian Road Annexation consists of 49 parcels.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider final passage of the zoning ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

- 58. Staff report/Background information
- 59. General Location Map
- 60. Aerial Photo
- 61. Growth Plan Map
- 62. Zoning Map
- 63. Annexation map
- 64. Zoning Ordinance

| BACKGROUND INFORMATION | | | | | |
|-------------------------------------|--------------|---|------------|--|-----------|
| Location: | | Between C ½ Road and D Road at Indian Road | | | |
| Applicants: | | Owner: Darren Davidson Representative: Steve Voytilla | | | |
| Existing Land Use: | | Vacant | | | |
| Proposed Land Use: | | Industrial | | | |
| Surrounding Land Use: | North | Industrial / Railroad | | | |
| | South | Single Family Residential / Rendering Plant / Colorado River | | | |
| | East | Single Family Residential / Commercial & Industrial uses | | | |
| | West | Single Family Residential / Commercial & Industrial uses | | | |
| Existing Zoning: | | County I-2 | | | |
| Proposed Zoning: | | City I-1 | | | |
| Surrounding Zoning: | North | City I-1 | | | |
| | South | County I-2 & RSF-R | | | |
| | East | County I-2, PI, & RSF-R | | | |
| | West | County I-2 & RSF-R; City CSR | | | |
| Growth Plan Designation: | | North of Winters Ave – Industrial South of Winters Ave – Commercial / Industrial | | | |
| Zoning within density range? | | X | Yes | | No |

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the I-1 district is consistent with the Growth Plan intensities of Commercial / Industrial and Industrial. The existing County zoning is I-2. 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 zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows:

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

Response: The requested zoning is to place the property into an appropriate City zoning designation due to the annexation request. Therefore, this criteria is not applicable.

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.;

Response: The zoning request is in conjunction with an annexation request. Therefore this criteria is not applicable.

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

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

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

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

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

Response: 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: The zoning request is in conjunction with an annexation request. Therefore this criteria is not applicable.

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

Response: The zoning request is in conjunction with an annexation request. Therefore this criteria is not applicable.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the I-1 district to be consistent with the Growth

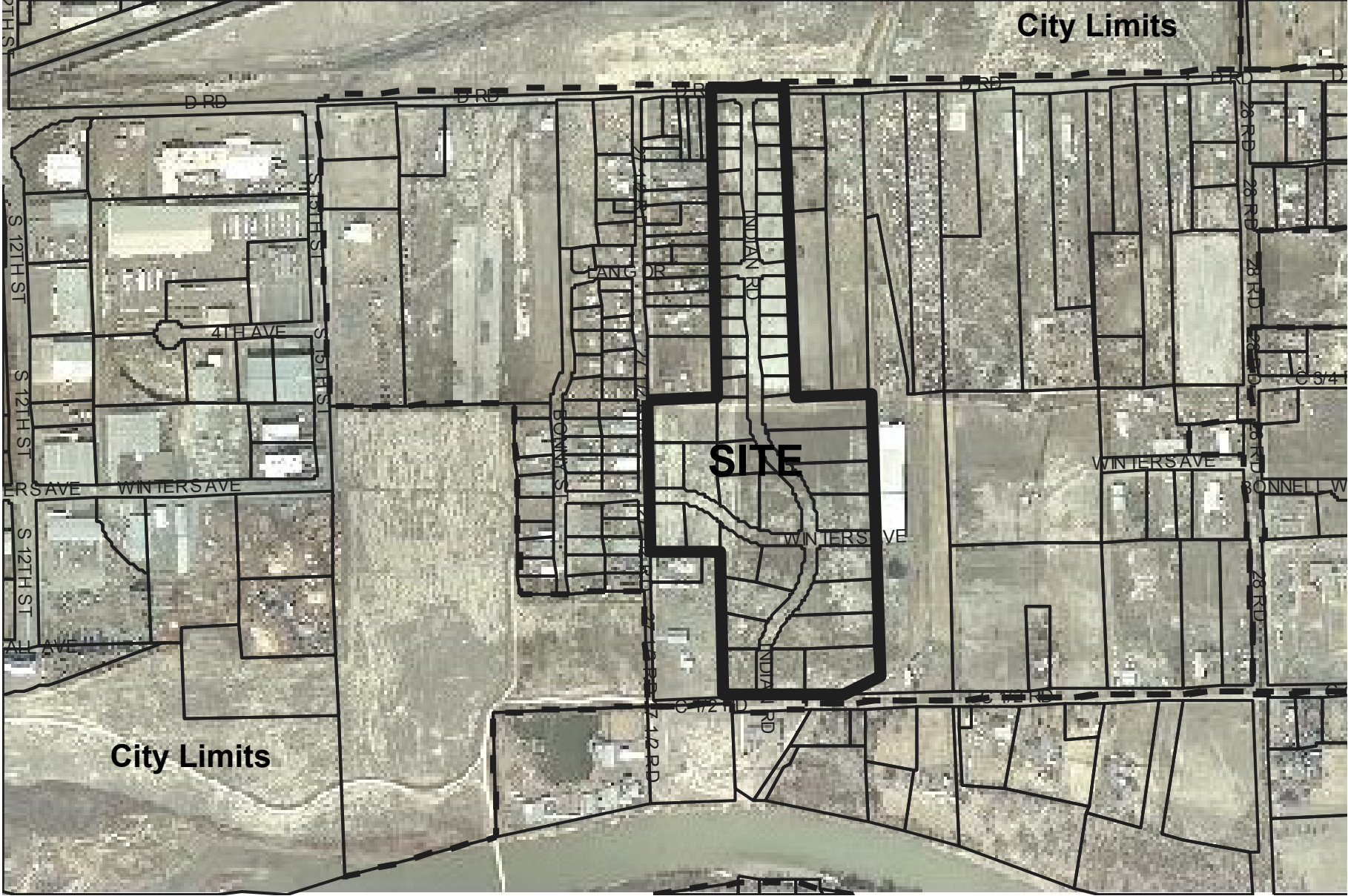
Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1

