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

**WEDNESDAY, JUNE 1, 2005, 7:30 P.M.**

**CALL TO ORDER**

Pledge of Allegiance  
Invocation – Pastor Jerry Boschen, First Assembly of God

**CITIZEN COMMENTS**

**\*\*\* CONSENT CALENDAR \*\*\*®**

1. **Minutes of Previous Meetings**

[Attach 1](#)

*Action: Approve the Summary of the May 16, 2005 Additional Workshop, the Summary of the May 16, 2005 Workshop and the Minutes of the May 18, 2005 Regular Meeting*

2. **Setting a Hearing for the Bookcliff Veterinary Hospital Annexation located at 564 29 Road** [File #ANX-2005-076]

[Attach 2](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 2.93 acre Bookcliff Veterinary Hospital Annexation consists of one parcel of land and associated right-of-way of 29 Road. The applicant's intent is to annex their property and subdivide their parcel into two residentially zoned lots which is currently being reviewed by the City.

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

Resolution No. 94-05 – 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, Bookcliff Veterinary Hospital Annexation, Located at 564 29 Road and Including a Portion of the 29 Road Right-of-Way

®Action: Adopt Resolution No.94-05

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookcliff Veterinary Hospital Annexation, Approximately 2.93 Acres, Located at 564 29 Road and Including a Portion of the 29 Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for July 6, 2005*

Staff presentation: Scott D. Peterson, Associate Planner

3. **Setting a Hearing for the Munkres-Boyd Annexation, Located at 2866 A  $\frac{3}{4}$  Road** [File #ANX-2005-089] [Attach 3](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 6.04 acre Munkres-Boyd Annexation consists of 1 parcel, contains a portion of Highway 50 and A  $\frac{3}{4}$  Road rights-of-way, and is a 2 part serial annexation.

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

Resolution No. 95-05 – 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, Munkres-Boyd Annexation, Located at 2866 A  $\frac{3}{4}$  Road and a Portion of Highway 50 and A  $\frac{3}{4}$  Road

®Action: *Adopt Resolution No. 95-05*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Munkres-Boyd Annexation #1, Approximately 3.15 Acres, Located at 2866 A  $\frac{3}{4}$  Road and a Portion of Highway 50

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Munkres-Boyd Annexation #2, Approximately 2.89 Acres, Located at 2866 A  $\frac{3}{4}$  Road and a Portion of Highway 50 and A  $\frac{3}{4}$  Road

Action: *Introduction of Proposed Ordinances and Set a Hearing for July 6, 2005*

Staff presentation: Senta L. Costello, Associate Planner

4. **Setting a Hearing for the Career Center Annexation, Located at 2935 North Avenue** [File #ANX-2005-102] [Attach 4](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 7.91 acre Career Center Annexation consists of 1 parcel and contains a portion of the North Avenue right-of-way.

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

Resolution No. 96-05 – 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, Career Center Annexation, Located at 2935 North Avenue and Including a Portion of the North Avenue Right-of-Way

®Action: *Adopt Resolution No. 96-05*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Career Center Annexation, Approximately 7.91 Acres, Located at 2935 North Avenue and Including a Portion of the North Avenue Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for July 6, 2005*

Staff presentation: Senta L. Costello, Associate Planner

5. **Setting a Hearing to Vacate Rights-of-Way for an Alley and Hoesch Street Within the Riverside School / Proposed Dual Immersion Academy Site** [File #VR-2005-067] [Attach 5](#)

Introduction of a proposed ordinance to vacate undeveloped rights-of-way for an alley and Hoesch Street within the Riverside School / Proposed Dual Immersion Academy site.

Proposed Ordinance Vacating Rights-of-Way for an Alleyway and Hoesch Street within the Riverside School Site

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005*

Staff presentation: Kristen Ashbeck, Senior Planner

6. **Setting a Hearing for Zoning the Reynolds Annexation, Located at 3077 D ½ Road** [File #ANX-2005-058] [Attach 6](#)

Introduction of a proposed zoning ordinance to zone the Reynolds Annexation RMF-8, located at 3077 D ½ Road.

Proposed Ordinance Zoning the Reynolds Annexation to RMF-8, Located at 3077 D ½ Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005*

Staff presentation: Senta L. Costello, Associate Planner

7. **Setting a Hearing for Zoning the Swan Lane Annexation, Located at the South End of Swan Lane** [File #ANX-2004-249] [Attach 7](#)

Introduction of a proposed zoning ordinance to zone the Swan Lane Annexation RSF-4, located at the south end of Swan Lane.

Proposed Ordinance Zoning the Swan Lane Annexation to RSF-4, Located at the South End of Swan Lane

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005*

Staff presentation: Senta L. Costello, Associate Planner

8. **Setting a Hearing for Zoning the Chatfield III Annexation, Located at 3156 and 3164 D ½ Road** [File #ANX-2005-057] [Attach 8](#)

Introduction of a proposed zoning ordinance to zone the Chatfield III Annexation RMF-5, located at 3156 and 3164 D ½ Road.

Proposed Ordinance Zoning the Chatfield III Annexation to RMF-5, Located at 3156 and 3164 D ½ Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005*

Staff presentation: Senta L. Costello, Associate Planner

9. **Setting a Hearing for the Rezone of Redlands Mesa, Phase IV, Located at Monument Road and Mariposa Road** [File #PP-2005-019] [Attach 9](#)

Introduction of a proposed ordinance to amend the PD zoning for Redlands Mesa, Phase IV.

Proposed Ordinance Zoning Land Located South and West of The Ridges Known as Redlands Mesa, Phase IV

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005*

Staff presentation: Kathy Portner, Planning Manager

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

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

10. **Construction and Design Contracts** (Items a and b may be awarded under one motion)

a. **Construction Contract for Redlands Parkway Trail Replacement Phase II** [Attach 11](#)

This project will replace 1,675 feet of existing trail from South Rim Drive to 375 feet south of the Colorado River Bridge. We received six bids for the Redlands Parkway Trail Replacement, Phase II. Vista Paving Corporation was the low bidder in the amount of \$56,553.85

*Action: Authorize the City Manager to Sign a Construction Contract for the Redlands Parkway Trail Replacement Phase II to Vista Paving in the Amount of \$56,553.85*

Staff presentation: Mark Relph, Public Works and Utilities Director

**b. Construction Contract for New Sidewalk Construction [Attach 12](#)**

The 2005 New Sidewalk Construction project consists of eight various locations throughout the City.

*Action: Authorize the City Manager to Sign a Construction Contract for the New Sidewalk Construction to Vista Paving in the Amount of \$251,199.70*

Staff presentation: Mark Relph, Public Works and Utilities Director

11. **Purchase of Real Property at 1220 South 7<sup>th</sup> Street for the Riverside Parkway Project** [Attach 13](#)

The City has entered into a contract to purchase the property at 1220 South 7<sup>th</sup> Street from Cora V. Ulibarri. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Resolution No. 98-05 – A Resolution Authorizing the Purchase of Real Property at 1220 South 7<sup>th</sup> Street from Cora V. Ulibarri

*®Action: Adopt Resolution No. 98-05*

Staff presentation: Mark Relph, Public Works and Utilities Director

12. **Purchase of Real Property at 934 South 4<sup>th</sup> Street for the Riverside Parkway Project** [Attach 14](#)

The City has entered into a contract to purchase the property at 934 S. 4<sup>th</sup> Street from Teresa and Tony Vega for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract. On April 20, 2005 City Council authorized acquisition of this property by condemnation. Authorization of the purchase contract will prevent the need to litigate with the owners.

Resolution No. 99-05 – A Resolution Authorizing the Purchase of Real Property Located at 934 South 4<sup>th</sup> Street from Teresa and Tony Vega

*®Action: Adopt Resolution No. 99-05*

Staff presentation: Mark Relph, Public Works and Utilities Director  
John Shaver, City Attorney

13. **Intergovernmental Agreement with Mesa County – Mosquito Control Plan for West Nile Virus** [Attach 15](#)

Council will consider an Intergovernmental Agreement (IGA) with Mesa County that outlines efforts each agency will undertake to implement a mosquito control program to reduce the risk of West Nile Virus (WNV) for 2005. The 2005 program will be very similar to the one Council approved for 2004 and will complete the two-year effort to prevent the spread of WNV within Mesa County.

*Action: Authorize the Mayor to Sign the Intergovernmental Agreement with Mesa County for the 2005 West Nile Virus Plan*

Staff presentation: Tim Moore, Public Works Manager

14. **DOLA Grant for Radio Communications** [Attach 16](#)

The Grand Junction Regional Communication Center (GJRCC) is applying for a grant in the amount of \$1,305,424 as the final phase of a multi-year effort to enhance the quality and availability of public safety radio communications across Mesa County. The radio system improvement project has been ongoing since 1999, and to this point has been funded solely through 9-1-1 surcharge funds collected and administered by the Grand Junction Emergency Telephone Service Authority Board (ETSAB).

*Action: Authorize the Mayor to Sign the Grant Application in the Amount of \$1,305,424 from DOLA Energy and Mineral Impact Assistance*

Staff presentation: Greg Morrison, Police Chief

15. **Public Facilities Construction and Maintenance Agreement** [Attach 17](#)

The City has entered into a public facilities construction and maintenance agreement between Colorado Homes & Living by Design and Grand Valley Irrigation Company (GVIC). The agreement allows for Colorado Homes to cross the GVIC canal with a sewer line to serve its subdivision.

Resolution No. 100-05 – A Resolution Ratifying the Public Facilities Construction and Maintenance Agreement Between Colorado Homes and Living by Design, Grand Valley Irrigation Company and the City and Authorizing the City Manager to Sign the Same or Similar Agreements when the Same is Determined to be in the Best Interest of the City

®Action: *Adopt Resolution No. 100-05*

Staff presentation: Bruce Hill, Mayor  
John Shaver, City Attorney

16. **Acquire Access for Development** [Attach 18](#)

Dynamic Investments, Inc. and Harvest Holdings Group, LLC have a development application (PP-2005-014) pending for a Planned Development to be known as Shadow Run at the Ridges. (Harvest Group has a contract to purchase the land from Dynamic upon approval of the development.) As was previously discussed with City Council at its April 18, 2005 work session, Harvest Group is interested in obtaining street access to the development across City owned property.

Resolution No. 101-05 – A Resolution Approving Designation of City Owned Lands as Right-of-Way

®Action: *Adopt Resolution No. 101-05*

Staff presentation: John Shaver, City Attorney

17. **Public Hearing - Shadow Run at the Ridges Planned Development** [File #PP-2005-014] [Attach 19](#)

The applicant's propose to develop a multi-family community on a lot already approved for a maximum density of 7.5 dwelling units per acre. The plan consists of three, four-plex buildings and eleven duplex buildings, for a total of 34 dwelling units on 4.99 acres, resulting in a density of 6.8 units per acre. The request is also for approval of private streets within the subdivision, which requires City Council approval.

Ordinance No. 3774 - An Ordinance Zoning Lot 1, Block 18, The Ridges Subdivision, Filing Number 3

Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance 3774*

Staff presentation: Lori V. Bowers, Senior Planner

18. **Public Hearing – Irwin/Riverfront Annexation and Zoning, Located at 586 Rio Verde Lane and 616 22 ¾ Road** [File #ANX-2004-305] [Attach 20](#)

Resolution for acceptance of a petition to annex and hold a public hearing and consider final passage of the Annexation and Zoning Ordinance for the



Irwin/Riverfront Annexation located at 586 Rio Verde Lane & 616 22 ¾ Road. The proposed annexation consists of two parcels of land that total 19.69 acres. The zoning being requested is RSF-4, Residential Single Family – 4 units/acre and CSR, Community Services & Recreation respectfully.

**a. Accepting Petition**

Resolution No. 102-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Irwin/Riverfront Annexation, Located at 586 Rio Verde Lane and 616 22 ¾ Road is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 3775 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Irwin/Riverfront Annexation, Approximately 19.69 Acres, Located at 586 Rio Verde Land and 616 22 ¾ Road

**c. Zoning Ordinance**

Ordinance No. 3776 – An Ordinance Zoning the Irwin/Riverfront Annexation to Residential Single Family – 4 Unit/Acres (RSF-4) and Community Services and Recreation (CSR), Located at 586 Rio Verde Lane and 616 22 ¾ Road

*®Action: Adopt Resolution No. 102-05, Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 3775 and 3776*

Staff presentation: Scott D. Peterson, Associate Planner

19. **Public Hearing – Hutto Annexation and Zoning, Located at 676 Peony Drive**  
[File #ANX-2005-054] [Attach 21](#)

Acceptance of a petition to annex and consider the annexation and zoning for the Hutto Annexation. The Hutto Annexation is located at 676 Peony Drive and consists of 1 parcel on 13.47 acres. The zoning being requested is RSF-2.

**a. Accepting Petition**

Resolution No. 103-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Hutto Annexation, Located at 676 Peony Drive, is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 3777 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hutto Annexation, Approximately 13.47 Acres, Located at 676 Peony Drive

**c. Zoning Ordinance**

Ordinance No. 3778 – An Ordinance Zoning the Hutto Annexation to RSF-2, Located at 676 Peony Drive

*®Action: Adopt Resolution No. 103-05, Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 3777 and 3778*

Staff presentation: Senta L. Costello, Associate Planner

20. **Public Hearing – Twenty Three Park Plaza Annexation, Located at the Northwest Corner of 23 Road and I-70** [File #GPA-2005-045] [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 Twenty Three Park Plaza Annexation, located at the northwest corner of 23 Road and I-70. The 35.52 acre Twenty Three Park Plaza Annexation consists of 30 parcels.

**a. Accepting Petition**

Resolution No. 104-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Twenty Three Park Plaza Annexation, Located at the Northwest Corner of 23 Road and I-70 and Including a Portion of the Plaza Road, South Park Circle, and I-70 Rights-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 3779 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Twenty Three Park Annexation, Approximately 35.52 Acres, Located at the Northwest Corner of 23 Road and I-70 and Including a Portion of the Plaza Road, South Park Circle, and I-70 Rights-of-Way

*®Action: Adopt Resolution No. 104-05, Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3779*

Staff presentation: Senta L. Costello, Associate Planner

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

22. **OTHER BUSINESS**

23. **ADJOURNMENT**

**Attach 1**  
**Minutes**

**GRAND JUNCTION CITY COUNCIL**  
**ADDITIONAL WORKSHOP SUMMARY**

**May 16, 2005**

The City Council of the City of Grand Junction, Colorado met on Monday, May 16, 2005 at 11:39 a.m. at Two Rivers Convention Center, 159 Main Street, to discuss workshop items. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill. City Staff present were City Manager Kelly Arnold, City Attorney John Shaver, Assistant City Manager David Varley, Fire Chief Rick Beaty, Communications and Community Coordinator Sam Rainguet and City Clerk Stephanie Tuin. Emergency Management Coordinator Kim Bullen from Mesa County was also present.

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

1. **AMBULANCE PROVIDER REQUEST FOR PROPOSAL:** A discussion related to the Grand Junction Ambulance Service Area ambulance provider selection process through an RFP to be developed by ESCi, Inc. Fire Chief Rick Beaty reviewed the history of getting to this stage. A study was performed that looked at both fire service and EMS service in the valley. One of the outcomes on the EMS side was that Mesa County Commissioners adopted a resolution in December, 2004 to put structure and governance on emergency medical services county-wide. The City is in the process of assisting with the implementation of that resolution which identified Grand Junction's Ambulance Service Area (ASA) as the corporate city limits, the Rural Fire Protection District and Glade Park. The City has the opportunity to make a recommendation for a service provider for the Grand Junction ASA. The City Council directed staff to develop a process for selecting a provider to recommend to the County and the process needed to allow the City Fire Department to compete for that provider position. The City Council authorized the hiring of ESCi to assist in the development of that selection process. Chief Beaty then introduced the consultant, Kyle Gorman, of ESCi.

Mr. Gorman advised that the analysis of this issue began three years ago and this is the final phase. He stated he would like input from the City Council on how they would like to proceed with the selection process. The draft RFP that was provided represents one method. Options available to Council include selecting one provider (which can include additional

subcontractors), multiple providers or allow any company that meets the qualifications to be licensed to be able to do business in the Grand Junction ASA. Any of these can be accomplished through an RFP or bid process, through negotiations or other methods. The basis for selection varies with the different methods. An RFP usually includes a selection based on a combination of qualifications and price. A bid usually indicates a selection based solely on price. Negotiations will usually occur if there is a favored provider. Council has all of these options.

Mr. Gorman and Council discussed the various ways a single provider could provide service. They could do 100% of the response and transports; they could be first response and then have an ambulance service transport (how it is currently done); they could be first response and transport emergencies and have an ambulance service transport non-emergencies; they could have an ambulance provider be first response and transport. Mr. Gorman cautioned that use of the RFP tends to become litigious, especially if the current provider is not selected. City Attorney John Shaver advised that if that were the case, sufficient notice would be provided to the service provider, however, that does not stop them from suing.

Chief Beaty advised that if the Grand Junction Fire Department (GJFD) were to be selected, additional equipment and personnel would be required. City Attorney Shaver noted that GJFD would have to be licensed and comply with Mesa County protocol, the same as any other provider. Mr. Gorman advised that the City should develop performance standards and penalties for non-compliance.

Councilmember Palmer, who serves on the EMS Study Group, noted that the group has reviewed the standards; they are reasonable and the response times are realistic. Emergency Management Coordinator Kim Bullen said the standards to be imposed by the County include the standards from the State plus additional standards from the medical director. The maximum prices being imposed by the County are based on a State average plus 10%.

City Attorney Shaver advised that in order to maintain impartiality toward the GJFD participation, the Fire Chief should help with the development of the RFP, and then Operations Chief Jim Bright and EMS Coordinator John Howard will work with the City Manager to respond to the RFP. City Council should not be involved or discuss the matter with any providers from this point forward until they are considering the contract. Mr. Gorman warned that large ambulance companies will many times hire a local person to lobby on their behalf so Council should be aware. The possibility of converting the Fire Department's accounting to an enterprise fund was

discussed and it was advised that would be necessary if the GJFD were to be selected.

**Action summary:** City Council was in favor of going forward with an RFP process. City Manager Arnold asked that the draft RFP be ready within 30 days for review so it can be distributed July 1, in an effort to meet the County imposed deadline of November 30.

## **Adjourn**

The meeting adjourned at 1:14 p.m.

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP SUMMARY  
May 16, 2005**

The City Council of the City of Grand Junction, Colorado met on Monday, May 16, 2005 at 7:03 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill.

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

1.     **INTRODUCE NEW CITY EMPLOYEES & VIEW NEW EMPLOYEE VIDEO:** City Council viewed the employee video. City Manager Kelly Arnold gave a brief overview of the employee orientation program. Then Department Directors introduced their new employees.
  
2.     **PROJECT CITIZEN PRESENTATIONS:** Two groups of students from Bookcliff Middle School presented their projects to the City Council. The projects were about traffic safety on Orchard Avenue in front of the school and Teen Curfew. Daren Cook, their teacher, introduced the presentation and gave Council an overview of the Project Citizen Program.
  
3.     **REVIEW WEDNESDAY COUNCIL AGENDA**  
      **Code Project Contract:** Discussion of this project and the direction on scheduling this item for Wednesday or for more discussion at another workshop. City Manager Kelly Arnold explained the reason for bringing this project forward. The action would also authorize the City Manager to sign a contract. He explained the benefit is to have an accurate Code Book.  
  
      **Action summary:** The Council agreed to keep the item on the Wednesday agenda.
  
4.     **GRAND MESA AVENUE TRAFFIC CALMING:** Residents of the Grand Mesa Avenue area have completed the traffic calming policy steps necessary to request the installation of speed humps on Grand Mesa Avenue. Transportation Engineer Jody Kliska introduced this request noting this will be the last neighborhood allowed to come through the process. The installation will be performed by City crews. She said the Santa Clara traffic calming last year moved traffic over to Grand Mesa Avenue. The Police Department has participated in additional enforcement. Ms. Kliska said the neighborhood's first choice was to close

the street but there was not enough right-of-way to construct a turn around so the second choice was to install traffic calming humps. Councilmember Coons asked if this project would then move the traffic to another street. Ms. Kliska said the only other option is Unawep which is the collector street and where it was hoped that the Santa Clara traffic would go initially.

Angie Ashley, 545 Grand Mesa Avenue, said that she lived on Grand Mesa Avenue for 18 years and said that it used to be a quiet neighborhood but now there can be ten cars piled up waiting for the school bus.

