

**GRAND JUNCTION CITY COUNCIL
ADDITIONAL WORKSHOP AGENDA**

**MONDAY, DECEMBER 13, 2004, 11:30 A.M.
TWO RIVERS CONVENTION CENTER
159 MAIN STREET**

11:30 am **DEVELOPMENT ISSUES UPDATE IN THE MARIPOSA AND
MONUMENT ROAD AREAS:** City staff will present information regarding
a request by Redlands Mesa developers to renegotiate the existing
agreement for the construction of Mariposa. In addition staff is prepared
to discuss a request by Pinnacle Ridge developers for access to Mariposa
and the proposed annexation of the anticipated Pinnacle Ridge
subdivision. [*Attach 1*](#)

1:00 pm **ADJOURN**

**Attach 1
 Mariposa & Monument Road Development Issues
 CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA								
Subject		Mariposa & Monument Road Related Development Issues						
Meeting Date		December 13, 2004						
Date Prepared		December 9, 2004			File #			
Authors		Kathy Portner Tim Moore John Shaver		Planning Manager Public Works Manager City Attorney				
Presenter Name		Kathy Portner Tim Moore John Shaver		Planning Manager Public Works Manager City Attorney				
Report results back to Council		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When		
Citizen Presentation		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name Developers and/or their representatives may attend		
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent	<input type="checkbox"/>	Individual Consideration

Summary: City staff will present information regarding a request by Redlands Mesa developers to renegotiate the existing agreement for the construction of Mariposa. In addition staff is prepared to discuss a request by Pinnacle Ridge developers for access to Mariposa and the proposed annexation of the anticipated Pinnacle Ridge subdivision. If time allows staff would like some direction on whether to continue discussions regarding a possible trade of City property with the owner of the Three Sisters property.

Budget: Costs are dependent on the chosen course of action. Staff will be prepared to present estimated costs associated with the requests.

Action Requested/Recommendation: Council consideration and direction on the requests.

Attachments: None

Background Information:

Redlands Mesa TCP Request

One of the requirements of the Redlands Mesa development is that the developer complete the construction of Mariposa Road, providing access to Monument Road. In

1999 the developer entered into a Reimbursement Agreement with the City to allow for the recapture of a portion of the cost of building Mariposa from the developers of surrounding properties that would connect to Mariposa. It is unclear exactly which properties are obligated under the recapture agreement.

Improvements to Mariposa were required with Filing 5 of Redlands Mesa. Filing 5 is the most recent filing and since it has been approved Staff has been discussing the possibility of renegotiating the agreement. The City has a Development Improvements Agreement and Guarantee (DIA) from the developer for the completion of the road.

Ron Austin, Manager of Redlands Mesa, LLC, is requesting that the Reimbursement Agreement be renegotiated such that the developer complete the improvements and be reimbursed by the City with the collection of TCP of \$1,500 per unit. Staff recommends pursuing a renegotiated agreement that clarifies the future TCP that will be paid per unit and eliminates the need to recapture a portion of the Mariposa Road construction costs from surrounding properties.

If time allows Staff would appreciate Council direction on the use of reimbursement agreements in conjunction with the new TCP. Staff has taken the position that reimbursement agreements should be used for projects that result in system benefit or enhancement not small projects. If reimbursement agreements are to be used for other projects staff will need to develop criteria.

Pinnacle Ridge Proposal

The developers of the proposed Pinnacle Ridge Subdivision (Energy Center Subdivision) would like to acquire street and utility access through the City and/or RMD property. The developer is requesting annexation under the Persigo agreement and has submitted a petition that includes all of the properties owned by Claude and Marie Barlieb and Viola Cassel. Not included in the annexation is the property owned by Margaret E. Foster Family Partnership. Annexing the property as petitioned will result in encaving the Foster property.

As Council may be aware the entire property was platted in 1954 but development never occurred. Because the design and of the lots as well as access is unacceptable by modern standards, the proposed Pinnacle Ridge developer has agreed to relinquish the old plat and file a new plat for the property. According to the developer the Foster Family Partnership has declined to join in the annexation and/or in planning/platting of its property.

Copeland Property

Conquest Development approached the City to explore a possible trade of some of its property for some City property. The developer is generally proposing a trade that would "square up" the ownership. The developer is continuing to move forward with its planning effort and will likely make a more detailed trade request as that work proceeds.

Direction is requested regarding further negotiations.