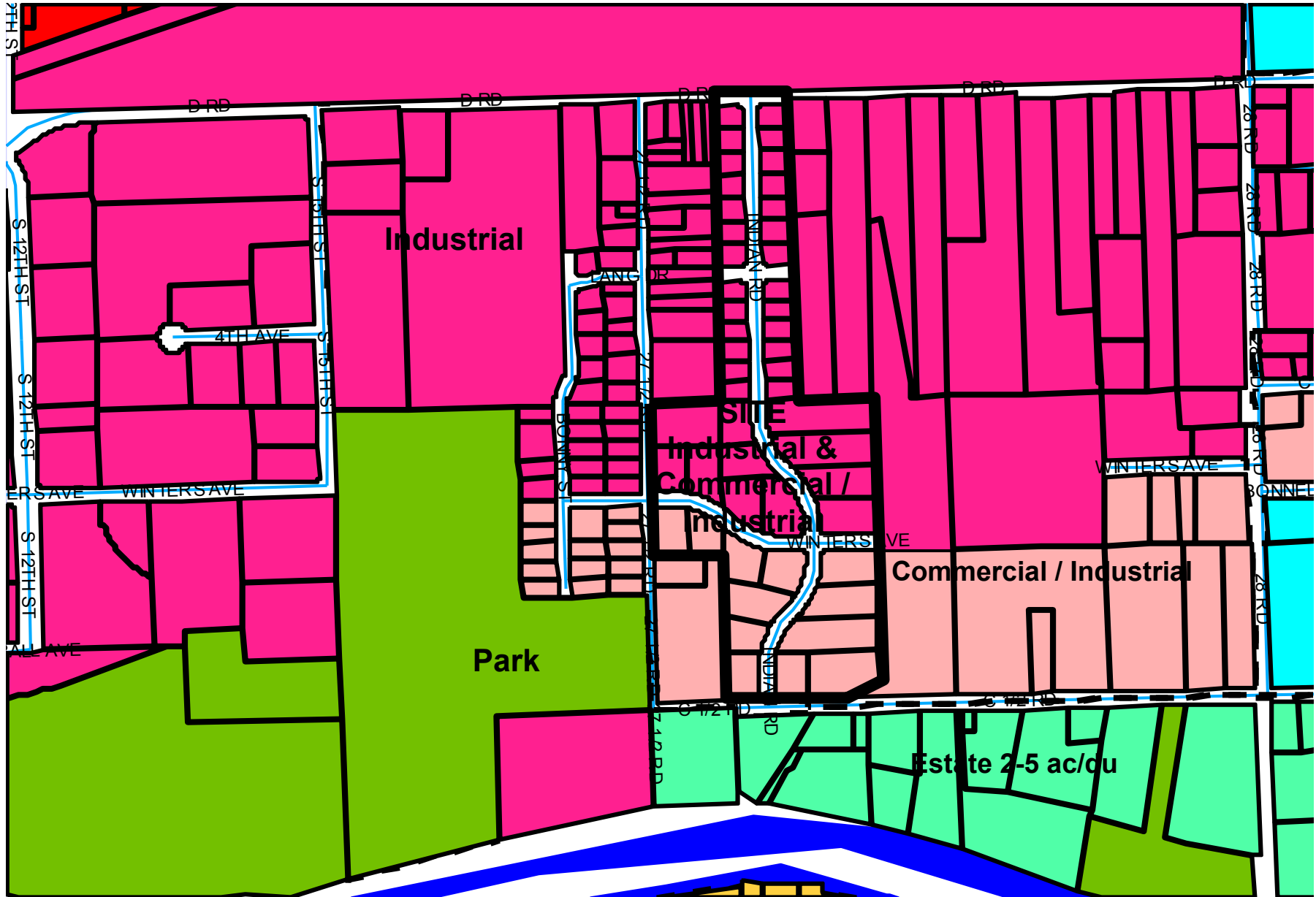
Aerial Photo Map

Figure 2



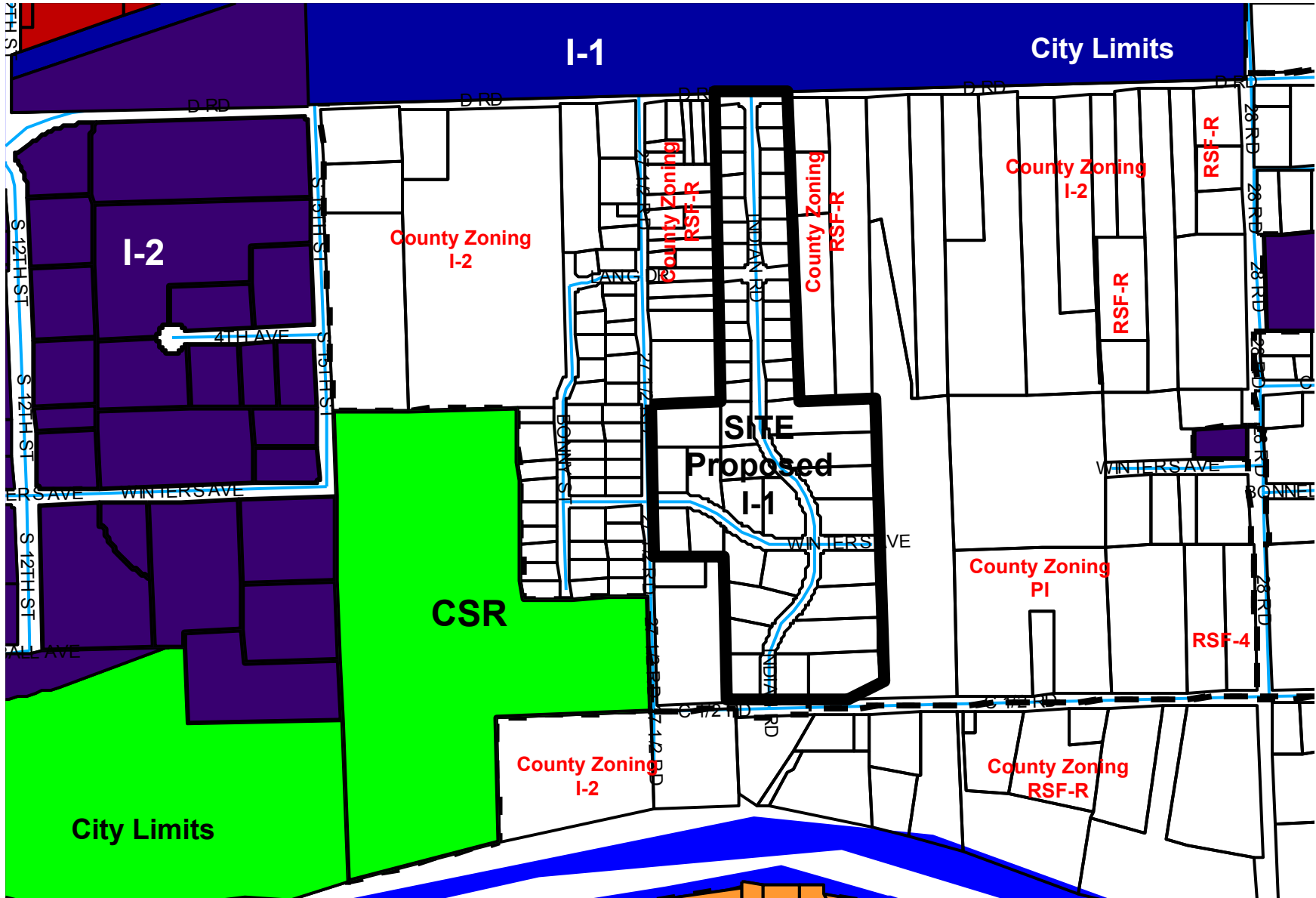
Future Land Use Map

Figure 3



Existing City and County Zoning

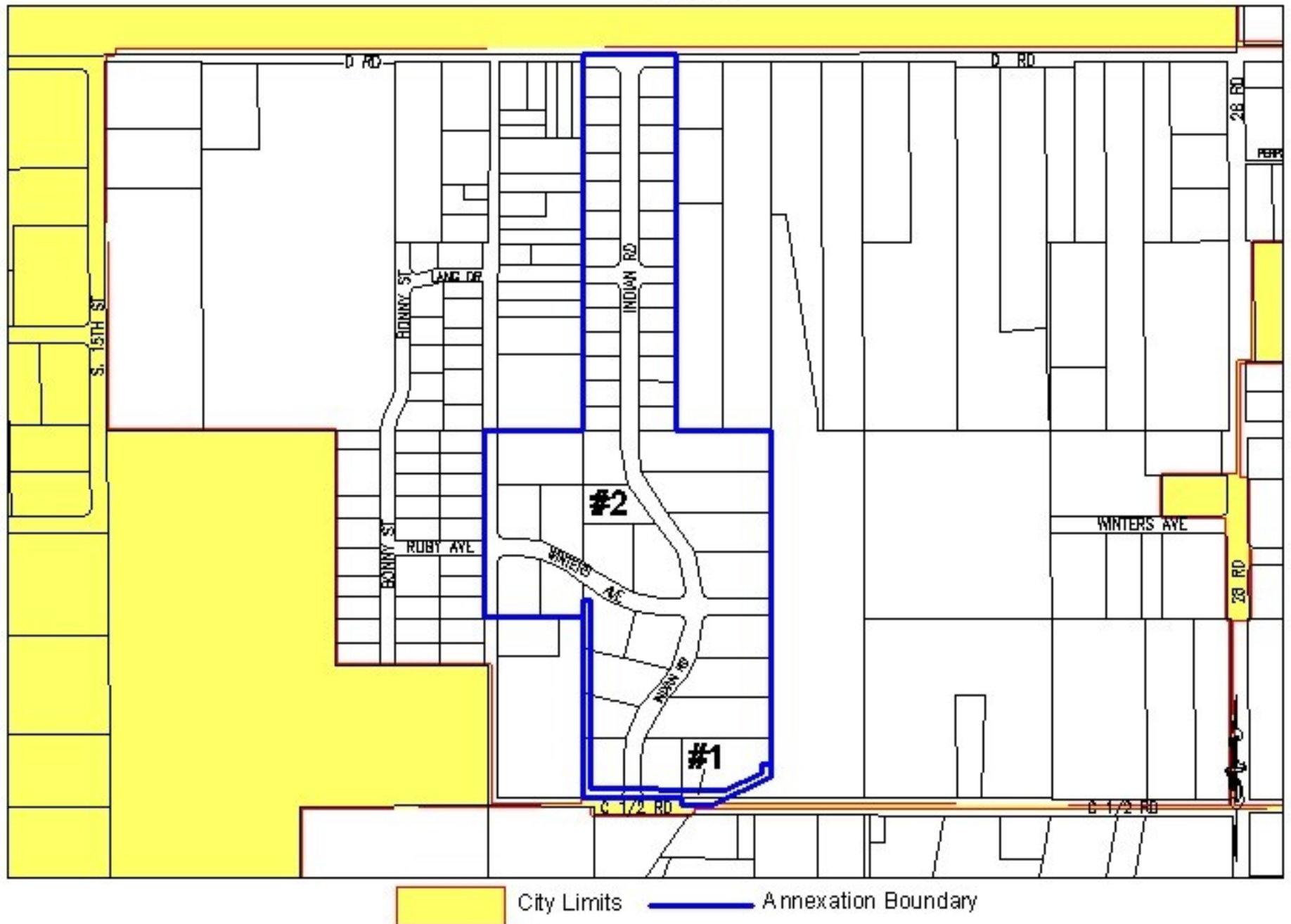
Figure 4



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."

Indian Road Industrial Subdivision Annexations No. 1 and 2

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE INDIAN ROAD ANNEXATION TO
I-1**

LOCATED BETWEEN C ½ ROAD AND D ROAD AT INDIAN ROAD

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Indian Road Annexation to the I-1 zone district for the following reasons:

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

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district be established.

The Planning Commission and City Council find that the I-1 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned I-1.