Dorothy Green, 655 Grand Mesa Avenue, said that she tried several measures to slow traffic but said that the street is still being used as a speedway.

John Anderson, 1675 Aspen Street, a resident on the curve of where Grand Mesa Avenue ends, said Santa Clara which is 3/10 of a mile, has six speed bumps that were installed. He said the traffic increased substantially on Grand Mesa Avenue after the speed bumps were installed and it has created problems with high speed and reckless driving, loud stereos and mufflers, trash and debris, personal property damage and mail box damage. He said going to his irrigation pumps is now an adventure and backing out of the driveway is dangerous. He said the Terrel's have lived there for 48 years and backing out of their driveway is very dangerous for them. Mr. Anderson said that he put in a circular driveway and if no traffic calming is completed then he will let the Terrel's cut a right-of-way to his driveway so that they can get out of their driveway safely.

Councilmember Coons asked about the aggressiveness of the speed bumps and wondered if it would be the same for Grand Mesa Avenue. Ms. Kliska said a template for speed humps was created and that it would be the same on Grand Mesa Avenue. Ms. Kliska said that she has not heard that Santa Clara is against their speed bumps. Councilmember Palmer and Councilmember Thomason said they have both been contacted regarding the Santa Clara speed bumps.

Councilmember Spehar said this is an example of why this program needs reviewed. He said the City can either install new speed bumps on Grand Mesa or take out the speed bumps from Santa Clara to resolve the issue.

Councilmember Palmer thought the Santa Clara fix would still affect Grand Mesa.



Councilmember Coons asked if it is an option without informing the Santa Clara residents. City Attorney John Shaver responded that Council has the authority to do that.

Councilmember Doody said that he supports speed bumps on Grand Mesa.

Councilmember Thomason said that he has received a number of complaints regarding Santa Clara. He felt that it would be worth revisiting and to take the opportunity to address the problem.

Councilmember Spehar said, with installing speed bumps on Grand Mesa Avenue, the traffic will have no other alternative but to use Unaweep.

Council President Hill said that staff would need to revisit the Santa Clara residents before pulling their speed bumps and perhaps may need to revisit both Santa Clara and Grand Mesa Avenue before the installation of more speed bumps.

Councilmember Palmer said that is a great idea, to look at the entire area and look at all of the options.

Council President Hill asked about temporary speed bumps.

Councilmember Spehar said that he agrees with putting temporary speed bumps on Grand Mesa Avenue. He said this will give these people some relief, while Council sorts this out.

Councilmember Doody asked if there will be some kind of data back on the temporary relief of the speed bumps. Ms. Kliska said yes, she can bring back a report.

Council President Hill asked for a review in six months with the data received back on the temporary relief due to the speed bumps.

**Action summary:** Council directed Ms. Kliska to have temporary speed bumps installed on Grand Mesa Avenue and to schedule a review in six months. Meanwhile, the Council will begin further discussions of this and alternative programs for traffic calming.

The Council President called a recess at 9:03 p.m.

The meeting reconvened at 9:15 p.m.

5. **UPDATE ON STREET BEAUTIFICATION PROJECT FOR DOWNTOWN (SEVENTH STREET AND MAIN STREET):** Review the conceptual plan prepared for 7<sup>th</sup> Street and Main Street and provide feedback for

completing the preliminary design of this corridor. City Engineer Mike McDill introduced this topic. He said staff is looking for feedback and wants to make sure the City is heading in the right direction for the downtown area.

Ted Ciavonne, Ciavonne, Roberts & Associates, addressed the Council. He said that Dan Burden, who is nationally recognized in walkable communities, was invited to join the team. The team led the charette and sent out 450 brochures to folks, two blocks on either side of the study area. He said there were six focus groups; on Friday the groups had a presentation and interactive activities and on Saturday they had walking tours and educational sessions. He next reviewed how the stop lights decrease capacity but by having no stop lights it will increase capacity and slow down the traffic. He said he has a list of items that are desired on 7<sup>th</sup> Street which are: trees, roundabout, no stop lights, medians, streetscapes like fountains, benches, public art, and more off-street parking. Mr. Ciavonne said Saturday afternoon, the design workshop formed into 3 groups and came up with different ideas, and he said there were three excellent concepts that were designed. The team then combined the three concepts. Mr. Ciavonne said they presented the combined concept to DDA, City staff and the Steering Committee. He said going from five lanes to only three can still carry the same amount of traffic. He explained the concept of reverse angle parking. He said that it makes sense reversing the parking because it would increase parking by 60% and it is a single movement.

Councilmember Thomason asked about the speed limit.

Mr. Ciavonne said the speed limit would be in the 20 mph to 25 mph range and 15 mph in the roundabouts.

Councilmember Palmer questioned how traffic lights decrease the capacity and how roundabouts will increase the capacity. It was explained that roundabouts allow the traffic to flow; signals stop half the traffic.

Council President Hill asked if the traffic signals will stay at Rood and Colorado.

Ms. Kliska said there are currently four lights and only one that is necessary under federal standards at 7<sup>th</sup> and Grand, however, the only one that she feels comfortable taking out today is 7<sup>th</sup> and Colorado but the new proposal is to take them all out.

Councilmember Palmer questioned the safety and said this is the primary corridor for the fire department. He asked if the roundabouts will accommodate the larger fire trucks. Ms. Kliska said there is no final

design yet but they will work with the fire department to resolve their issues and insure emergency access.

Councilmember Palmer said the City can not compromise on that situation.

Ms. Kliska said there are three maps included in the packet. She said they have asked RTPPO for a modeling of the downtown area.

Councilmember Palmer questioned why the model showed no increase in parking in 30 years.

Ms. Kliska said that the downtown has been built out, so the City will not see a huge increase in traffic and also the 29 Road and Riverside Parkway interchange will take care of a lot of the current cut through traffic.

Ms. Kliska said when you take out signals it will help with capacity of traffic. She said this is successful for traffic volumes in this range. Ms. Kliska said that there are other benefits with having roundabouts which would benefit the pedestrians, it would create less aggressive driving, and would reduce the amount of traffic going south at Grand.

Councilmember Beckstein asked about the time frame for the proposal.

Mr. McDill said the finalized plan would be completed between now and early spring, and the construction would start in the summer of 2006.

Councilmember Beckstein questioned if the Riverside Parkway will compensate the flow of traffic when 5<sup>th</sup> Street and the 29 Road portion of Riverside Parkway is completed.

Mr. McDill reviewed some of the concerns that he has heard which are preserving capacity, response time, and hard to believe traffic remains the same. He said the beltway will change the way people drive. Mr. McDill did express how much more comfortable he is knowing that the auxiliary lane will make each lane 17 feet.

Councilmember Spehar questioned why the proposal is double the budget for the project.

Mr. McDill stated the project costs have not changed and feels that they can still complete the project.

Councilmember Spehar said that he feels this is the wrong time to ask for more money. He feels they can still do the improvements for \$1,400,000.

Mr. McDill said this is one of the crux of the issue but it is hard pressed to short cut this, which is the communities vision.

Councilmember Spehar said the budget, aesthetics, efficiency, and amenities are four issues and he feels Council is not ready tonight to make a decision.

Mr. McDill said that staff had to have a concept to bring to the public and have other open houses which will give the community the opportunity to see what they have to choose from.

Council President Hill stated that he doesn't feel that the roundabout will help but maybe a roundabout located at Grand could help and feels that if 7<sup>th</sup> Street could run smoother that it might be used more, but then again will the City want to increase the traffic on 7<sup>th</sup> Street.

Councilmember Coons said that she would love to see a roundabout at Grand.

Councilmember Doody asked for more clarification on roundabouts and pedestrians.

Mr. McDill explained and then said it might encourage mid block crossing.

Councilmember Thomason said that two roundabouts might dilute the aesthetics of the corridor, but supports one at Main and 7<sup>th</sup> Streets.

Councilmember Thomason asked when this project was initiated.

Mark Relph, Public Works Director, said ten years ago.

Councilmember Palmer said this is not a question of if, it's a question of how and with feedback from all us, Council is not trying to dis on the current proposal but to give ideas to provide for the community.

Councilmember Beckstein asked about the roundabout at Grand & 7<sup>th</sup> and asked how it would affect the historical area.

Mr. McDill said that it is not designed so he doesn't know but the sketches so far are operating within the existing right-of-way and the goal is to connect the two areas.

Councilmember Beckstein said this looks really attractive but has concerns for pedestrians in those corridors.

Councilmember Spehar said the goal is to add more parking and that he has not heard such on that.

**Action summary:** Staff had received sufficient feedback that other alternatives need to be presented and the budget needs to be an important consideration.

The Council President called a recess at 10:20 p.m.

The meeting reconvened at 10:29 p.m.

6. **UPDATE FROM THE GATEWAY/BEAUTIFICATION COMMITTEE REGARDING IMPROVEMENTS AT I-70 AND HORIZON DRIVE AND I-70 AND 24 ROAD:** Staff provided an update on the landscaping projects at Horizon Drive and I-70 and at 24 Road and I-70, including information related to the CDOT project to replace the bridge at 24 Road and I-70. Assistant City Manager David Varley reviewed this item. He explained how they came up with the proposals. He deferred to Tim Moore, Public Works Manager, for more explanation. Mr. Moore said the idea is to come up with a design for entryways that would be common through out Grand Junction, so visitors will know they are in Grand Junction.

Council President Hill gave a brief history of the gateway committee. He said the City needs to take elements from other existing areas and blend them together. He said the County wanted the City to look at the design at 30 Road and try to blend with that element.

Mr. Moore explained some of the concepts and some costs estimates that are very preliminary. He said there is no plan for structures, for a number of years so the gateway committee looked at treatments for underneath the structures. He said the irrigation will be needed even though the landscaping will be zeroscape.

Councilmember Spehar asked if everything meets federal standards.

Mr. Moore said yes.

Council President Hill said that a member of CDOT sits on the gateway committee.

Mr. Moore said CDOT is ready to bid the 24 Road bridge in June.

Councilmember Thomason asked will there be traffic disruption at 24 Road. Mr. Moore said the old bridge will stay until the new bridge is in place.

Craig Snyder, with CDOT said the old bridge will keep the traffic going. He said there will be better flow with two roundabouts with enough room on the shoulders to increase traffic lanes if needed.

Kelly Arnold, City Manager, asked about the lane width.

Mr. Snyder said the lanes would be 18 feet wide.

Councilmember Doody asked if the maintenance would be provided by CDOT.

Mr. Snyder said yes, but the landscaping will be maintained by the City.

Council President Hill said it has been good working with CDOT.

Mr. Moore said staff will be back in June or July to talk about the budget.

**Action summary:** Council reviewed the update and staff will return in June or July to review the proposed budget for the gateway improvement..

7. **APPOINTMENTS TO BOARDS & COMMISSIONS:** Applications have closed on Walker Field Airport Authority, Downtown Development Authority, and Parks & Recreation Advisory Board. City Council can now pare the lists of candidates and schedule interviews.

City Clerk, Stephanie Tuin, reviewed the process and the number of applicants that had applied. She advised that there has been a recent resignation on the Visitor and Convention Bureau Board. City Clerk Tuin solicited volunteers for each interviewed team.

**Action summary:** City Clerk Tuin will suggest dates for interviews to the various interview teams, she will send out the list of Parks and Recreation Advisory Board candidates for Council to select interview candidates and she will begin advertising for the Visitors and Convention Bureau Board.

## **ADJOURN**

The meeting adjourned at 11:01 p.m.

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

**May 18, 2005**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of May 2005, at 7:09 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill. Also present were City Manager Kelly Arnold, City Attorney John Shaver and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Council President Pro Tem Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Rob Storey, River of Life Alliance Church.

**PRESENTATIONS**

AWARD FROM THE HISTORIC PRESERVATION BOARD TO PJ MCGOVERN/P&L PROPERTIES LLC FOR THE BUILDING AT 101 SOUTH THIRD

PRESENTATION OF THE DISTINGUISHED BUDGET AWARD FOR NATIONAL RECOGNITION ON THE BIENNIAL BUDGET BOOK FOR 2004 AND 2005 FROM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION OF THE UNITED STATES AND CANADA AND THE GFOA CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN REPORT FOR THE FISCAL YEAR 2003

**PROCLAMATIONS / RECOGNITIONS**

PROCLAIMING THE WEEK OF MAY 15 THROUGH MAY 21, 2005 AS "EMERGENCY MEDICAL SERVICES WEEK"

PROCLAIMING MAY 19, 2005 AS "ENTREPRENEURSHIP DAY"

Mayor Hill recognized a number of participants of GJ 101 in attendance.

**CITIZEN COMMENTS**

Jerry Moorman, Professor of Management and Marketing at Mesa State College, was present to address City Council. He talked about a college textbook he wrote about entrepreneurs entitled "Successful Business Planning for Entrepreneurs", in which Council President Hill was featured on page 94. He presented a framed recognition to Council President Bruce Hill of the book cover and the feature article.

## CONSENT CALENDAR

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

1. **Minutes of Previous Meetings**

*Action: Approve the Summary of the May 2, 2005 Workshop and the Minutes of the April 20, 2005 and May 4, 2005 Regular Meetings*

2. **Setting a Hearing for Zoning the Irwin/Riverfront Annexation, Located at 586 Rio Verde Lane & 616 22 ¾ Road** [File #ANX-2004-305]

Introduction of a proposed zoning ordinance to zone the Irwin/Riverfront Annexation, RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation, located at 586 Rio Verde Lane & 616 22 ¾ Road. The annexation consists of 19.69 acres and two (2) parcels of land located adjacent to the Colorado River. One of the applicant's intent is to annex their property (Irwin) and subdivide their parcel into two single-family residential lots. The other parcel proposed for annexation is owned by the State of Colorado, Parks & Outdoor Recreation, who is requesting annexation due to the fact that a portion of their property is already in the City limits.

Proposed Ordinance Zoning the Irwin/Riverfront Annexation to Residential Single Family – 4 Unit/Acres (RSF-4) & Community Services & Recreation (CSR) Located at 586 Rio Verde Lane & 616 22 ¾ Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 1, 2005*

3. **Setting a Hearing for the Theobold Annexation No. 1 and 2, Located at 3060 D Road** [File #ANX-2005-073]

The applicants for the Theobold Annexation, located at 3060 D Road, have presented a petition for annexation as part of a preliminary plan. The applicants request approval of the Resolution referring the annexation petition, consider reading of the Annexation Ordinance, and requesting Land Use Jurisdiction immediately. The annexation area consists of 4.41 acres of land and 0.78 acres of canal easement. This is a serial annexation.

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



Resolution No. 81-05 – 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, Theobold Annexation No. 1 and 2, Located at 3060 D Road

Action: *Adopt Resolution No. 81-05*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Theobold Annexation No. 1, Approximately 4.41 Acres, Located at 3060 D Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Theobold Annexation No. 2, Approximately 0.78 Acres, Located at 3060 D Road

Action: *Introduction of Proposed Ordinances and Set a Hearing for July 6, 2005*

4. **Setting a Hearing for the Beagley II Annexation, Located at 2932 and 2938 D ½ Road** [File #ANX-2005-099]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 12.43 acre Beagley II Annexation consists of 2 parcels and contains a portion of the D ½ Road right-of-way.

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

Resolution No. 86-05 – 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, Beagley II Annexation, Located at 2932 and 2938 D ½ Road and Including a Portion of the D ½ Road Right-of-Way

Action: *Adopt Resolution No. 86-05*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Beagley II Annexation, Approximately 12.43 Acres, Located at 2932 and 2938 D ½ Road and Including a Portion of the D ½ Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for July 6, 2005*

5. **Setting a Hearing for the Beanery Annexation, Located at 556 29 Road** [File #ANX-2005-078]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 1.65 acre Beanery Annexation consists of 1 parcel.

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

Resolution No. 87-05 – 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, Beanery Annexation, Located at 556 29 Road and Including a Portion of the 29 Road Right-of-Way

Action: Adopt Resolution No. 87-05

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Beanery Annexation, Approximately 1.65 Acres, Located at 556 29 Road and Including a Portion of the 29 Road Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for July 6, 2005

6. **Setting a Hearing for the Bookcliff Middle School Annexations, Located at 2935 Orchard Avenue** [File #ANX-2005-101]

Resolution referring a petition for annexation and introduction of proposed ordinances. The 20.6 acre Bookcliff Middle School Annexations consist of 1 parcel, includes a portion of the Orchard Avenue right-of-way, and is a 3 part serial annexation.

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

Resolution No. 88-05 – 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, Bookcliff Middle School Annexations, No. 1, 2, and 3, Located at 2935 Orchard Avenue and Including a Portion of the Orchard Avenue Right-of-Way

Action: Adopt Resolution No.88-05

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookcliff Middle School Annexation No. 1, Approximately 0.04 Acres of Orchard Avenue Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookcliff Middle School Annexation No. 2, Approximately .67 Acres of Orchard Avenue Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookcliff Middle School Annexation No. 3, Approximately 19.89 Acres, Located at 2935 Orchard Avenue

*Action: Introduction of Proposed Ordinances and Set a Hearing for July 6, 2005*

7. **Setting a Hearing Zoning the Hutto Annexation, Located at 676 Peony Drive**  
[File #ANX-2005-054]

Introduction of a proposed zoning ordinance to zone the Hutto Annexation RSF-2 located at 676 Peony Drive.

Proposed Ordinance Zoning the Hutto Annexation to RSF-2, Located at 676 Peony Drive

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 1, 2005*

8. **Setting a Hearing for the Shadow Run at the Ridges Planned Development**  
[File #PP-2005-014]

The applicants propose to develop a multi-family community on a lot already approved for a maximum density of 7.5 dwelling units per acre. The plan consists of three, four-plex buildings and eleven duplex buildings, for a total of 34 dwelling units on 4.99 acres, resulting in a density of 6.8 units per acre. The request is also for approval of private streets within the subdivision, which requires City Council approval and will be considered at second reading.

Proposed Ordinance Zoning Lot 1, Block 18, The Ridges Subdivision, Filing Number 3

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 1, 2005*

9. **Sole Source Purchase of Flo Dar Meters**

This is for the sole source purchase of portable flow meter monitors to be used in sewage conduit flowing to the Persigo Waste Water Treatment Plant. The purchase is currently scheduled for replacement in 2005.

*Action: Authorize the City Purchasing Manager to Purchase Eight (8) Flo-Dar Monitors from Water Technology Group in the Amount of \$71,359*

10. **Multifunction Biphasic Monitor Defibrillators and Accessories**

Approval to purchase five new Monitor Defibrillators and various accessories from the Zoll Medical Corporation for the Fire Department EMS Division.

*Action: Authorize the Purchasing Department to Procure Five Monitor Defibrillators and Accessories in the Amount of \$107,857*

11. **Contract with Mesa County for Building Inspection Services**

The City's contract with Mesa County for building inspection services is up for renewal. Since 1988, the City has contracted with Mesa County under the present arrangement in which the County's Building Official performs all building inspection functions within the City. The contract term is two years, and either party may terminate the contract upon 90 days' notice.

*Action: Authorize the City Manager to Execute the Contract with Mesa County for Building Inspection Services*

## ITEMS NEEDING INDIVIDUAL CONSIDERATION

### **Construction and Design Contracts**

#### **a. Construction Contract for 5<sup>th</sup> Street Concrete Repair and Overlay**

The 5<sup>th</sup> Street Concrete Repair and Overlay project generally consists of full width milling and 2" overlay of 5<sup>th</sup> Street from Grand Avenue, north to North Avenue.

Mark Relph, Public Works and Utilities Director, reviewed this item. He advised that this project will even out and improve the pavement condition of 5<sup>th</sup> Street which had some lane adjustments. Some curb extension will also be constructed at Gunnison Avenue.

#### **b. Construction Contract for 2005 Waterline Replacements, Phase I**

The 2005 Waterline Replacements, Phase 1 project consists of the replacement of approximately 1¼ miles of water lines in the following locations:

- Along the north side of Hwy. 6 Bypass (North Ave.) from Motor St. to 1<sup>st</sup> St.
- Along the east side of First Street from North Avenue to Orchard Avenue.
- Along the south side of Orchard Avenue from 5<sup>th</sup> Street to 7<sup>th</sup> Street.

Mark Relph, Public Works and Utilities Director, reviewed this item. He noted that this is an annual program where water lines are replaced throughout town based on break history. The funding will come from the water fund.