INDIAN ROAD ANNEXATION

Lots 1-7, both inclusive, in Blk 1; Lots 1-7, both inclusive, in Blk 2; Lots 1-10, both inclusive, in Blk 3; Lots 1-13, both inclusive, in Blk 4; Lots 1-7, both inclusive, in Blk 5; Lots 1-4, both inclusive, in Blk 6, all of Indian Road Sub, Mesa Co, Colorado; and also Beg 100' N of the SE cor of the W 30 ac of SW1/4NE1/4 of Sec 24, T1S, R1W of the Ute Meridian, thence N 138', thence W 312', thence S 208', thence E approximately 162' to the S line of drainage ditch right-of-way of the Grand Junction Drainage District, thence Northeasterly along S line of said drainage ditch right-of-way to the POB, Mesa Co, Colorado.

Introduced on first reading this 15th day of September, 2004 and ordered published.

Adopted on second reading this 6th day of October, 2004.

Mayor

ATTEST:

City Clerk

**Attach 27
Resolution of Support**

RESOLUTION NO. _____-04

A RESOLUTION SUPPORTING BALLOT ISSUE 5T

RECITALS:

The Downtown Development Authority Board requested that the City Council place an issue on the November ballot asking qualified electors within the Downtown Development Authority boundary to approve a five year extension of the Tax Increment Financing (TIF). The Council authorized a ballot question, which is on the November 2, 2004 ballot as question 5T. If approved, question 5T will authorize an extension of the TIF without raising taxes.

Improvements, as those are stated in ballot question 5T, are made by the DDA in downtown using debt with the proceeds from the TIF being pledged to repay that debt. Ballot question 5T asks that the voters increase the City's debt in order to continue to be able to use TIF funds for a period as allowed under State law, currently five additional years.

The Grand Junction City Council supports the revitalization and redevelopment that has occurred in downtown and believes that the dedication of the Tax Increment Financing to fund improvements in the downtown is critical to the continued vitality of downtown.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Grand Junction City Council declares its' support for Ballot Issue 5T and urges all qualified voters to cast their ballot in support of 5T in this mail-in election.
2. The Grand Junction City Council further urges all Downtown Development Authority residents, property owners and lessees to contact the City Clerk if they have not received a ballot by October 18th and to return their ballots by no later than 7:00 p.m. on November 2, 2004.

Adopted this 6th day of October 2004.

Bruce Hill
President of the Council

ATTEST:

Stephanie Tuin
City Clerk