Councilmember Doody inquired if the contractors are required to perform compaction tests in places where the pavement is replaced. Mr. Relph said absolutely, all contractors that perform work for the City are well-advised of the City's standards.

#### **c. Undergrounding Overhead Lines for Riverside Parkway**

The construction of the Riverside Parkway will require the relocation of many overhead power lines. This contract will underground approximately 1.1 miles of power line from approximately 25 Road to Broadway. The letter from Xcel Energy is an "invoice" stating that the undergrounding cost is estimated at \$272,110.

Mark Relph, Public Works and Utilities Director, reviewed this item. He explained that \$2 million was estimated for undergrounding for the Riverside Parkway. So far they are well within budget.

Council President Pro Tem Palmer asked if all utilities along the Parkway route will be placed underground. Mr. Relph said not everywhere. Where the lines are in the appropriate place, they will not be undergrounded. The City may underground those at

a later time. The undergrounding being done will result in dramatic visual appearance improvement.

Council President Pro Tem Palmer moved to authorize the City Manager to sign a construction contract for the 5<sup>th</sup> Street concrete repair and overlay to United Companies of Mesa County in the amount of \$225,522; authorize the City Manager to sign a construction contract for the 2005 waterline replacements, Phase 1 to M.A. Concrete Construction, Inc., in the amount of \$447,357; authorize the City Manager to sign a purchase order with Xcel Energy to relocate the existing overhead power lines underground on River Road from 25 Road to Broadway. Councilmember Spehar seconded the motion. Motion carried.

### **City Code Publishing Contract**

A contract to review, analyze, reformat, and reprint the City's reference manuals ("Revised Municipal Code"), having the Codes posted to a web site, with full search capabilities, a web-accessible subscription service and continuously maintain and update the various codes.

City Manager Kelly Arnold introduced this item. He gave the Council some background on the purpose of the project. The current system allows the different departments to be responsible for recodifying and updating the various codes. The result is there are multiple books, and multiple people responsible. Over time the updating has not been done as frequently. It was being done about once a year and then the list would be very long. Now issues will come forth in a timely matter and immediately codified. The updated code will be available shortly after approval of the ordinances. The City Clerk will be responsible for maintaining the record of Code amendments and then the company hired will manage the updating. He explained the process and advised the recommendation is to work with Code Publishing. The project was not anticipated and not in the budget so it is being asked that the project be funded from general fund contingency. John Shaver, City Attorney, advised that the current Code allows for Administrative Regulations which can be adopted to clarify the law. Those should be used sparingly and by bringing amendments to Council in a timelier manner, they can be used less frequently.

Council President Pro Tem Palmer moved to authorize the City Clerk and City Attorney to negotiate a contract, authorize the City Manager to sign such contract for the review, republishing, reprinting and continuous update of the "Revised Municipal Code" with Code Publishing, Inc. in an amount not to exceed \$100,000 to include review, formatting, republishing, internet hosting with search capabilities, subscription service, hot links, printing, and frequent updating. Councilmember Coons seconded the motion.

It was mentioned that the motion should include the authority to transfer monies from contingency.

Council President Pro Tem Palmer amended his motion to include “and authorize the transfer of funds from general fund contingency.” Councilmember Coons seconded the amendment. The motion to amend carried.

The question was called on the first motion. Motion carried.

**Purchase of Real Property at 836 Struthers Avenue for the Riverside Parkway Project**

The City has entered into a contract to purchase the property at 836 Struthers Avenue from Gilbert A. Lopez, Joseph A. Lopez, Priscilla M. Lopez, and the Estate of Maria A. Lopez, a.k.a. Mary Ann Lopez. The City’s obligation to purchase this property is contingent upon Council’s ratification of the purchase contract.

Mark Relph, Public Works and Utilities Director, reviewed this item. He displayed a photograph of the structure and property. He noted that the City has found suitable replacement property that is comparable and the cost is \$129,000. The appraisal of the existing property is \$60,000 and the replacement housing payment will be \$69,000. The title does include the name of Maria Lopez who passed away without a will so the family will have to execute a note and a deed of trust to receive the money until such time as the estate of Maria Lopez is resolved, at which time the deed of trust can be released.

Council President Pro Tem Palmer asked if the budget shown on the report is the remaining funds for right-of-way for Riverside Parkway. Mr. Relph said the figure is the remainder of right-of-way acquisition funds budgeted for this year, 2005.

Resolution No. 93-05 - A Resolution Authorizing the Purchase of Real Property at 836 Struthers Avenue from Gilbert A. Lopez, Joseph A. Lopez, Priscilla M. Lopez, and the Estate of Maria A. Lopez, A.K.A. Mary Ann Lopez

Councilmember Thomason moved to adopt Resolution No. 93-05. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

**Purchase of Real Property Located at 2927 and 2927 ½ D ½ Road (Pear Park Area)**

The City has entered into a contract to purchase the property at 2927 and 2927½ D½ Road. The City’s obligation to purchase the property is contingent upon Council’s ratification of the contract.

City Manager Kelly Arnold introduced this item and explained the process for selecting this site. The Pear Park area is quickly being developed and parcels of this size are being purchased rapidly by developers. The appraisal for the property came out to

\$890,000. The School District will purchase part of the property for an elementary school. The balance of the property will be a five acre park to be developed in the future.

Council President Pro Tem Palmer asked if the only access to the park will be through the school property. City Manager Arnold identified roads planned for the future including a new D ¼ Road that will run to the south of the property. There is also a subdivision planned to the south which will have a road into the park area. Three lots will be platted; one for the school, one for the park, and one will be a remnant and could be reserved for future public use. The City will have the option to repurchase that piece in the future.

Council President Pro Tem Palmer inquired if the property is in city limits. City Manager Arnold said it is not but as soon as the City closes on the property, he will sign, on behalf of the City, a petition for annexation.

Council President Pro Tem Palmer asked what the County role was in the acquisition. City Manager Arnold said the former County Administrator was at the table potentially to provide incentives for annexation. A letter has been sent to the County to inquire if the County would like to participate further.

Councilmember Spehar lauded the efforts of all the participants.

Council President Hill agreed and cited the many examples where the City has participated with the School District and the County to make improvements throughout the City, such as the Pomona School parking lot and adjacent roadway improvements.

Council President Pro Tem Palmer agreed and encouraged such partnerships to continue.

Resolution No. 89-05 – A Resolution Authorizing the Purchase of Real Property Located at 2927 D ½ Road and 2927 ½ D ½ Road

Councilmember Coons moved to adopt Resolution No. 89-05. Councilmember Doody seconded the motion. Motion carried by roll call vote.

**Intergovernmental Agreement with CDOT for Interchange Study at 29 Road and I-70B Interchange (CONTINUED FROM THE MAY 4, 2005 MEETING)**

The proposed Intergovernmental Agreement with Colorado Department of Transportation (CDOT) will reimburse CDOT for anticipated expenses associated with the 1601 Interchange Study for 29 Rd and I-70B.

Mark Relph, Public Works and Utilities Director, reviewed this item. He noted the size of the 29 Road project which includes the bridge, the overpass over the railroad, and



the interchange into I-70 Business Loop. He noted that this 1601 process will be performed under an amended process. The IGA includes only the initial environment and design requirements. A final IGA will follow later. The IGA includes the City reimbursing CDOT \$20,000 for administrative costs.

Councilmember Doody inquired about the cost of a railroad underpass rather than an overpass. Mr. Relph advised that alternative was reviewed and excluded due to the cost. The railroad stores a number of cars in that area and in fact has plans to increase that number. That would make the length of the underpass much longer and the cost more prohibitive.

Resolution No. 90-05 – A Resolution Authorizing an Intergovernmental Agreement between the City of Grand Junction and the Colorado Department of Transportation (CDOT) Regarding 29 Road and I-70B Interchange Approval Process

Council President Pro Tem Palmer moved to adopt Resolution No. 90-05. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Public Hearing – 2005 CDBG Program Year Funding for the 2005 Action Plan, a Part of the 2001 Five-Year Consolidated Plan**

City Council will consider which activities and programs to fund and will prioritize and recommend levels of funding for CDBG projects for the 2005 Program Year.

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

David Thornton, Principal Planner, reviewed this item. He noted this is year five of the five-year plan so the Council will see a new five-year plan next year. The City's entitlement annually funds the City with CDBG funds. This year the City anticipates receiving \$387,644. The final adoption of the funding recommendations will be at a public hearing on June 15, 2005.

Mr. Thornton explained the process for receiving applications, the deadline for which was April 15. The City received twenty applications. The City Council is recommending funding six of the projects from their workshop discussion. He reviewed the fourteen that were not proposed to receive funding. The first five received funding in 2004. A number of the remaining fourteen projects were City projects totaling \$478,000.

Mr. Thornton then described the six which are being recommended for funding: Salvation Army Adult Rehabilitation is asking for some expansion funds to provide more beds, Mesa County Partners is asking for \$15,000 for a 12-passenger van to transport youth in the program, funding for the City's new neighborhood program of \$120,000 is being requested, \$30,000 for a wheelchair lift for the Homeless Veteran Transitional Housing complex, and lastly funding for the construction of storm sewers in the El Poso neighborhood in the amount of \$172,644.

Council President Pro Tem Palmer asked if the presentation could make it more clear to folks what the qualifications are since there were eight applications that were disqualified as ineligible. Mr. Thornton agreed noting they will use this year as an example when making next year's presentation.

Councilmember Spehar advised this funding is a declining funding source yet there were requests for three times the amount of the entitlement. He noted the City has sent representatives to Washington to support the continuation of the program. In the past Staff has not dedicated any funds for administration of the program and should be commended.

Milton "Tony" Long, 302 Pitkin Avenue, a resident for over nine years and one of the homeless, said he hopes the community can work together to solve some problems. He felt that fewer regulations will mean the homeless will need less money.

Alfred Parker, Major with the Salvation Army, thanked City Council for consideration of their request, expressing that the CDBG program should be a free-standing program.

Joe Higgins, 140 W. Kennedy, Partners Director, stated his organization has a very strong work relationship with the City and federal dollars for those programs are disappearing. Partners like to have the youth work in the community where they get paid for the work they do. The program has been using unsafe vehicles to transport clients so this request will help alleviate that. He thought staff did a good job clarifying the requirements at the presentation this year and were helpful.

Dan Whalen, Director of Housing Resources, 336 Iron Horse Court and Teresa Black, 384 Skyler Street, Director of Homeward Bound of the Grand Valley, advised that the Veteran Transitional Housing is the only such facility between Salt Lake City and Denver and if the funding is granted it will help make it happen.

Council President Hill inquired why the request is to only make one unit accessible. Mr. Whalen said they hope to be able to make all four accessible, they are working on that.

The public hearing was closed at 8:38 p.m.

Council President Hill said he was pleased to be at the ribbon cutting of the Veteran facility. The dollars from CDBG help leverage other dollars. The funds the City has received through the entitlement program have leveraged \$21 million. The federal government may ask if the City can survive without these funds and the answer is yes they can but they take very good care of these funds which are used for very worthwhile purposes.

Councilmember Coons thanked the applicants and commended them for their efforts.

Councilmember Doody, knowing how non-profits must leverage money, said he appreciated their importance.

Councilmember Spehar moved to approve the CDBG City Council Subcommittee recommendation for funding six projects for the City's 2005 CDBG Program Year Action Plan and set a hearing for final adoption of the CDBG 2005 Action Plan for June 15, 2005. Council President Pro Tem Palmer seconded the motion. Motion carried.

The Council President called a recess at 8:43 p.m.

The meeting reconvened at 8:55 p.m.

**Public Hearing – Iris Court Enclave Annexation and Zoning, Located at 2250 South Broadway** [File # ANX-2005-028] **(CONTINUED FROM MAY 4, 2005 MEETING)**

Consider the annexation and zoning for the Iris Court Enclave Annexation. The Iris Court Enclave Annexation is located at 2250 South Broadway and consists of 1 parcel on 0.35 acres. The zoning being requested is RSF-2 (Residential Single Family 2 du/ac).

The public hearing was opened at 8:55 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location of the property and the existing use. She identified the Future Land Use Designation of the property and the proposed zoning.

Council President Pro Tem Palmer asked why the proposed zoning was different than the existing County Zoning. Ms. Costello said the RSF-2 is more compatible with the surrounding zoning and is at low end of the land use designation.

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

The public hearing was closed at 9:00 p.m.

Council President Hill asked about the schedule of annexing enclaves. City Attorney Shaver said State Law allows annexation of enclaves after three years. The Persigo agreement has extended that period of time to five years. This enclave is a bit overdue.

**a. Annexation Ordinance**

Ordinance No. 3756 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Iris Court Enclave Annexation, Located at 2250 South Broadway Consisting of Approximately 0.35 Acres

**b. Zoning Ordinance**

Ordinance No. 3757 – An Ordinance Zoning the Iris Court Enclave Annexation to RSF-2, Located at 2250 South Broadway

Council President Pro Tem Palmer moved to adopt Ordinance Nos. 3756 and 3757 on second reading and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

**Public Hearing – PS Substation Enclave Annexation and Zoning, Located on 29 Road Just South of F Road** [File # ANX-2005-027] (CONTINUED FROM MAY 4, 2005)

Consider the annexation and zoning for the PS Substation Enclave Annexation. The PS Substation Enclave Annexation is located on 29 Road just south of F Road and consists of 1 parcel on 0.06 acres. The zoning being requested is RMF-5 (Residential Multi-Family 5 du/ac).

The public hearing was opened at 9:02 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and size of the parcel. She noted the current use and advised it has been an enclave for eleven years. The use does require a Conditional Use Permit and a portion of the property is in the public right-of-way. City Attorney Shaver advised this use is “grandfathered” and may soon change with the Parkway construction. The applicant was not present but has been advised that any expansion of the existing use would require a Conditional Use Permit.

The public hearing was closed at 9:05 p.m.

**a. Annexation Ordinance**

Ordinance No. 3760 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, PS Substation Enclave Annexation, Located on 29 Road Just South of F Road and Including a Portion of the 29 Road Right-of-Way, Consisting of Approximately 0.06 Acres

**b. Zoning Ordinance**

Ordinance No. 3761 – An Ordinance Zoning the PS Substation Enclave Annexation to RMF-5, Located on 29 Road Just South of F Road

Councilmember Spehar moved to adopt Ordinance Nos. 3760 and 3761 on second reading and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing – Webb Crane Enclave Annexation and Zoning, Located at 728, 738, 745 and 747 23 ½ Road** [File # ANX-2005-029] **(CONTINUED FROM MAY 4, 2005)**

Consider the annexation and zoning for the Webb Crane Enclave Annexation. The Webb Crane Enclave Annexation is located at 728, 738, 745 and 747 23 ½ Road and consists of 4 parcels on 16.89 Acres. The zoning being requested is M-U (Mixed Use) and I-1 (Light Industrial).

The public hearing was opened at 9:06 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location of the property and stated there are four parcels and portions of the adjacent rights-of-way. The uses are single-family, agricultural, and industrial. The Future Land Use Plan designates the property as mixed use and commercial/industrial. They are recommending a zoning of Mixed Use and Light Industrial. These properties were enclaved in 2000. The property owners had not indicated any objections and were not present.

City Manager Kelly Arnold talked about enclaves as a policy issue. He noted this is a perfect example of how enclaves should be handled. He proposed an agenda item on the Annual Persigo Meeting to discuss how these are handled so that the citizens' expectations are met. It is hoped that when enclaves are formed, an outreach effort can be made in partnership with the County so the citizens understand what it means to be annexed in the City. There are some enclaves of significant size that will be coming before the Council in the future.

Council President Pro Tem Palmer stated he thought the process was fairly clear and there is a letter that goes out which explains it to those affected. However, the lack of compatible infrastructure between the County and City might be one issue. City Manager Arnold agreed that is one issue, and also whether the citizens expect the infrastructure to be brought up to City standards or have other expectations.

The public hearing was closed at 9:12 p.m.

**a. Annexation Ordinance**

Ordinance No. 3762 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Webb Crane Enclave Annexation, Located at 728, 738, 745 and 747 23 ½ Road and Including a Portion of the 23 ½ Road and Interstate Avenue Rights-of-Way, Consisting of Approximately 16.89 Acres

**b. Zoning Ordinance**

Ordinance No. 3763 – An Ordinance Zoning the Webb Crane Enclave Annexation to M-U and I-1, Located at 728, 738, 745, and 747 23 ½ Road

Councilmember Coons moved to adopt Ordinance Nos. 3762 and 3763 on second reading and ordered them published. Council President Pro Tem Palmer seconded the motion. Motion carried by roll call vote.

**Public Hearing – Anson Annexations No. 1, 2, 3 & 4 and Zoning Located at 2729 B ¼ Road** [File # ANX-2005-036]

Acceptance of a petition to annex and consider the annexations and zoning for the Anson Annexations. The Anson Annexations are located at 2729 B ¼ Road, includes a portion of the B ¼ Road right-of-way, consists of 1 parcel on 3.53 acres, and is a four part serial annexation. The zoning being requested is RSF-4.

The public hearing was opened at 9:14 p.m.

Council President Pro Tem Palmer stated one of his employees is the daughter of the applicants, but he has no financial ties with the matter. Council was comfortable with him participating.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the existing uses. The Future Land Use designation is residential medium low. The applicant is requesting an RSF-4 zone designation which Staff supports. The size of the parcel is 3.53 acres.

Ted Ciavonne, representing the applicants, said the applicants are present but do not wish to speak as the report by Ms. Costello was thorough.

There were no public comments.

The public hearing was closed at 9:16 p.m.

**a. Accepting Petition**

Resolution No. 91-05 – A Resolution Accepting a Petition for Annexation Making Certain Findings, Determining the Property Known as the Anson Annexations No. 1, 2, 3, and 4, Located at 2729 B ¼ Road and a Portion of the B ¼ Road Right-of-Way is Eligible for Annexation

**b. Annexation Ordinances**

Ordinance No. 3764 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Anson Annexation No. 1, Approximately 0.006 Acres of B ¼ Road Right-of-Way

Ordinance No. 3765 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Anson Annexation No. 2, Approximately 0.02 Acres of B ¼ Road Right-of-Way

Ordinance No. 3766 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Anson Annexation No. 3, Approximately 0.05 Acres of B ¼ Road Right-of-Way

Ordinance No. 3767 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Anson Annexation No. 4, Approximately 3.53 Acres Located at 2729 B ¼ Road, Including a Portion of B ¼ Road Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 3768 – An Ordinance Zoning the Anson Annexation to RSF-4, Located at 2729 B ¼ Road

Councilmember Spehar moved to adopt Resolution No. 91-05 and Ordinance Nos. 3764, 3765, 3766, 3767, and 3768 on second reading and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Public Hearing - Burkey Park Annexation and Zoning Located at 2980 F Road** [File # GPA-2005-060]

Acceptance of a petition to annex and consider the annexation and zoning for the Burkey Park Annexation. The Burkey Park Annexation is located at 2980 F Road and consists of 2 parcels on 19.19 acres. The zoning being requested is CSR.

The public hearing was opened at 9:18 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the size being just less than 20 acres. The parcel is currently vacant although there use to be a house on the lower west end which is no longer there. The Future Land Use designation was recently changed to include the entire parcel as CSR. The petitioner is the City.

There were no public comments.

The public hearing was closed at 9:20 p.m.

**a. Accepting Petition**

Resolution No. 92-05 – A Resolution Accepting a Petition for Annexation Making Certain Findings, Determining the Property Known as the Burkey Park Annexation at 2980 F Road is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 3769 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Burkey Park Annexation, Approximately 19.19 Acres, Located at 2980 F Road

**c. Zoning Ordinance**

Ordinance No. 3770 – An Ordinance Zoning the Burkey Park Annexation to CSR, Located at 2980 F Road

Council President Pro Tem Palmer moved to adopt Resolution No. 92-05 and Ordinance Nos. 3769 and 3770 on second reading and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Council President Pro Tem Palmer noted the long history with this piece and that he and the Burkey family are pleased that the property will now be in the City.

**Public Hearing – First Supplemental Appropriation Ordinance for 2005**  
**(CONTINUED FROM MAY 4, 2005 MEETING)**

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

The public hearing was opened at 9:22 p.m.

Ron Lappi, Administrative Services and Finance Director, reviewed this item. He explained the City usually does two supplemental appropriations per year, one at this time and one in the fall. \$10.8 million of the supplemental appropriation is major capital, making the total major capital budget for 2005 almost \$70 million, much of which was budgeted for Riverside Parkway. Much of the funding for Riverside Parkway will be carried forward to next year. He explained a few new items including additional funding for the environmental assessment for 29 Road. Also \$90,000 was added for the Lincoln Park Splash Pool.

Council President Pro Tem Palmer asked about the facility software system for Two Rivers. Administrative Services Director Lappi said it was budgeted last year and is being carried forward. It has not been bid out yet.

Council President Pro Tem Palmer pointed out the cost for reorganization of Information Service to incorporate the GIS division. Mr. Lappi explained the amount is a transfer from other locations in the general fund to the Information Services budget; it is a reallocation, not additional cost.



There were no public comments.

The public hearing was closed at 9:28 p.m.

Ordinance No. 3771 – An Ordinance Making Supplemental Appropriations to the 2005 Budget of the City of Grand Junction

Councilmember Thomason moved to adopt Ordinance No. 3771 on second reading and ordered it published. Council President Pro Tem Palmer seconded the motion. Motion carried by roll call vote.

**Public Hearing – Amendment to Chapter 4, Code of Ordinances Regarding Special Events (CONTINUED FROM MAY 4, 2005 MEETING)**

Amendments to Chapter 4 of the Code of Ordinances are proposed to codify the City's current practice of not issuing Special Events permits for the consumption of spirituous liquors in public places.

The public hearing was opened at 9:29 p.m.

John Shaver, City Attorney, reviewed this item. The amendment is important because it codifies the practice not to allow Special Events to serve spirituous liquors in public places. It does not preclude spirituous liquors at private Special Events.

Councilmember Doody inquired about the definition of spirituous liquors. City Attorney Shaver replied that there they are distilled beverages.

Milton Long, 302 Pitkin Avenue, said alcohol abuse causes a whole lot of misery.

There were no other public comments.

The public hearing was closed at 9:33 p.m.

Ordinance No. 3772 – An Ordinance Amending Part of Chapter 4 of the City of Grand Junction Code of Ordinances Relating to Alcoholic Beverage Licensing

Councilmember Beckstein moved to adopt Ordinance No. 3772 on second reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing - Correct Scrivener's Error in Parking Code**

On December 6, 2000, Ordinance No. 3320 was adopted, containing Section 36-22, regarding parking privileges for the handicapped. Due to a scrivener's error, the word

“not” was omitted from that Section describing exceptions to the privileges for handicapped parking. This amendment is designed to correct the scrivener’s error.

The public hearing was opened at 9:34 p.m.

John Shaver, City Attorney, reviewed this item. He advised that this ordinance is to fix an error. It specifies exceptions for purposes of parking privileges.

There were no public comments.  
The public hearing was closed at 9:35 p.m.

Ordinance No. 3773 – An Ordinance Amending Part of Chapter 36 of the City of Grand Junction Code of Ordinances relating to Handicapped Parking Privilege

Councilmember Doody moved to adopt Ordinance No. 3773 on second reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

### **NON-SCHEDULED CITIZENS & VISITORS**

Milton Long, 302 Pitkin Avenue, believes that Police Chief Greg Morrison is trying to do a good job, he encourage the Council to support and pray for him.

Andrea Metz, Citizens Academy (GJ 101), 2430 Santa Rosa Lane, thanked Council for letting her observe the meeting.

Council President Pro Tem Palmer thanked her for her interest.

### **OTHER BUSINESS**

Council President Hill said over 400 letters went out to property owners within one of the recent enclaves that had his signature and one citizen, as a result, came to one of the coffees with the Mayor with questions on being annexed. Council President Hill appreciates City Manager Arnold’s suggestion that the Council discuss their policy and view of enclaves. He agreed with having a conversation with the County on it.

### **ADJOURNMENT**

The meeting adjourned at 9:40 p.m.

Stephanie Tuin, MMC  
City Clerk

**Attach 2**

Setting a Hearing for the Bookcliff Veterinary Hospital Annex Located at 564 29 Road

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |   |     |                      |     |                           |                |                                 |
|---------------------------------------|---|-----|----------------------|-----|---------------------------|----------------|---------------------------------|
| <b>Subject</b>                        | Setting a hearing for the Bookcliff Veterinary Hospital Annexation located at 564 29 Road |     |                      |     |                           |                |                                 |
| <b>Meeting Date</b>                   | June 1, 2005  |     |                      |     |                           |                |                                 |
| <b>Date Prepared</b>                  | May 23, 2005  |     |                      |     | <b>File #ANX-2005-076</b> |                |                                 |
| <b>Author</b>                         | Scott D. Peterson   |     | Associate Planner    |     |                           |                |                                 |
| <b>Presenter Name</b>                 | Scott D. Peterson   |     | Associate Planner    |     |                           |                |                                 |
| <b>Report results back to Council</b> | X   | No  |                      | Yes | When                      |                |                                 |
| <b>Citizen Presentation</b>           |   | Yes | X                    | No  | Name                      |                |                                 |
|                                       | <b>Workshop</b>   | X   | <b>Formal Agenda</b> |     | X                         | <b>Consent</b> | <b>Individual Consideration</b> |

**Summary:** Resolution referring a petition for annexation and introduction of a proposed ordinance. The 2.93 acre Bookcliff Veterinary Hospital Annexation consists of one (1) parcel of land and associated right-of-way of 29 Road. The applicant’s intent is to annex their property and subdivide their parcel into two (2) residentially zoned lots which is currently being reviewed by the City.

**Budget:** N/A

**Action Requested/Recommendation:** Approval of the Resolution of Referral, accepting the Bookcliff Veterinary Hospital Annexation petition and introduce the proposed Bookcliff Veterinary Hospital Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for July 6<sup>th</sup>, 2005.

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

**Attachments:**

1. Staff Report/Background Information
2. General Location Map/Aerial Photo
3. Growth Plan Map/Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

| STAFF REPORT / BACKGROUND INFORMATION |              |  |            |           |
|---------------------------------------|--------------|--|------------|-----------|
| <b>Location:</b>                      |              | 564 29 Road  |            |           |
| <b>Applicants:</b>                    |              | Bookcliff Land & Building LLC, Owners                          |            |           |
| <b>Existing Land Use:</b>             |              | Bookcliff Veterinary Hospital                                  |            |           |
| <b>Proposed Land Use:</b>             |              | Two (2) lot residential zoned subdivision                      |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Multi-Family Residential                                       |            |           |
|                                       | <b>South</b> | Single & Multi-Family Residential                              |            |           |
|                                       | <b>East</b>  | Multi-Family Residential                                       |            |           |
|                                       | <b>West</b>  | Single Family Residential                                      |            |           |
| <b>Existing Zoning:</b>               |              | RSF-4, Residential Single Family – 4 units/acre (County)       |            |           |
| <b>Proposed Zoning:</b>               |              | RMF-8, Residential Multi-Family – 8 units/acre (City)          |            |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | RMF-8, Residential Multi-Family – 8 units/acre (County)        |            |           |
|                                       | <b>South</b> | RMF-8, Residential Multi-Family – 8 units/acre (County & City) |            |           |
|                                       | <b>East</b>  | RMF-8, Residential Multi-Family – 8 units/acre (County)        |            |           |
|                                       | <b>West</b>  | RSF-4, Residential Single Family – 4 units/acre (County)       |            |           |
| <b>Growth Plan Designation:</b>       |              | Residential Medium (4-8 du/ac)                                 |            |           |
| <b>Zoning within density range?</b>   |              | X  | <b>Yes</b> | <b>No</b> |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 2.93 acres of land and is comprised of one (1) parcel of land and associated right-of-way of 29 Road. The property owners have requested annexation into the City in order to develop their property into two (2) residentially zoned lots. The current Bookcliff Veterinary Hospital is zoned residential in the County and is considered to be a “grandfathered” land use. Upon annexation, the existing business would continue to be “grandfathered” In accordance with the 1998 Persigo Agreement all new development activities and 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 Bookcliff Veterinary Hospital Annexation is eligible to be annexed because of compliance with the following:

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

The following annexation and zoning schedule is being proposed.

| <b><u>ANNEXATION SCHEDULE</u></b> |   |
|-----------------------------------|---|
| <b>June 1, 2005</b>               | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>June 14, 2005</b>              | Planning Commission considers Zone of Annexation  |
| <b>June 15, 2005</b>              | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>July 6, 2005</b>               | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>August 7, 2005</b>             | Effective date of Annexation and Zoning   |

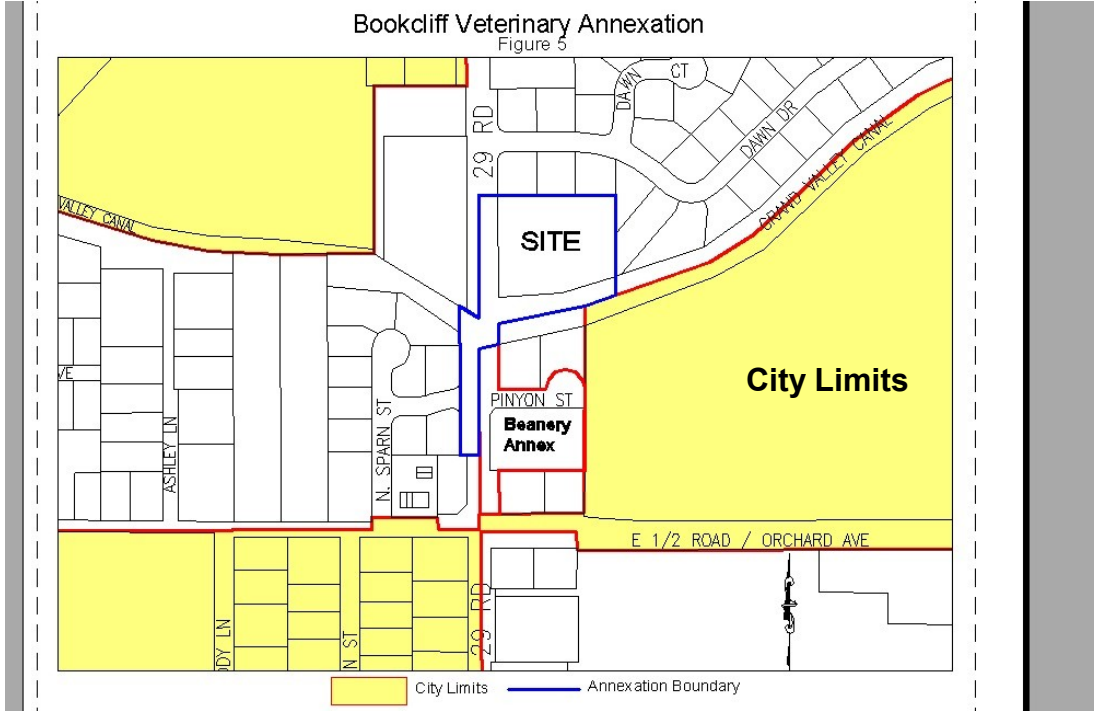
**BOOKCLIFF VETERINARY HOSPITAL ANNEXATION SUMMARY**

|                                       |                                  |   |
|---------------------------------------|----------------------------------|---|
| <b>File Number:</b>                   |                                  | <b>ANX-2005-076</b>   |
| <b>Location:</b>                      |                                  | <b>564 29 Road</b>  |
| <b>Tax ID Number:</b>                 |                                  | <b>2943-082-00-037</b>  |
| <b>Parcels:</b>                       |                                  | <b>One (1)</b>  |
| <b>Estimated Population:</b>          |                                  | <b>0</b>  |
| <b># of Parcels (owner occupied):</b> |                                  | <b>0</b>  |
| <b># of Dwelling Units:</b>           |                                  | <b>0</b>  |
| <b>Acres land annexed:</b>            |                                  | <b>2.93</b>   |
| <b>Developable Acres Remaining:</b>   |                                  | <b>1.74</b>   |
| <b>Right-of-way in Annexation:</b>    |                                  | <b>0.86 acres</b>   |
| <b>Previous County Zoning:</b>        |                                  | <b>RSF-4, Residential Single Family – 4 units/acre</b>  |
| <b>Proposed City Zoning:</b>          |                                  | <b>RMF-8, Residential Multi-Family – 8 units/acre</b>   |
| <b>Current Land Use:</b>              |                                  | <b>Bookcliff Veterinary Hospital</b>  |
| <b>Future Land Use:</b>               |                                  | <b>Two (2) lot residentially zoned subdivision that would contain the existing Bookcliff Veterinary Hosp. and another lot that would be available for development</b> |
| <b>Values:</b>                        | <b>Assessed:</b>                 | <b>\$66,680</b>   |
|                                       | <b>Actual:</b>                   | <b>\$229,950</b>  |
| <b>Census Tract:</b>                  |                                  | <b>11</b>   |
| <b>Address Ranges:</b>                |                                  | <b>564 29 Road</b>  |
| <b>Special Districts:</b>             | <b>Water:</b>                    | <b>Ute</b>  |
|                                       | <b>Sewer:</b>                    | <b>Central Grand Valley</b>   |
|                                       | <b>Fire:</b>                     | <b>GJ Rural</b>   |
|                                       | <b>Irrigation/<br/>Drainage:</b> | <b>Grand Junction Drainage</b>  |
|                                       | <b>School:</b>                   | <b>District 51</b>  |
|                                       | <b>Pest:</b>                     | <b>N/A</b>  |



# Site Location Map – 564 29 Road

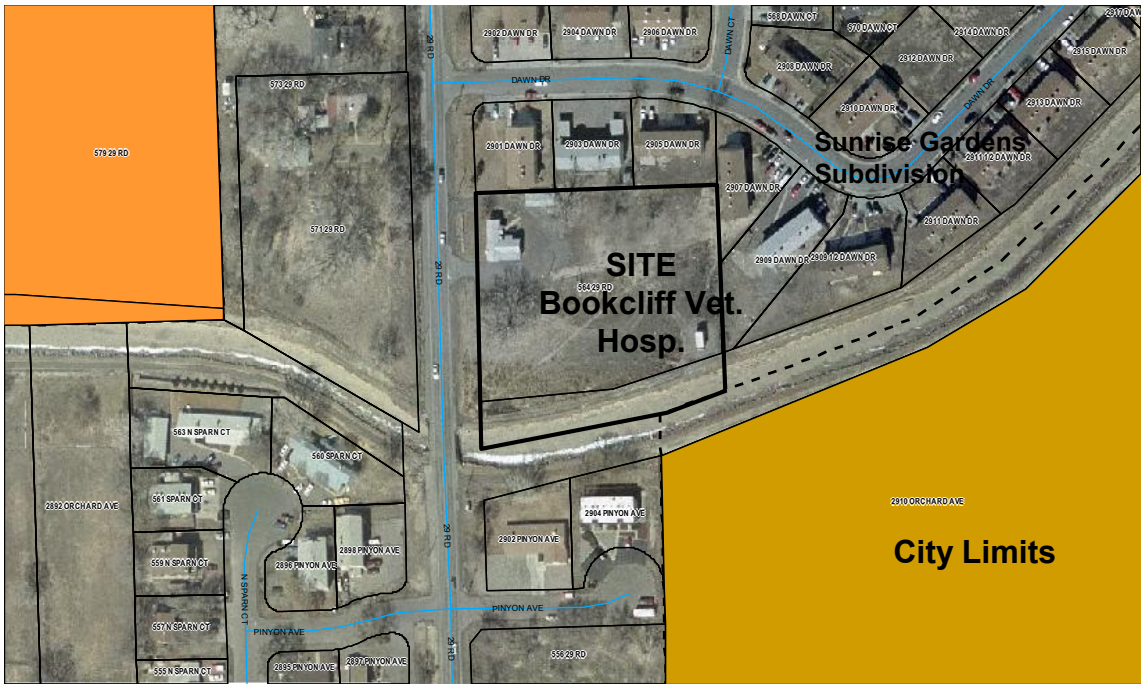
Figure 1



# Aerial Photo Map – 564 29 Road

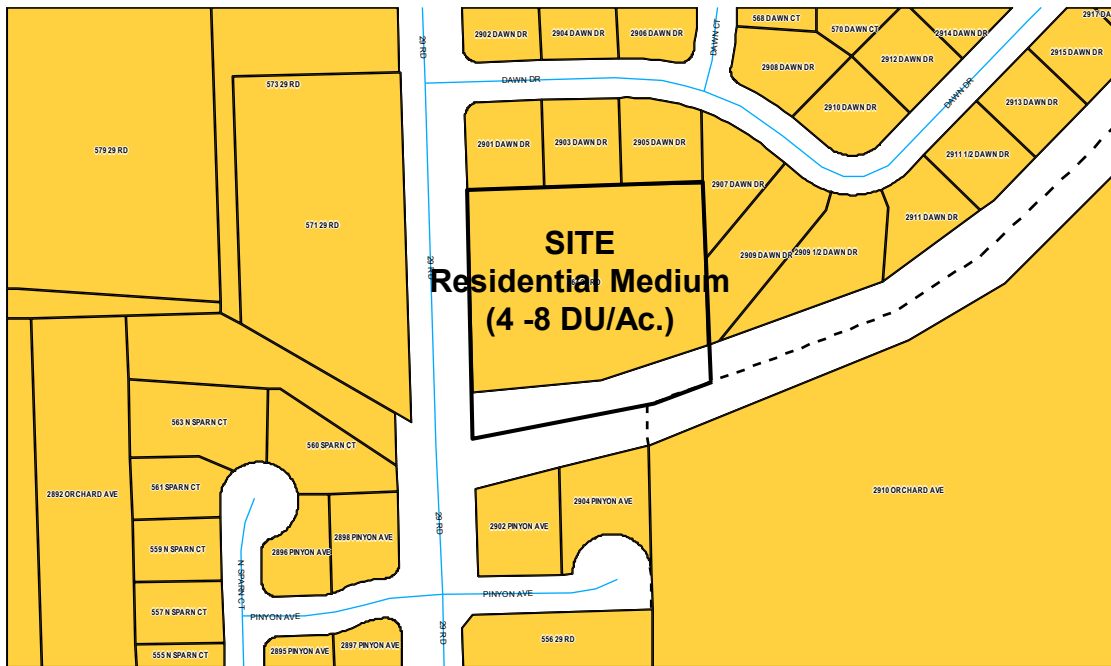
Figure 2





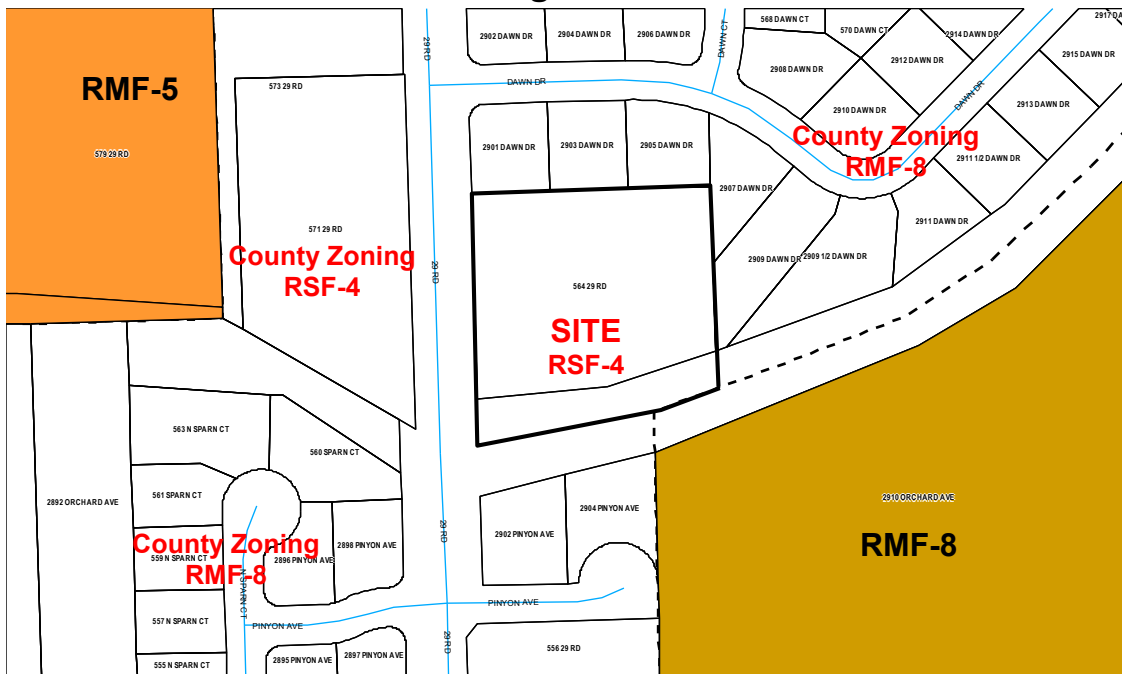
# Future Land Use Map – 564 29 Road

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."

**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 1<sup>st</sup> day of June, 2005, 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**

**BOOKCLIFF VETERINARY HOSPITAL ANNEXATION**

**LOCATED at 564 29 Road  
and including a portion of the 29 Road Right-of-Way**

**WHEREAS**, on the 1<sup>st</sup> day of June, 2005, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

**BOOKCLIFF VETERINARY HOSPITAL ANNEXATION**

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

Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 200.08 feet to the Point of Beginning; thence N89°51'38"W a distance of 50.00 feet to the Southwest corner of Lot 2, Block 1 of Homestead Subdivision, as recorded in Plat Book 11, Page 172 Mesa County, Colorado records, also being a point on the West right of way of 29 Road; thence N00°04'18"W along said West right of way of 29 Road a distance of 381.72 feet; thence S58°15'00"E a distance of 58.84 feet to a point on the West line of the SW 1/4 NW 1/4 of said Section 8; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 316.77 feet; thence N89°54'29"E along the South line (and the Westerly projection of) the South line of Lots 1 through 3, Block 2, Plat of Sunrise Gardens Subdivision, as recorded in Plat Book 12, Page 135, Mesa County, Colorado records a distance of 353.00 feet to a point on the West line of Lot 4, Block 2 of said Sunrise Gardens Subdivision; thence S00°04'18"E along the West line (and the Southerly projection of) Lots 4 and 5, Block 2, of said Sunrise Gardens Subdivision a distance of 256.57 feet to the North line of the Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S71°01'08"W along the North line of said Arbors

Annexation a distance of 85.62 feet to the Northwest corner of said Arbors Annexation also being a point on the centerline of the Grand Valley Canal; thence S78°26'11"W along the centerline of said Grand Valley Canal a distance of 226.54 feet to a point on

the East right of way of said 29 Road; thence S00°04'18"E along the East right of way of said 29 Road a distance of 54.13 feet to the Northwest corner of Lot 1 Wood's Subdivision as recorded in Plat Book 12, Page 96 Mesa County, Colorado records; thence S77°47'42"W distance of 51.14 feet to the West line of the SW 1/4 NW 1/4 of said Section 8; thence S00°04'18"E along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 273.44 feet to the Point of Beginning.

Said parcel contains 2.93 acres (127,776 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 6<sup>th</sup> day of July, 2005, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 1<sup>st</sup> day of June, 2005.

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><b>DATES PUBLISHED</b></i> |
|-------------------------------|
| <b>June 3, 2005</b>           |
| <b>June 10, 2005</b>          |
| <b>June 17, 2005</b>          |
| <b>June 24, 2005</b>          |

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

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

**BOOKCLIFF VETERINARY HOSPITAL ANNEXATION**

**APPROXIMATELY 2.93 ACRES**

**LOCATED AT 564 29 Road  
and including a portion of the 29 Road Right-of-Way**

**WHEREAS**, on the 1<sup>st</sup> day of June, 2005, 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 6<sup>th</sup> day of July, 2005; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

**BOOKCLIFF VETERINARY HOSPITAL ANNEXATION**

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

Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 200.08 feet to the Point of Beginning; thence N89°51'38"W a distance of 50.00 feet to the Southwest corner of Lot 2, Block 1 of Homestead Subdivision, as recorded in Plat Book 11, Page 172 Mesa



County, Colorado records, also being a point on the West right of way of 29 Road; thence N00°04'18"W along said West right of way of 29 Road a distance of 381.72 feet; thence S58°15'00"E a distance of 58.84 feet to a point on the West line of the SW 1/4

NW 1/4 of said Section 8; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 316.77 feet; thence N89°54'29"E along the South line (and the Westerly projection of) the South line of Lots 1 through 3, Block 2, Plat of Sunrise Gardens Subdivision, as recorded in Plat Book 12, Page 135, Mesa County, Colorado records a distance of 353.00 feet to a point on the West line of Lot 4, Block 2 of said Sunrise Gardens Subdivision; thence S00°04'18"E along the West line (and the Southerly projection of) Lots 4 and 5, Block 2, of said Sunrise Gardens Subdivision a distance of 256.57 feet to the North line of the Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S71°01'08"W along the North line of said Arbors Annexation a distance of 85.62 feet to the Northwest corner of said Arbors Annexation also being a point on the centerline of the Grand Valley Canal; thence S78°26'11"W along the centerline of said Grand Valley Canal a distance of 226.54 feet to a point on the East right of way of said 29 Road; thence S00°04'18"E along the East right of way of said 29 Road a distance of 54.13 feet to the Northwest corner of Lot 1 Wood's Subdivision as recorded in Plat Book 12, Page 96 Mesa County, Colorado records; thence S77°47'42"W distance of 51.14 feet to the West line of the SW 1/4 NW 1/4 of said Section 8; thence S00°04'18"E along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 273.44 feet to the Point of Beginning.

Said parcel contains 2.93 acres (127,776 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 1<sup>st</sup> day of June, 2005 and ordered published.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Attest:

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

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

**Attach 3**

Setting a Hearing for the Munkres-Boyd Annexation, Located at 2866 A ¾ Road

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |                 |  |                      |                   |                    |                |                                 |
|---------------------------------------|-----------------|--|----------------------|-------------------|--------------------|----------------|---------------------------------|
| <b>Subject</b>                        |                 | Setting a hearing for the Munkres-Boyd Annexation located at 2866 A ¾ Road |                      |                   |                    |                |                                 |
| <b>Meeting Date</b>                   |                 | June 1, 2005   |                      |                   |                    |                |                                 |
| <b>Date Prepared</b>                  |                 | May 26, 2005   |                      |                   | File #ANX-2005-089 |                |                                 |
| <b>Author</b>                         |                 | Senta L. Costello  |                      | Associate Planner |                    |                |                                 |
| <b>Presenter Name</b>                 |                 | Senta L. Costello  |                      | Associate Planner |                    |                |                                 |
| <b>Report results back to Council</b> |                 | X  | No                   |                   | Yes                | <b>When</b>    |                                 |
| <b>Citizen Presentation</b>           |                 |  | Yes                  | X                 | No                 | <b>Name</b>    |                                 |
|                                       | <b>Workshop</b> | X  | <b>Formal Agenda</b> |                   | X                  | <b>Consent</b> | <b>Individual Consideration</b> |

**Summary:** Resolution referring a petition for annexation and introduction of a proposed ordinance. The 6.04 acre Munkres-Boyd Annexation consists of 1 parcel, contains a portion of Highway 50 and A ¾ Road rights-of-way, and is a 2 part serial annexation.

**Budget:** N/A

**Action Requested/Recommendation:** Approval of the Resolution of Referral, accepting the Munkres-Boyd Annexation petition and introduce the proposed Munkres-Boyd Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for July 6, 2006.

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

**Attachments:**

1. Staff report/Background information
2. Annexation / Location Map; Aerial Photo
3. Growth Plan Map; Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

| STAFF REPORT / BACKGROUND INFORMATION |              |  |            |           |
|---------------------------------------|--------------|--|------------|-----------|
| <b>Location:</b>                      |              | 2866 A ¾ Road  |            |           |
| <b>Applicants:</b>                    |              | Owner: Munkres-Boyd Investment, LLC – Ted Munkres<br>Developer: Freestyle – Ted Munkres<br>Representative: Robert Jasper |            |           |
| <b>Existing Land Use:</b>             |              | Single Family Residential  |            |           |
| <b>Proposed Land Use:</b>             |              | Single Family Residential subdivision  |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Single Family Residential  |            |           |
|                                       | <b>South</b> | Single Family Residential  |            |           |
|                                       | <b>East</b>  | Single Family Residential  |            |           |
|                                       | <b>West</b>  | Single Family Residential  |            |           |
| <b>Existing Zoning:</b>               |              | County RSF-4   |            |           |
| <b>Proposed Zoning:</b>               |              | City RSF-4   |            |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | County RSF-4   |            |           |
|                                       | <b>South</b> | County RSF-4   |            |           |
|                                       | <b>East</b>  | County RSF-4   |            |           |
|                                       | <b>West</b>  | County RSF-4   |            |           |
| <b>Growth Plan Designation:</b>       |              | Residential Medium Low 2-4 du/ac   |            |           |
| <b>Zoning within density range?</b>   |              | <b>X</b>   | <b>Yes</b> | <b>No</b> |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 6.04 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City as the result of a desire 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 Munkres-Boyd 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.

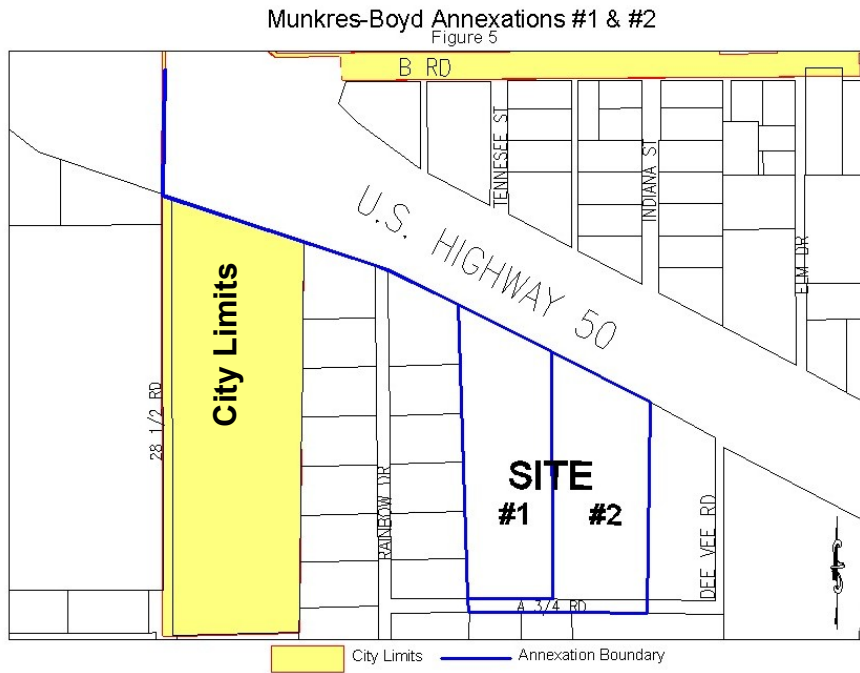
| <u><i>ANNEXATION SCHEDULE</i></u> |   |
|-----------------------------------|---|
| <b>June 1, 2005</b>               | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>June 14, 2005</b>              | Planning Commission considers Zone of Annexation  |
| <b>June 15, 2005</b>              | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>July 6, 2005</b>               | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>August 7, 2005</b>             | Effective date of Annexation and Zoning   |

**MUNKRES-BOYD ANNEXATION SUMMARY**

|                                       |   |                                 |
|---------------------------------------|---|---------------------------------|
| <b>File Number:</b>                   | ANX-2005-089                            |                                 |
| <b>Location:</b>                      | 2866 A ¾ Road                           |                                 |
| <b>Tax ID Number:</b>                 | 2943-311-12-025                         |                                 |
| <b>Parcels:</b>                       | 1                                       |                                 |
| <b>Estimated Population:</b>          | 1                                       |                                 |
| <b># of Parcels (owner occupied):</b> | 1                                       |                                 |
| <b># of Dwelling Units:</b>           | 1                                       |                                 |
| <b>Acres land annexed:</b>            | 6.04 acres                              |                                 |
| <b>Developable Acres Remaining:</b>   | 5.76 acres                              |                                 |
| <b>Right-of-way in Annexation:</b>    | 15,154 sq. ft. of Highway 50 & A ¾ Road |                                 |
| <b>Previous County Zoning:</b>        | RSF-4                                   |                                 |
| <b>Proposed City Zoning:</b>          | RSF-4                                   |                                 |
| <b>Current Land Use:</b>              | Single Family Residence                 |                                 |
| <b>Future Land Use:</b>               | Single Family Residential subdivision   |                                 |
| <b>Values:</b>                        | <b>Assessed:</b>                        | = \$8,490                       |
|                                       | <b>Actual:</b>                          | = \$106,720                     |
| <b>Address Ranges:</b>                | 2860-2866 A ¾ Road (even only)          |                                 |
| <b>Special Districts:</b>             | <b>Water:</b>                           | Ute Water                       |
|                                       | <b>Sewer:</b>                           | Orchard Mesa Sanitation         |
|                                       | <b>Fire:</b>                            | Grand Jct Rural Fire District   |
|                                       | <b>Irrigation/Drainage:</b>             | Orchard Mesa Irrigation         |
|                                       | <b>School:</b>                          | Mesa County School District #51 |
|                                       | <b>Pest:</b>                            | N/A                             |

# Site Location Map

Figure 1



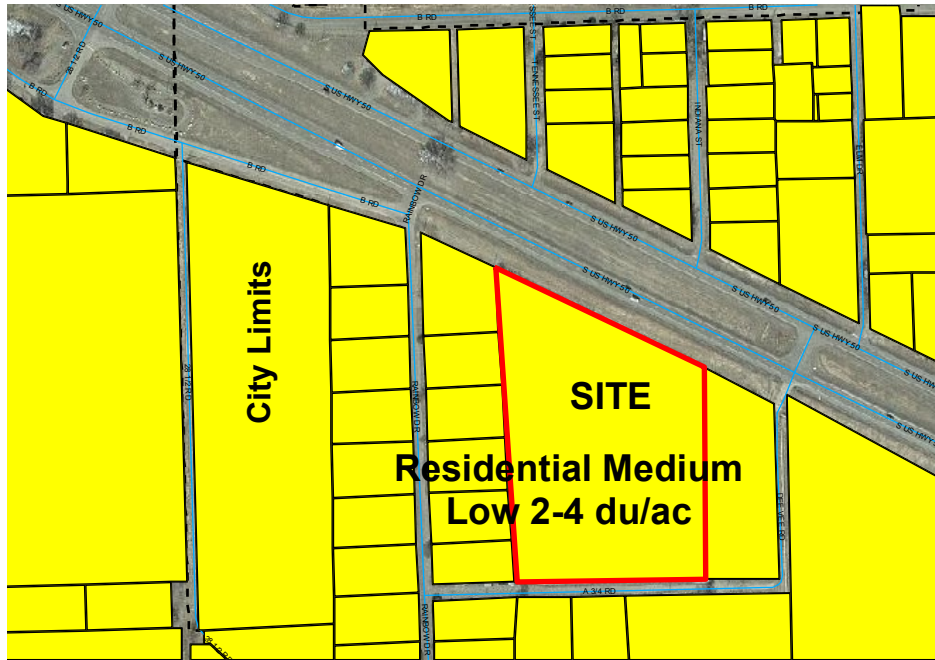
# Aerial Photo Map

Figure 2



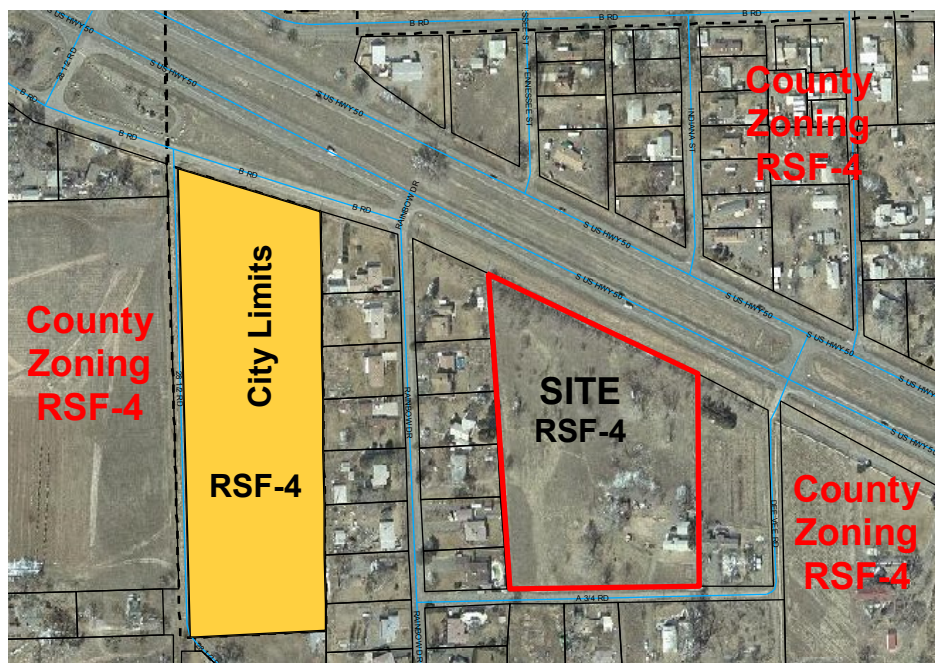
# Future Land Use Map

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."

**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 6<sup>th</sup> of July, 2005, 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**

**MUNKRES-BOYD ANNEXATION**

**Located at 2866 A ¾ Road and a portion of Highway 50 and A ¾ Road.**

WHEREAS, on the 1<sup>st</sup> day of June, 2005, 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:

**MUNKRES-BOYD ANNEXATION**

Munkres – Boyd Annexation No. 1

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N89°57'54"E along the North line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1.00 foot to a point of the East line of Rowe Annexation, Ordinance No. 3489, City of Grand Junction; thence S00°00'45"E along the East line of said Rowe Annexation, (being a line 1.00 foot East of and parallel with, the West line of the NW 1/4 NE 1/4 of said Section 31) a distance of 294.51 feet to the Southerly right of way of U.S. Highway 50; thence S71°11'18"E along the Southerly right of way of said Highway 50 a distance of 523.30 feet; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 226.03 feet to the Northeast corner of Lot 7, Sharon Heights Subdivision, as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence S02°27'54"E along the East line of said Sharon Heights Subdivision a distance of 694.02 feet to the Southeast corner of Lot 1, of said Sharon Heights Subdivision, also being a point of the North right of way of A ¾ Road (Rainbow Drive); thence N89°58'49"E along the North right of way of said A ¾ Road a distance of 199.87 feet; thence N00°11'48"W a distance of 577.03 feet; thence along a line being 2.00 feet North of and parallel with the Southerly right of way

of said Highway 50 the following two course; N62°30'17"W a distance of 481.88 feet; thence N71°11'18"W a distance of 522.02 feet; thence N00°00'45"W along a line being 3.00 feet East of and parallel with the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 293.08 feet to the North line of the NW 1/4 NE 1/4 of said Section 31; thence S89°59'56"W along the North line of the NW 1/4 NE 1/4 of said Section 31 a distance of 2.00 feet to the Point of Beginning.

Said parcel contains 3.15 acres (137,226 sq. ft.) more or less as described.

#### Munkres – Boyd Annexation No. 2

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S00°00'45"E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 294.17 feet to a point on the Southerly right of way of U.S. Highway 50; thence S71°11'17"E along the Southerly right of way of said Highway 50 a distance of a distance of 524.36 feet; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 482.78 feet to the East line of Munkres - Boyd Annexation No. 1, City of Grand Junction also being the Point of Beginning; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 247.64 feet; thence S00°11'48"E a distance of 490.37 feet to the South right of way of A 3/4 Road (Rainbow Drive); thence S89°58'49"W along the South right of way of said A 3/4 Road a distance of 417.96 feet; thence N02°27'54"W a distance of 30.03 feet to the North right of way of said A 3/4 Road also being the Southeast corner of Lot 1, Sharon Heights Subdivision as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence N89°58'49"E along the North right of way of said A 3/4 Road a distance of 199.87 feet to the Southeast corner of said Munkres – Boyd Annexation No.1; thence N00°11'48"W along the East line of said Munkres – Boyd Annexation No.1 a distance of 574.77 feet to the Point of Beginning.

Said parcel contains 2.89 acres (126,048 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 6<sup>th</sup> day of July, 2005, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 1<sup>st</sup> day of June, 2005.

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> |
|------------------------|
| <b>June 3, 2005</b>    |
| <b>June 10, 2005</b>   |
| <b>June 17, 2005</b>   |
| <b>June 24, 2005</b>   |

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MUNKRES-BOYD ANNEXATION #1**

**APPROXIMATELY 3.15 ACRES**

**Located at 2866 A ¾ Road and a portion of Highway 50**

**WHEREAS**, on the 1<sup>st</sup> day of June, 2005, 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 6<sup>th</sup> day of July, 2005; 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:

Munkres – Boyd Annexation No. 1

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N89°57'54"E along the North line of the NW 1/4 NE 1/4 of said Section 31 a distance of 1.00 foot to a point of the East line of Rowe Annexation, Ordinance No. 3489, City of Grand Junction; thence S00°00'45"E along the East line of said Rowe Annexation, (being a line 1.00 foot East of and parallel with, the

West line of the NW 1/4 NE 1/4 of said Section 31) a distance of 294.51 feet to the Southerly right of way of U.S. Highway 50; thence S71°11'18"E along the Southerly right of way of said Highway 50 a distance of 523.30 feet; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 226.03 feet to the Northeast corner of Lot 7, Sharon Heights Subdivision, as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence S02°27'54"E along the East line of said Sharon Heights Subdivision a distance of 694.02 feet to the Southeast corner of Lot 1, of said Sharon Heights Subdivision, also being a point of the North right of way of A 3/4 Road (Rainbow Drive); thence N89°58'49"E along the North right of way of said A 3/4 Road a distance of 199.87 feet; thence N00°11'48"W a distance of 577.03 feet; thence along a line being 2.00 feet North of and parallel with the Southerly right of way of said Highway 50 the following two course; N62°30'17"W a distance of 481.88 feet; thence N71°11'18"W a distance of 522.02 feet; thence N00°00'45"W along a line being 3.00 feet East of and parallel with the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 293.08 feet to the North line of the NW 1/4 NE 1/4 of said Section 31; thence S89°59'56"W along the North line of the NW 1/4 NE 1/4 of said Section 31 a distance of 2.00 feet to the Point of Beginning.

Said parcel contains 3.15 acres (137,226 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 1<sup>st</sup> day of June, 2005 and ordered published.

**ADOPTED** on second reading this 6<sup>th</sup> day of July, 2005.

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**

**MUNKRES-BOYD ANNEXATION #2**

**APPROXIMATELY 2.89 ACRES**

**Located at 2866 A  $\frac{3}{4}$  Road and a portion of Highway 50 and A  $\frac{3}{4}$  Road**

**WHEREAS**, on the 1<sup>st</sup> day of June, 2005, 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 6<sup>th</sup> day of July, 2005; 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:

Munkres – Boyd Annexation No. 2

A parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 31, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 of said Section 31 and assuming the West line of the NW 1/4 NE 1/4 of said Section 31 to bear S00°00'45"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S00°00'45"E along the West line of the NW 1/4 NE 1/4 of said Section 31 a distance of 294.17 feet to a point on the Southerly right of way of U.S. Highway 50; thence S71°11'17"E along the Southerly right of way of said Highway 50 a

distance of a distance of 524.36 feet; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 482.78 feet to the East line of Munkres - Boyd Annexation No. 1, Ordinance No. ????, City of Grand Junction also being the Point of Beginning; thence S62°30'17"E continuing along the Southerly right of way of said Highway 50 a distance of 247.64 feet; thence S00°11'48"E a distance of 490.37 feet to the South right of way of A 3/4 Road (Rainbow Drive); thence S89°58'49"W along the South right of way of said A 3/4 Road a distance of 417.96 feet; thence N02°27'54"W a distance of 30.03 feet to the North right of way of said A 3/4 Road also being the Southeast corner of Lot 1, Sharon Heights Subdivision as recorded in Plat Book 7, Page 18, Mesa County, Colorado records; thence N89°58'49"E along the North right of way of said A 3/4 Road a distance of 199.87 feet to the Southeast corner of said Munkres – Boyd Annexation No.1; thence N00°11'48"W along the East line of said Munkres – Boyd Annexation No.1 a distance of 574.77 feet to the Point of Beginning.

Said parcel contains 2.89 acres (126,048 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 1<sup>st</sup> day of June, 2005 and ordered published.

**ADOPTED** on second reading this 6<sup>th</sup> day of July, 2005.

Attest:

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

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



**Attach 4**

Setting a Hearing for the Career Center Annexation, Located at 2935 North Avenue

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |   |     |                      |     |                    |                |                                 |
|---------------------------------------|---|-----|----------------------|-----|--------------------|----------------|---------------------------------|
| <b>Subject</b>                        | Setting a hearing for the Career Center Annexation located at 2935 North Avenue |     |                      |     |                    |                |                                 |
| <b>Meeting Date</b>                   | June 1, 2005  |     |                      |     |                    |                |                                 |
| <b>Date Prepared</b>                  | May 26, 2005  |     |                      |     | File #ANX-2005-102 |                |                                 |
| <b>Author</b>                         | Senta L. Costello   |     | Associate Planner    |     |                    |                |                                 |
| <b>Presenter Name</b>                 | Senta L. Costello   |     | Associate Planner    |     |                    |                |                                 |
| <b>Report results back to Council</b> | X   | No  |                      | Yes | <b>When</b>        |                |                                 |
| <b>Citizen Presentation</b>           |   | Yes | X                    | No  | <b>Name</b>        |                |                                 |
|                                       | <b>Workshop</b>   | X   | <b>Formal Agenda</b> |     | X                  | <b>Consent</b> | <b>Individual Consideration</b> |

**Summary:** Resolution referring a petition for annexation and introduction of a proposed ordinance. The 7.91 acre Career Center Annexation consists of 1 parcel and contains a portion of the North Avenue right-of-way.

**Budget:** N/A

**Action Requested/Recommendation:** Approval of the Resolution of Referral, accepting the Career Center Annexation petition and introduce the proposed Career Center Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for July 6, 2005.

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

**Attachments:**

1. Staff report/Background information
2. Annexation / Location Map; Aerial Photo
3. Growth Plan Map; Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

| STAFF REPORT / BACKGROUND INFORMATION |              |   |            |           |
|---------------------------------------|--------------|---|------------|-----------|
| <b>Location:</b>                      |              | 2935 North Avenue   |            |           |
| <b>Applicants:</b>                    |              | Owner: Mesa Co. School Dist. #51 – Jack McKelvy<br>Representative: Blythe Design – Ethan Gibson |            |           |
| <b>Existing Land Use:</b>             |              | District #51 Career Center – Education  |            |           |
| <b>Proposed Land Use:</b>             |              | District #51 Career Center – Education  |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Vacant / Commercial   |            |           |
|                                       | <b>South</b> | I-70B / Railroad  |            |           |
|                                       | <b>East</b>  | Vacant / Commercial   |            |           |
|                                       | <b>West</b>  | Mobile Home Park  |            |           |
| <b>Existing Zoning:</b>               |              | County C-1  |            |           |
| <b>Proposed Zoning:</b>               |              | City C-1  |            |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | City C-1  |            |           |
|                                       | <b>South</b> | City I-1  |            |           |
|                                       | <b>East</b>  | County C-2  |            |           |
|                                       | <b>West</b>  | County C-2  |            |           |
| <b>Growth Plan Designation:</b>       |              | Commercial  |            |           |
| <b>Zoning within density range?</b>   |              | <b>X</b>  | <b>Yes</b> | <b>No</b> |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 7.91 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City as the result of a request to construct a career center facility in the County. Under the 1998 Persigo Agreement all new non-residential construction requires 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 Career Center Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

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

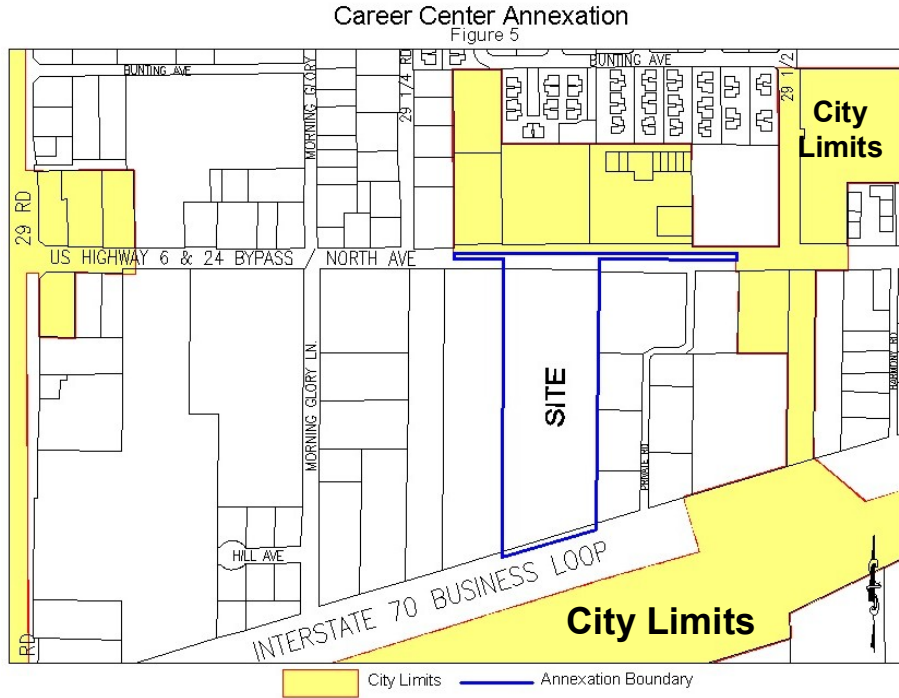
The following annexation and zoning schedule is being proposed.

| <b><i>ANNEXATION SCHEDULE</i></b> |   |
|-----------------------------------|---|
| <b>June 1, 2005</b>               | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>June 14, 2005</b>              | Planning Commission considers Zone of Annexation  |
| <b>June 15, 2005</b>              | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>July 6, 2005</b>               | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>August 7, 2005</b>             | Effective date of Annexation and Zoning   |

| <b>CAREER CENTER ANNEXATION SUMMARY</b> |  |  |
|---|--|--|
| <b>File Number:</b>                     | ANX-2005-102                           |  |
| <b>Location:</b>                        | 2935 North Avenue                      |  |
| <b>Tax ID Number:</b>                   | 2943-172-00-962                        |  |
| <b>Parcels:</b>                         | 1                                      |  |
| <b>Estimated Population:</b>            | 0                                      |  |
| <b># of Parcels (owner occupied):</b>   | 0                                      |  |
| <b># of Dwelling Units:</b>             | 0                                      |  |
| <b>Acres land annexed:</b>              | 7.91 acres                             |  |
| <b>Developable Acres Remaining:</b>     | 7 acres +/-                            |  |
| <b>Right-of-way in Annexation:</b>      | 19,385 square feet of North Avenue     |  |
| <b>Previous County Zoning:</b>          | C-2                                    |  |
| <b>Proposed City Zoning:</b>            | C-1                                    |  |
| <b>Current Land Use:</b>                | District #51 Career Center – Education |  |
| <b>Future Land Use:</b>                 | District #51 Career Center – Education |  |
| <b>Values:</b>                          | <b>Assessed:</b>                       | = \$199,380  |
|   | <b>Actual:</b>                         | = \$687,500  |
| <b>Address Ranges:</b>                  | 2935 North Avenue                      |  |
| <b>Special Districts:</b>               | <b>Water:</b>                          | Ute Water  |
|   | <b>Sewer:</b>                          | Fruitvale Sanitation                                   |
|   | <b>Fire:</b>                           | Grand Junction Rural                                   |
|   | <b>Irrigation/Drainage:</b>            | Grand Valley Irrigation / Grand Junction Drainage Dist |
|   | <b>School:</b>                         | Mesa Co School District #51                            |
|   | <b>Pest:</b>                           | N/A  |

# Site Location Map

Figure 1



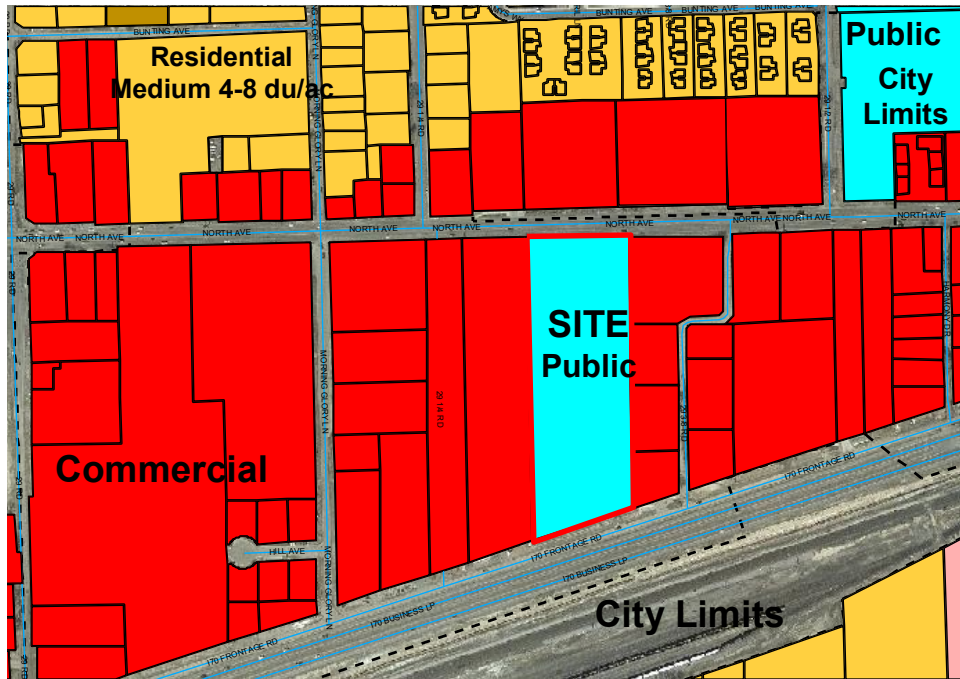
# Aerial Photo Map

Figure 2



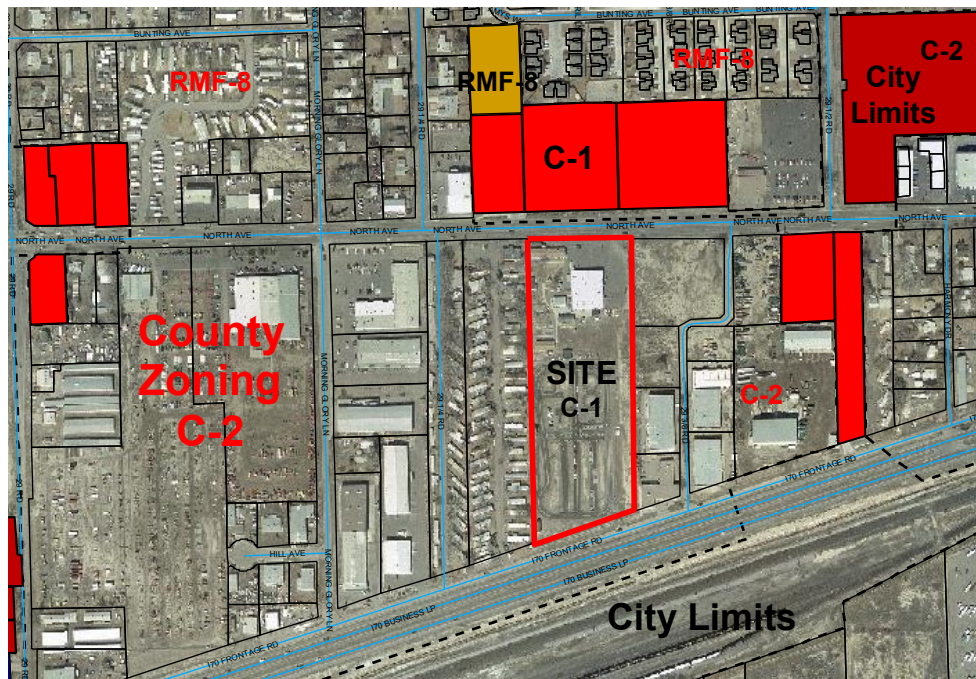
# Future Land Use Map

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."

**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 1<sup>st</sup> of June, 2005, 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**

**CAREER CENTER ANNEXATION**

**LOCATED at 2935 North Avenue and including a portion of the North Avenue right-of-way.**

WHEREAS, on the 1<sup>st</sup> day of June, 2005, 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:

**CAREER CENTER ANNEXATION**

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the North line of the NE 1/4 NW 1/4 of said Section 17 to bear S89°57'29"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S89°57'29"E along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 164.98 feet to the Point of Beginning; thence from said Point of Beginning N00°02'29"W a distance of 20.00 feet to the Southwest corner of Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E along the South line of said Cantrell Annexation No. 2 a distance of 969.25 feet to a point on the West line of said Cantrell Annexation No. 2; thence S00°02'31"W along said West line a distance of 20.00 feet to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 473.16 feet to the intersection of the Northerly projection of the West line of Centre Square Phase I, as recorded in Plat Book 12, Page 25 of Mesa County, Colorado records; thence S00°10'02"E along said West line a distance of 935.77 feet to the Northerly right of way of Interstate 70 Business Loop; thence S73°44'01"W along said Northerly right of way a distance of 343.93 feet; thence N00°10'17"W a distance of 1032.35 to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 165.54 feet to the Point of Beginning.



Said parcel contains 7.91 acres (344,598 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 6<sup>th</sup> day of July, 2005, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 1<sup>st</sup> day of June, 2005.

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> |
|------------------------|
| <b>June 3, 2005</b>    |
| <b>June 10, 2005</b>   |
| <b>June 17, 2005</b>   |
| <b>June 24, 2005</b>   |

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**CAREER CENTER ANNEXATION**

**APPROXIMATELY 7.91 ACRES**

**LOCATED AT 2935 NORTH AVENUE AND INCLUDING A PORTION OF THE NORTH  
AVENUE RIGHT-OF-WAY.**

**WHEREAS**, on the 1<sup>st</sup> day of June, 2005, 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 6<sup>th</sup> day of July, 2005; 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:

**CAREER CENTER ANNEXATION**

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the North line of the NE 1/4 NW 1/4 of said Section 17 to bear S89°57'29"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement S89°57'29"E along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 164.98 feet to the Point of Beginning; thence from said Point of Beginning N00°02'29"W a distance of 20.00 feet to the Southwest corner of

Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E along the South line of said Cantrell Annexation No. 2 a distance of 969.25 feet to a point on the West line of said Cantrell Annexation No. 2; thence S00°02'31"W along said West line a distance of 20.00 feet to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 473.16 feet to the intersection of the Northerly projection of the West line of Centre Square Phase I, as recorded in Plat Book 12, Page 25 of Mesa County, Colorado records; thence S00°10'02"E along said West line a distance of 935.77 feet to the Northerly right of way of Interstate 70 Business Loop; thence S73°44'01"W along said Northerly right of way a distance of 343.93 feet; thence N00°10'17"W a distance of 1032.35 to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 165.54 feet to the Point of Beginning.

Said parcel contains 7.91 acres (344,598 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 1<sup>st</sup> day of June, 2005 and ordered published.

**ADOPTED** on second reading this 6<sup>th</sup> day of July, 2005.

Attest:

---

President of the Council

---

City Clerk

**Attach 5**

Setting a Hearing to Vacate ROW for an Alley & Hoesch St within Riverside School/Proposed Dual Immersion Academy Site

**CITY OF GRAND JUNCTION**

| <i>CITY COUNCIL AGENDA</i>            |   |     |                |                   |         |                          |
|---------------------------------------|---|-----|----------------|-------------------|---------|--------------------------|
| <b>Subject</b>                        | Setting a hearing to vacate rights-of-way for an alley and Hoesch Street within the Riverside School / Proposed Dual Immersion Academy Site |     |                |                   |         |                          |
| <b>Meeting Date</b>                   | June 1, 2005  |     |                |                   |         |                          |
| <b>Date Prepared</b>                  | May 23, 2005  |     |                | File #VR-2005-067 |         |                          |
| <b>Author</b>                         | Kristen Ashbeck   |     | Senior Planner |                   |         |                          |
| <b>Presenter Name</b>                 | Kristen Ashbeck   |     | Senior Planner |                   |         |                          |
| <b>Report results back to Council</b> | X   | No  |                | Yes               | When    |                          |
| <b>Citizen Presentation</b>           |   | Yes | X              | No                | Name    |                          |
|                                       | Workshop  | X   | Formal Agenda  | X                 | Consent | Individual Consideration |

**Summary:** Introduction of a proposed ordinance to vacate undeveloped rights-of-way for an alley and Hoesch Street within the Riverside School / Proposed Dual Immersion Academy site.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce the proposed Riverside School Rights-of-Way Vacation Ordinance and set a hearing for June 15, 2005.

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

**Attachments:**

- Vicinity Map/Aerial Photo
- Growth Plan Map/Zoning Map
- Applicant's Project Report
- Proposed Vacation Ordinance

| BACKGROUND INFORMATION       |       |   |     |    |
|------------------------------|-------|---|-----|----|
| Location:                    |       | Riverside School / Proposed Dual Immersion Academy Site at 552 West Main Street                 |     |    |
| Applicant:                   |       | Mesa County Valley School District 51<br>Representative: David Detwiler, Blythe Design          |     |    |
| Existing Land Use:           |       | Vacant School Building / Land and Riverside Task Force Office/Community Room in Annex Building  |     |    |
| Proposed Land Use:           |       | Dual Immersion Academy (proposed new building) and Riverside Community Center (historic school) |     |    |
| Surrounding Land Use:        | North | State Highway 340   |     |    |
|                              | South | Single Family Residential   |     |    |
|                              | East  | Residential and Proposed Riverside Parkway  |     |    |
|                              | West  | Single Family Residential   |     |    |
| Existing Zoning:             |       | Community Services and Recreation (CSR)   |     |    |
| Proposed Zoning:             |       | CSR   |     |    |
| Surrounding Zoning:          | North | Light Industrial (I-1)  |     |    |
|                              | South | Residential Multifamily 8 units per acre (RMF-8)  |     |    |
|                              | East  | RMF-8 and Downtown Business (B-2)   |     |    |
|                              | West  | Excess State ROW – not zoned  |     |    |
| Growth Plan Designation:     |       | Public and Residential Medium   |     |    |
| Zoning within density range? |       | x   | Yes | No |

**PROJECT DESCRIPTION:** A request to vacate undeveloped rights-of-way for an alley and Hoesch Street within the Riverside School / Proposed Dual Immersion Academy site.

**RECOMMENDATION:** Planning Commission will hear and make recommendation on this item at its June 14, 2005 meeting. Staff recommends conditional approval.

## ANALYSIS

### 1. Background

Mesa County Valley School District 51 is requesting the vacation of two undeveloped segments of right-of-way within the Riverside School site – one right-of-way is an undeveloped alley and the other is for Hoesch Street, also undeveloped. The proposed vacations are necessary in order for the school district to proceed with location and construction of a new Dual Immersion Academy (DIA) building on the site. The rights-of-way currently run through the vacant area of the site within which the new facility is to be located.

### 2. Consistency with the Growth Plan

The Future Land Use Map of the Growth Plan designates the property owned by District 51 as Public and Residential Medium. While the property is split by the two designations for future use, the proposed facilities on the site (DIA and community center in the historic school) can be implemented in either future land use category. The current zoning on the entire site is Community Services and Recreation (CSR). The proposed plans for the site are consistent with the Future Land Use Map as well.

### 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.

The undeveloped rights-of-way within the Riverside School site are not identified in the Grand Valley Circulation Plan and have never been utilized for purposes of accessing this or any adjacent properties.

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

Vacation of these two segments of right-of-way will not landlock this or any other adjacent property.

- 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.



The proposed vacation of rights-of-way will not restrict access to this or any adjacent properties. Adequate access can still be gained from existing, adjacent, developed rights-of-way on the periphery of the site (primarily West Main Street).

- 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).

There will be no adverse impacts on the health, safety, and/or welfare of the general community due to the proposed vacation of rights-of-way. There is a sanitary sewer line that runs east-west through the site and an easement will need to be retained for the ultimate relocation of this line with the construction of the new DIA facility. The ultimate location of the easement will not likely be within either of the rights-of-way that are to be vacated.

- 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.

Refer to discussion regarding the sanitary sewer easement above. No other public utilities facilities or services will be impacted by the vacation of rights-of-way within the site.

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

The vacated rights-of-way will become the maintenance responsibility of School District 51. An estimated value of the rights-of-way to be vacated, based on appraisal for nearby proposed acquisition for the Riverside Parkway is \$12,571.80 (assuming 6,285.9 sf of right-of-way at a value of \$2.00 per sf).

#### FINDINGS OF FACT/CONCLUSIONS

After reviewing the School District 51 Right-of-Way Vacation application, VR-2005-067, for the vacation of public rights-of-way, staff makes the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met, with the following conditions.
3. Staff recommends that the ROW vacations not be effective until the ultimate location of the sanitary sewer line that presently runs east-

west through the site and under the old school building is determined and an easement recorded for the location of the new line.

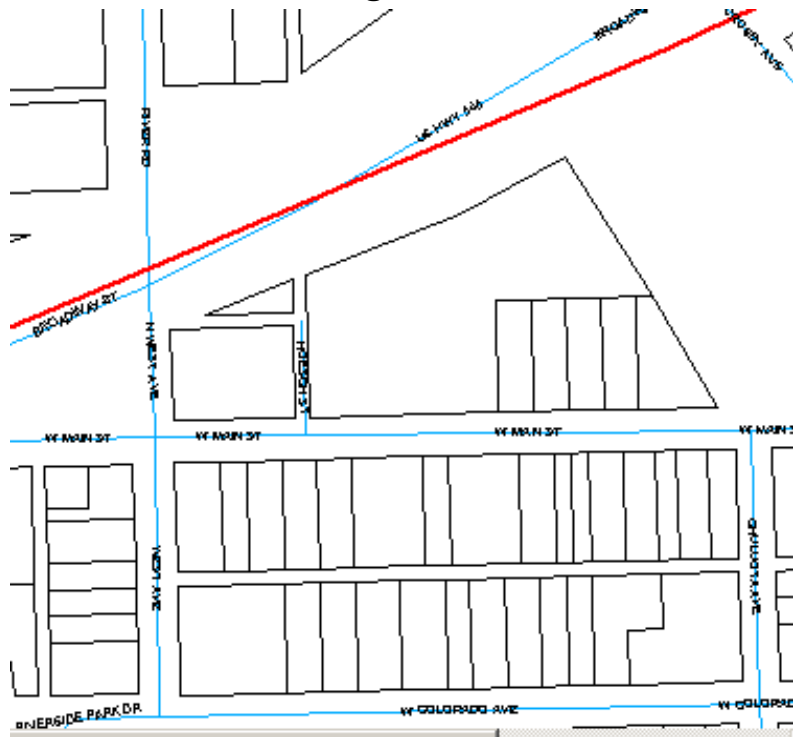
4. Staff recommends that the ROW vacations not be effective until a Site Development Plan for the Dual Immersion Academy per section 2.2.D.4. of the Zoning and Development Code has been approved.

Attachments:

Vicinity Map/Aerial Photo  
Growth Plan Map/Zoning Map  
Applicant's Project Report  
Proposed Right-of-Way Vacation Ordinance

# Site Location Map

Figure 1



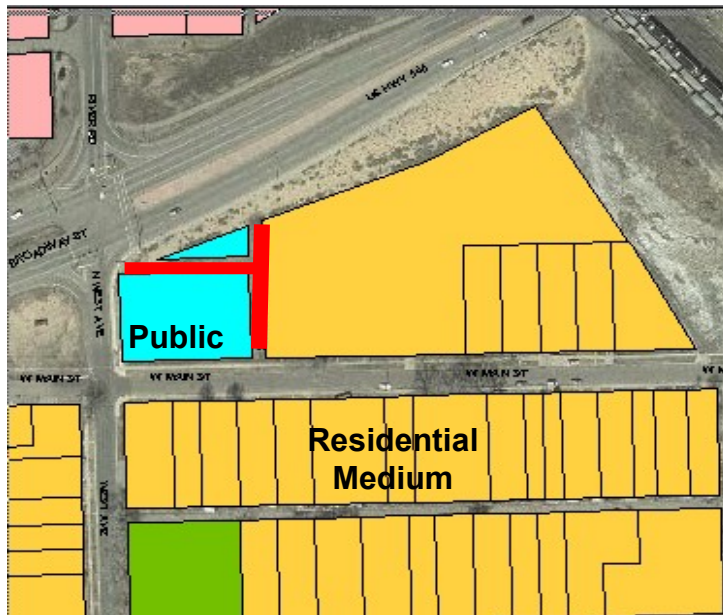
# Aerial Photo Map

Figure 2



## Future Land Use Map

Figure 3



## Existing City Zoning

Figure 4



## APPLICANT'S PROJECT REPORT

This application requests vacation of Hoesch Street and a small alley on the Riverside School property located at 552 West Main Street in Grand Junction, Colorado. The old roadway and alley have not been used and are located within the Riverside School property. The old right-of-way area (ROW) for Hoesch Street also does not have any utilities within the ROW.

The small alley area between West Street and Hoesch Street has an old eight-inch sanitary sewer line that is located in a part of the ROW, but most of this sanitary sewer line is outside of any ROW and actually runs under one of the school buildings. The sewer main provides sewer service for the school and to the four residential properties located east of the current Riverside School buildings. The Applicant understands the City of Grand Junction will ultimately want an easement established for this line to allow for maintenance and repair of the line. However, the School District is currently planning to construct a new Dual Immersion Academy at this site. The new building is targeted to be constructed in the area of this ROW vacation request.

Therefore, the applicant requests the City to vacate the rights-of way indicated above. The School District will gladly provide an easement for the sewer main as it runs across the site, we just need direction from the City as to the exaction location and size for the easment.

### **Approval Criteria For Vacation of Public-Rights-of-Way**

- 1. The growth plan, major street plan and other adopted plans and policies of the city are not impacted;**

*Response: Vacation of the streets requested above does not impact any plan or policy. The current Master Plan for this area does not indicate that this street or alley is planned to be built. Making a connection for Hoesch Street would probably be very difficult if not impossible with the new Riverside Parkway ramp planned for this area. The alley would only be developed if the School was no longer located at this location. Given the plans to build the new school and refurbish the existing building, we do not believe that this site will be used for anything other than a school for the foreseeable future.*

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

*Response: No parcels will be landlocked from vacation of the requested ROW.*

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

*Response: The vacation of this ROW does not impact any access to parcels. We also do not believe that this vacation will devalue any properties. If fact, we*

*believe that the proposed new school building will enhance property values in the area.*

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

*Response: This vacation will not impact the health, safety, or welfare of the general community. The quality of public facilities (i.e.- utilities) will not be impacted because utility easements will be provided for access.*

- 5. The provisions of adequate public facilities and service shall not be inhibited to any property as requested in Chapter Six of the Code;**

*Response: Vacation of this ROW will not inhibit service to any parcel.*

- 6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improvements to street circulation, etc;**

*Response: Vacation of this ROW primarily benefits the City by providing a better public education facility for the Riverside Community. The facility has been significantly neglected in the past and the School District is making the commitment to provide a quality education facility at this location. Vacation of the ROW that is not planned to be developed allows the School District to construct a new school facility that will help in the revitalization of the Riverside Area.*

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE VACATING RIGHTS-OF-WAY FOR AN ALLEYWAY AND HOESCH STREET WITHIN THE RIVERSIDE SCHOOL SITE**

Recitals

Mesa County Valley School District 51 is requesting the vacation of two undeveloped segments of right-of-way within the Riverside School site – one right-of-way is an undeveloped alley and the other is for Hoesch Street, also undeveloped. The proposed vacations are necessary in order for the school district to proceed with location and construction of a new Dual Immersion Academy (DIA) building on the site. The rights-of-way currently run through the vacant area of the site within which the new facility is to be located.

The City Council finds that the School District's request is consistent with the Growth Plan Future Land Use Plan. The application also meets the criteria of 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 recommended 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 public rights-of-way are hereby vacated for the use and benefit, subject to the conditions stated herein, of Mesa County School District 51:

20' Alley Vacation

A portion of a 20.00 foot wide alley lying in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as shown on the plat of Grand River Subdivision, as same is recorded at Reception number 18387, Public Records of Mesa County, Colorado and being particularly described as follows:

ALL of that 20.00 foot wide platted alley lying within Block Two, as depicted on said Grand River Subdivision, lying West of the West right of way for Hoesch Street and East of the South right of way for Highway 340, as laid out and now in use

CONTAINING 2776.9 Square Feet, more or less, as described.

A Portion of Hoesch Street To Be Vacated



A portion of Hoesch Street lying in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, as shown on the plat of Grand River Subdivision, as same is recorded at Reception number 18387, Public Records of Mesa County, Colorado and being more particularly described as follows:

All of that 18.00 foot wide platted right of way for Hoesch Street as depicted on said Grand River Subdivision, lying North of the Easterly extension of the South line of Block Two and South of the South right of way for Highway 340, as laid out and now in use.

CONTAINING 3509 Square Feet, more or less, as described.

See Alley Vacation and Street Vacation Exhibits attached hereto and incorporated by this reference as if fully set forth.

The vacations shall be subject to and contingent upon the City's approval of a Site Development Plan for the Dual Immersion Academy per section 2.2.D.4. of the Zoning and Development Code.

The vacations shall be subject to and contingent upon dedication of an easement for the relocation of the existing east-west sanitary sewer line through the site.

Introduced on first reading this 1<sup>st</sup> day of June, 2005 and ordered published.

Adopted on second reading this \_\_\_\_ day of \_\_\_\_\_, 2005.

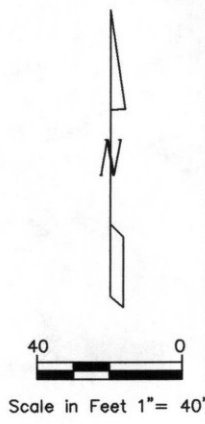
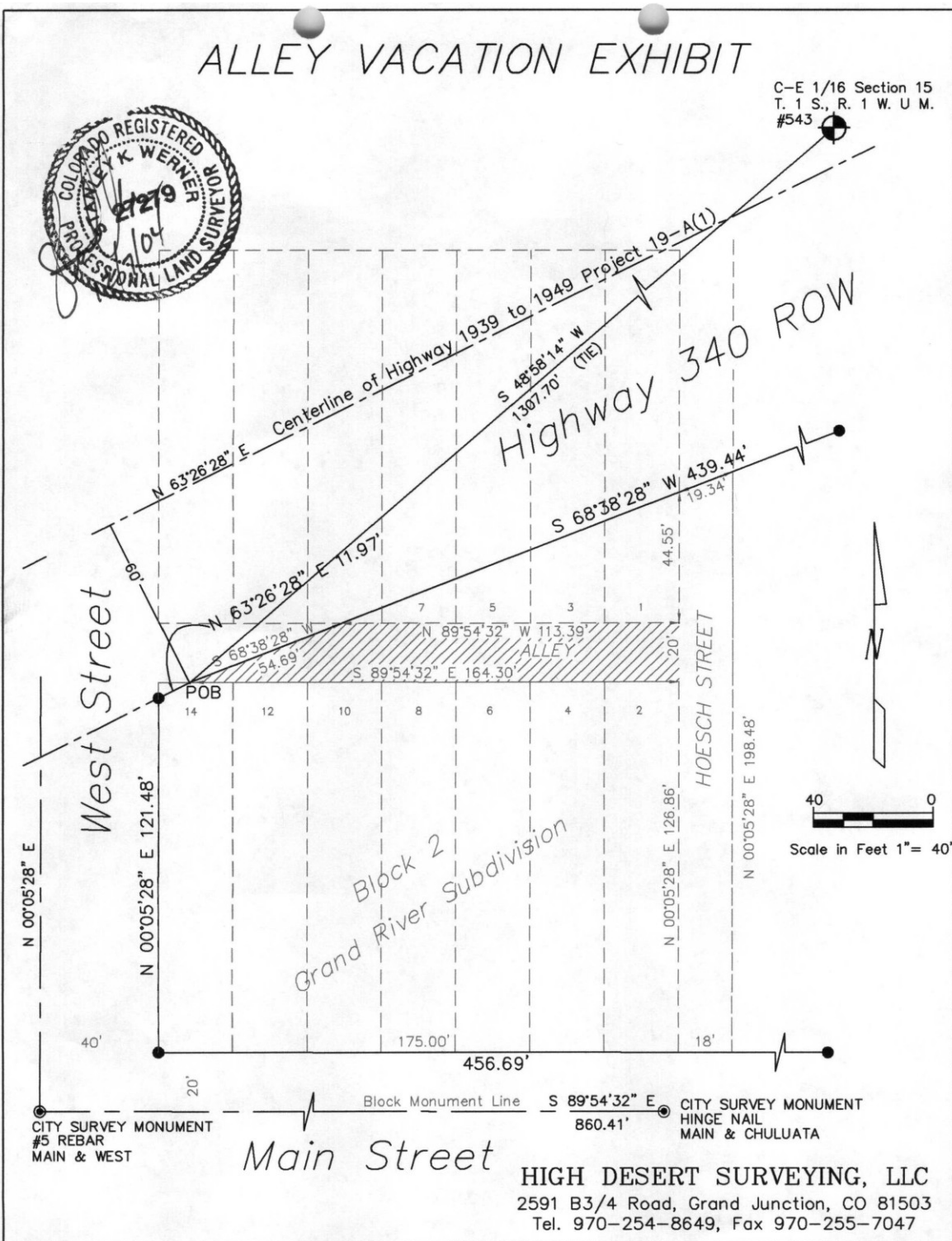
\_\_\_\_\_  
Mayor

ATTEST:

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

# ALLEY VACATION EXHIBIT

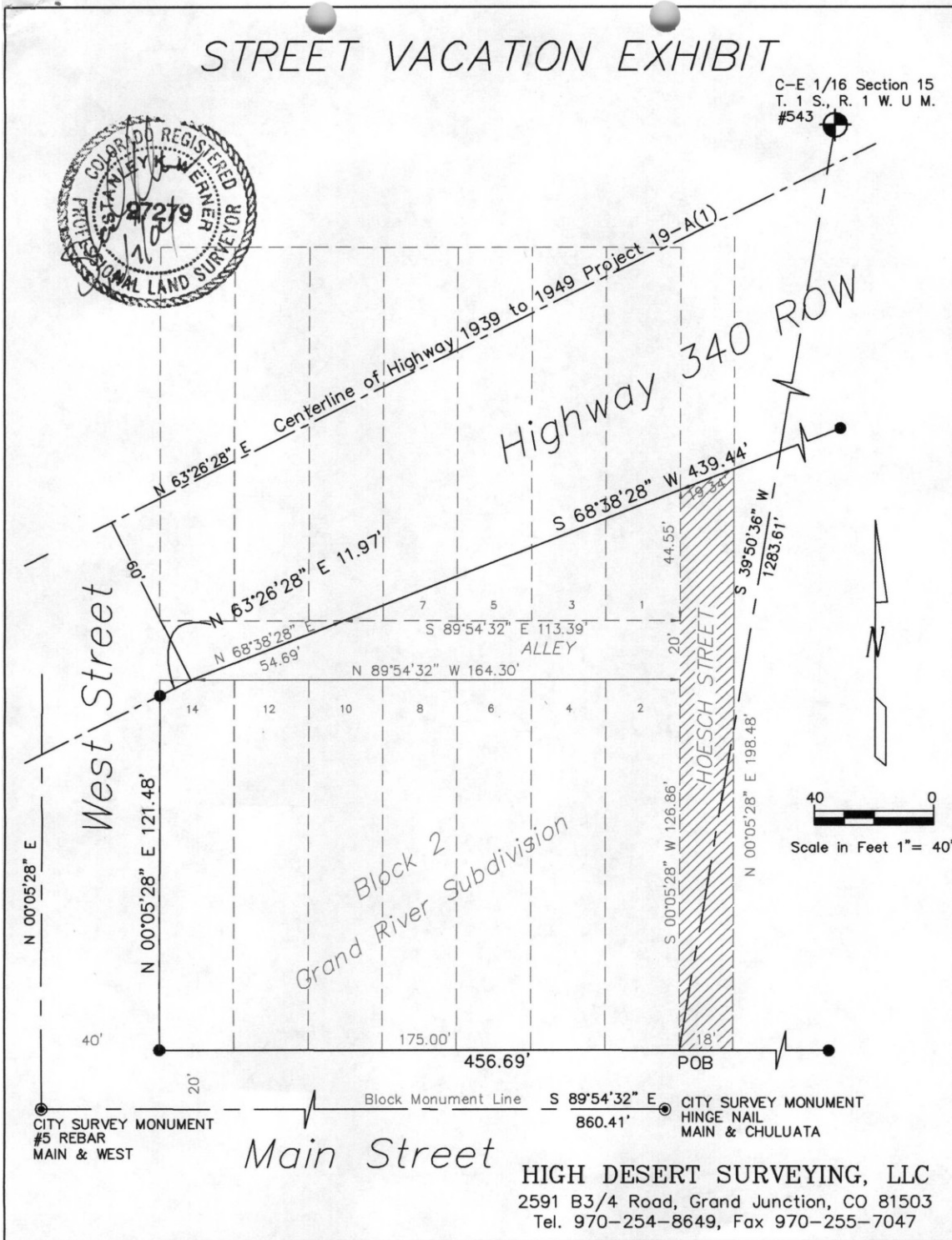
C-E 1/16 Section 15  
T. 1 S., R. 1 W. U M.  
#543



**HIGH DESERT SURVEYING, LLC**  
2591 B3/4 Road, Grand Junction, CO 81503  
Tel. 970-254-8649, Fax 970-255-7047

# STREET VACATION EXHIBIT

C-E 1/16 Section 15  
T. 1 S., R. 1 W. U M.  
#543



**HIGH DESERT SURVEYING, LLC**  
2591 B3/4 Road, Grand Junction, CO 81503  
Tel. 970-254-8649, Fax 970-255-7047

**Attach 6**

Setting a Hearing Zoning the Reynolds Annexation Located at 3077 D ½ Road

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |                 |   |     |                      |                    |                |                                 |
|---------------------------------------|-----------------|---|-----|----------------------|--------------------|----------------|---------------------------------|
| <b>Subject</b>                        |                 | Zoning the Reynolds Annexation, located at 3077 D ½ Road. |     |                      |                    |                |                                 |
| <b>Meeting Date</b>                   |                 | June 1, 2005  |     |                      |                    |                |                                 |
| <b>Date Prepared</b>                  |                 | May 26, 2005  |     |                      | File #ANX-2005-058 |                |                                 |
| <b>Author</b>                         |                 | Senta L. Costello   |     | Associate Planner    |                    |                |                                 |
| <b>Presenter Name</b>                 |                 | Senta L. Costello   |     | Associate Planner    |                    |                |                                 |
| <b>Report results back to Council</b> |                 | X   | No  |                      | Yes                | <b>When</b>    |                                 |
| <b>Citizen Presentation</b>           |                 |   | Yes | X                    | No                 | <b>Name</b>    |                                 |
|                                       | <b>Workshop</b> | X   |     | <b>Formal Agenda</b> | X                  | <b>Consent</b> | <b>Individual Consideration</b> |

**Summary:** Introduction of a proposed zoning ordinance to zone the Reynolds Annexation RMF-8, located at 3077 D ½ Road.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed zoning ordinance and set a public hearing for June 15, 2005.

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

**Attachments:**

1. Staff report/Background information
2. Neighbor's Petition
3. Minutes from the neighborhood meeting
4. General Location Map / Aerial Photo
5. Growth Plan Map / Zoning Map
6. Zoning Ordinance

| STAFF REPORT / BACKGROUND INFORMATION |              |  |            |  |           |
|---------------------------------------|--------------|--|------------|--|-----------|
| <b>Location:</b>                      |              | 3077 D ½ Road  |            |  |           |
| <b>Applicants:</b>                    |              | Owner: Waite & Rhetta Reynolds<br>Developer: South Camp LLC<br>Representative: Ciavonne, Roberts & Assoc. – Ted Ciavonne |            |  |           |
| <b>Existing Land Use:</b>             |              | Single Family Residence / Agricultural   |            |  |           |
| <b>Proposed Land Use:</b>             |              | Single Family Residential Subdivision  |            |  |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Single Family Residential  |            |  |           |
|                                       | <b>South</b> | Single Family Residential  |            |  |           |
|                                       | <b>East</b>  | Single Family Residence / Agricultural   |            |  |           |
|                                       | <b>West</b>  | Single Family Residential  |            |  |           |
| <b>Existing Zoning:</b>               |              | County RSF-R   |            |  |           |
| <b>Proposed Zoning:</b>               |              | City RMF-8   |            |  |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | City RMF-5   |            |  |           |
|                                       | <b>South</b> | County PUD 5.32 du/ac  |            |  |           |
|                                       | <b>East</b>  | County RSF-R   |            |  |           |
|                                       | <b>West</b>  | County PUD 4.66 du/ac  |            |  |           |
| <b>Growth Plan Designation:</b>       |              | Residential Medium 4-8 du/ac   |            |  |           |
| <b>Zoning within density range?</b>   |              | X  | <b>Yes</b> |  | <b>No</b> |

**Staff Analysis:**

**Zone of Annexation:** The requested zone of annexation to the RMF-8 district is consistent with the Growth Plan density of Residential Medium 4-8 du/ac. The existing County zoning is RSF-R. 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:

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 criterion 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 criterion is not applicable.

3. The proposed zone 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 proposed zone district is compatible with the neighborhood. Any issues that develop at the time of subdivision will be addressed through the review process for the subdivision.

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 area to accommodate the zoning and community needs; and

Response: The zoning request is in conjunction with an annexation request. Therefore this criterion 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 criterion is not applicable.

## **STAFF RECOMMENDATION**

Staff recommends approval of the RMF-8 zone district, with the finding that the proposed zone district is consistent with the Growth Plan and with Sections 2.6 and 2.14 of the Zoning and Development Code.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the RMF-8 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.

### Home Owners Against Reynolds Annexation - 3077 D 1/2 Road

We the following listed home owners are against the HIGH density development being planned for the 6.549 acre tract located at 3077 D 1/2 Road. This type of high density will lower our property values, degrade our neighborhood and increase the traffic on D 1/2 road.

| Print                     | Name                | Signature                  | Address                                 |
|---------------------------|---------------------|----------------------------|---|
|                           |                     |                            | 523-35108<br>↓                          |
| Mr + Ms J.E. King         | Jahn C King         | <i>Jahn C King</i>         | 3066 D 1/2 Road                         |
| Mr + Mrs Bill Osburn, Jr  | Jane Osburn         | <i>Jane Osburn</i>         | 3066 D 1/2 Road BJ 81504                |
| Mr + Mrs Donald R. Allen  | SUE ALLEN           | <i>SUE ALLEN</i>           | 456 MORNING DOVE DR. GJ 81504           |
| MR + MRS Robert Zimmerman | Robert Zimmerman    | <i>Robert Zimmerman</i>    | 3064 Canyon Land Dr. 81504              |
| Esther D. Brown           | Esther D Brown      | <i>Esther D Brown</i>      | 3069 Canyon Land Dr <sup>BJ</sup> 81504 |
| Hans Pille                | Hans Pille          | <i>Hans Pille</i>          | 3068 Canyon Land Dr. 81504              |
| Lane Mohav                | Lane Mohav          | <i>Lane Mohav</i>          | 3070 Canyonland Dr 81504                |
| Jennifer Sharp            | J Sharp             | <i>J Sharp</i>             | 3074 Canyonland Dr 81504                |
| Stan Stephens             | Stan Stephens       | <i>Stan Stephens</i>       | 3072 Aztec Ct.                          |
| Joe Rubalcabe             | Joe Rubalcabe       | <i>Joe Rubalcabe</i>       | 3069 Aztec Ct.                          |
| Russell Snyder            | Russell Snyder      | <i>Russell Snyder</i>      | 3070 Aztec Ct                           |
| Valma Sandoval            | Valma Sandoval      | <i>Valma Sandoval</i>      | 3066 Canyon Land Dr.                    |
| Dusty Moots               | Dusty Moots         | <i>Dusty Moots</i>         | 456 Quailly Ct.                         |
| Joshua Stollsteimer       | Joshua Stollsteimer | <i>Joshua Stollsteimer</i> | 3073 Aztec Ct.                          |
| Marilynn Melendy          | Marilynn Melendy    | <i>Marilynn Melendy</i>    | 3071 1/2 Aztec Ct 81504                 |
| Calvin E Vaughn           | Calvin Vaughn       | <i>Calvin Vaughn</i>       | 3074 Baltic Court 81504                 |
| Darlene Lujan             | DARLENE LUJAN       | <i>DARLENE LUJAN</i>       | 3071 Baltic Ct. 81504                   |
| Adam Skillo               | Adam Skillo         | <i>Adam Skillo</i>         | 3070 Baltic Ct. 81504                   |
| Kate Skillo               | Kate Skillo         | <i>Kate Skillo</i>         | 3070 Baltic Ct 81504                    |
| Wesley Severson           | W. Severson         | <i>W. Severson</i>         | 3069 Baltic Ct 81504                    |
| Frank Quintana            | Frank Quintana      | <i>Frank Quintana</i>      | 3022 Colo Court                         |
| Ri Kuzman                 | Ri Kuzman           | <i>Ri Kuzman</i>           | 455 S. Sun Ct.                          |



### Home Owners Against Reynolds Annexation - 3077 D 1/2 Road

We the following listed home owners are against the HIGH density development being planned for the 6.549 acre tract located at 3077 D 1/2 Road. This type of high density will lower our property values, degrade our neighborhood and increase the traffic on D 1/2 road.

| Print              | Name               | Signature | Address                        |
|--------------------|--------------------|-----------|--------------------------------|
| Betty-Jo Hansen    | Betty Jo Hansa     |           | 454 S Sun Ct. Grand Jct Co.    |
| Kathleen Hansen    | Kathleen Hansen    |           | 454 S Sun Grand Jct Col        |
| Trusee Pack        | Judy Pack          |           | 456 S. Sun Grand Jct Co        |
| Kyle Berger        | Kyle Berger        |           | 3077 Canyonland DR Grand Jct.  |
| Maria S. Hernandez | Maria S. Hernandez |           | 458 Jo Alan Ct. GJ. CO         |
| Jennie Maes        | Jennie Maes        |           | 461 Jo ALAN Ct. GJ. CO         |
| Nick LaPorte       | Nick LaPorte       |           | 3083 Canyonland Dr. GJ. CO     |
| SARAH JENNINGS     | Sarah Jennings     |           | 3078 CANYONLAND DR GJ CO 81504 |
| JAMIES warren      | Jamies Warren      |           | 461 N. SUN CT. GJ. CO. 81504   |
| Michele J. Kasten  | Michele J. Kasten  |           | 464 N. Sun Ct GJ 81504         |
| KREIG KASTEN       | Kreig Kasten       |           | 464 N. Sun Ct. GJ, CO, 81504   |
| Francisca Merrer   | Francisca Merrer   |           | 463 N. Sun Ct. Grand Jct 81504 |
| Felipe Luis        | Felipe Cisneros    |           | 467 N. Sun Ct. Grand Jct 81504 |
| RICHARD DISTONK    | Richard Distonk    |           | 468 N. Sun Ct. GJ, CO. 81504   |
| Richard Fishback   | Richard Fishback   |           | 3072 Alegre ct Grand Junction  |
| Melva Willbanks    | Melva Willbanks    |           | 3071 Alegre ct G. Jct          |
| Darrell Spor       | Darrell Spor       |           | 3069 Alegre ct G. Jct          |

**NEIGHBORHOOD MEETING**

**For**

**3077 D ½ Rd.**

**May 5, 2005 6:00-7:00 p.m.**

**Jubilee Family Church**

**487 ½ 30 Rd.**

**Developer=South Camp LLC/Cliff & Teresa Anson**

**Representative=Ciavonne, Roberts & Associates/Ted Ciavonne**

**Attendees:**

|                                  |                         |                     |
|----------------------------------|-------------------------|---------------------|
| <b>Cliff &amp; Teresa Anson</b>  | <b>2185 Quail Ct.</b>   | <b>Developers</b>   |
| <b>Waite &amp; Jane Reynolds</b> | <b>3077 D ½ Rd.</b>     | <b>Owners</b>       |
| <b>Ted Ciavonne</b>              | <b>844 Grand Ave.</b>   | <b>Planner</b>      |
| <b>Therese Bershee</b>           | <b>514 28 ¼ Rd. # 4</b> | <b>Realtor</b>      |
| <b>Lori Bowers</b>               |                         | <b>City Of G.J.</b> |
| <b>John King</b>                 | <b>3068 D ½ Rd.</b>     | <b>Neighbor</b>     |
| <b>Dick &amp; Marj Renards</b>   | <b>3071 Thrush</b>      | <b>Neighbor</b>     |
| <b>Thomas Renards</b>            | <b>3071 Thrush</b>      | <b>Neighbor</b>     |
| <b>Bernie Vance</b>              | <b>3080 ½ Colorado</b>  | <b>Neighbor</b>     |
| <b>Virginia Collier</b>          | <b>421 Alamo St.</b>    | <b>Neighbor</b>     |
| <b>John &amp; Kathie Iles</b>    | <b>3080 D ½ Rd.</b>     | <b>Neighbor</b>     |

Ted Ciavonne began the meeting by reviewing the Growth Plan process, current Growth Plan, the property's location within the plan and its designation of 4-8 to the acre, the Persigo Boundary and what that means to the annexation process. He discussed the Pear Park Policy and the guidelines that apply to this property. Ted gave the future dates of May 24<sup>th</sup> for the Planning Commission meeting and June 15<sup>th</sup> for the City Council meeting. He then outlined the scope of the project with the site plan having a density of 6.3 units per acre. Visual aids of the Growth Plan Map, aerial photo of the property and surrounding neighborhoods, and the proposed site plan. The meeting was then opened to the attendees for questions.

**Comments/Questions:**

**How long will it take before you start building?**

**12- 18 months.**

**I live at the end of Thrush. Will there be a lot of new traffic?**

**It depends on future road connections.**

**How about on Alamo?**

**It depends on what happens with Mrs. Warren's property to the east.**

**How about our chain-link fence, is it a keeper?**

**Mr. Reynolds says the chain-link fence is on the neighbor's property, so it will stay.**

**Will you complete extra fencing or cap off?**

**This refers to the Alamo corner – developers from the other subdivision put in that fence and it will stay.**

**What kind of houses will be built?**

**One story site built homes.**

**Will they be tract or custom?**

**Probably they will be tract.**

**Can they buy 4 lots and build one house?**

**They would have to apply to the City.**

**Detention will not be needed per Grand Junction Drainage District.**

**How about irrigation?**

**We will move it, but the flow will be the same.**

**Residential against a collector road will have a 15' wide landscape strip.**

**Will the existing house have the same drive?**

**No, it will need to access through the subdivision.**

**Is there a ROW for D ½?**

**Yes it is already dedicated at 80'.**

**Will D ½ become a 3 lane?**

**We don't know. The question was deferred to the City.**

**William Keith Subdivision representative John King presented a list of signatures, that he gave to Lori Bowers from the City, that he stated were against the development. He felt the proposed development was too high in density and would lower the property value of larger lots such as his. He felt some of the newer developments that had larger lots and homes with the values of \$190,000 and up would be more appropriate. He plans on attending the Planning Commission Meeting and protesting.**

**Will we be irrigating?**

**Yes, we will continue to do what the Reynolds are doing now.**

**There have been men dressed in white moon suits on Mrs. Warren's property. What are they doing?**

**Asbestos abatement. A brief explanation was given as to the water line removal on 31 Rd. and how the old water pipe and dirt were placed on the Warren and Reynolds property and that the State of Colorado was finishing up the clean-up process.**

**We knew when we moved here that there would be more development. Thank you for the meeting.**

**No further questions or comments. The meeting was adjourned at 7:00 p.m.**

| Name                       | Address                     | Phone #  |
|----------------------------|-----------------------------|----------|
| John King                  | 3068 D $\frac{1}{2}$ Rd     | 523-3568 |
| Renard, Mary, Dick, Thomas | 2071 Thush                  | 434-7402 |
| Bernie Vance               | 3080 $\frac{1}{2}$ COLORADO | 434-3905 |
| Virginia Collins           | 441 ALAMO ST.               | 434 9447 |
| John + Kathie Iles         | 3080 D $\frac{1}{2}$ Rd     | 434-6598 |

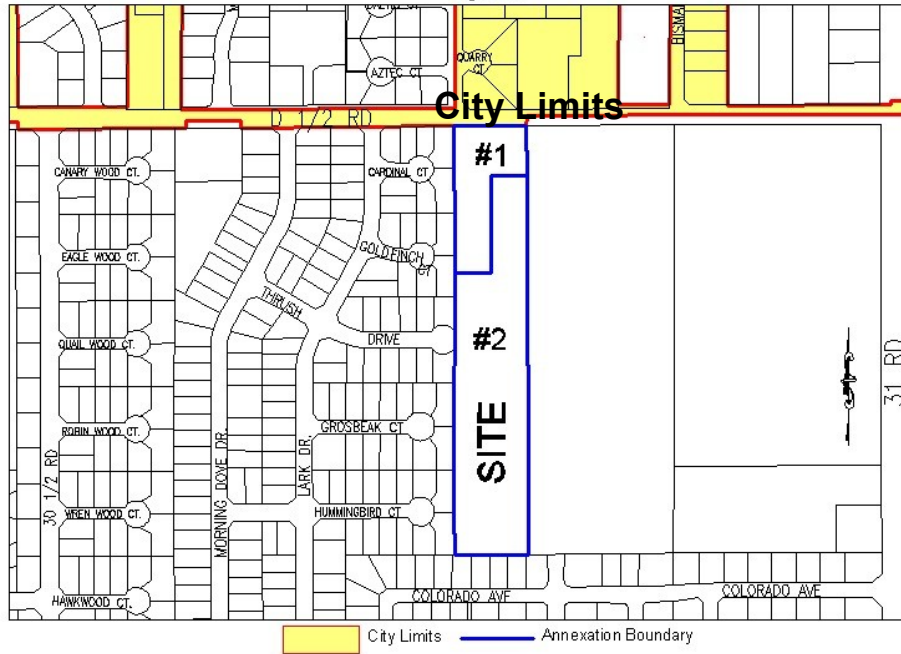


# Site Location Map

Figure 1

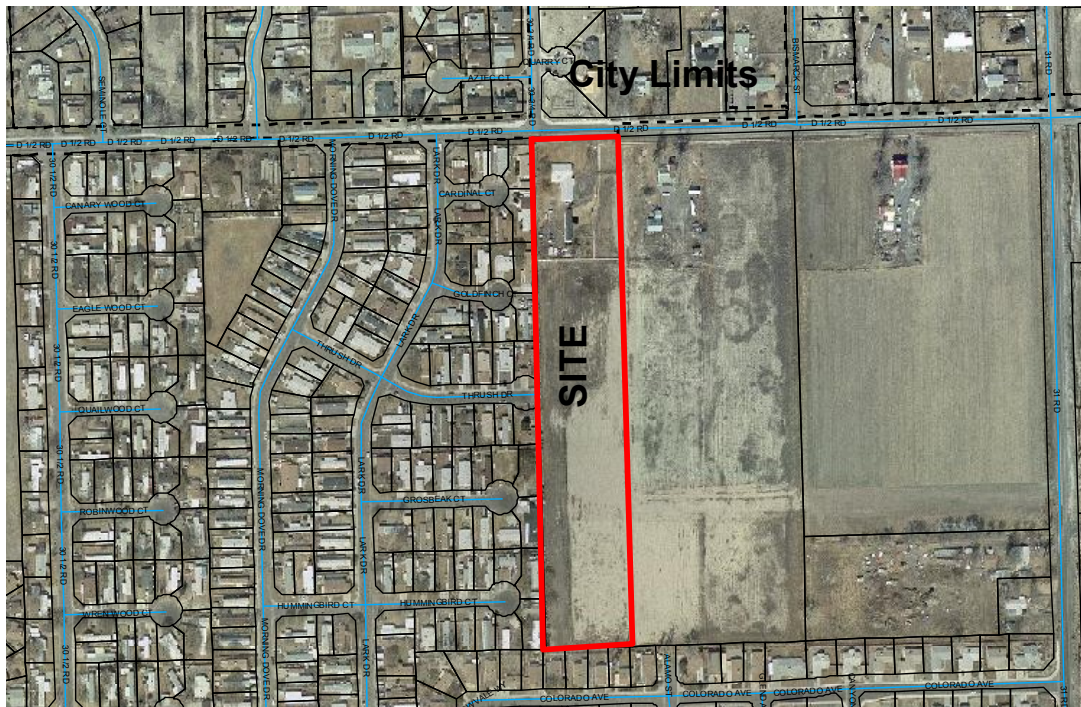
Reynolds Annexations #1 & #2

Figure 5



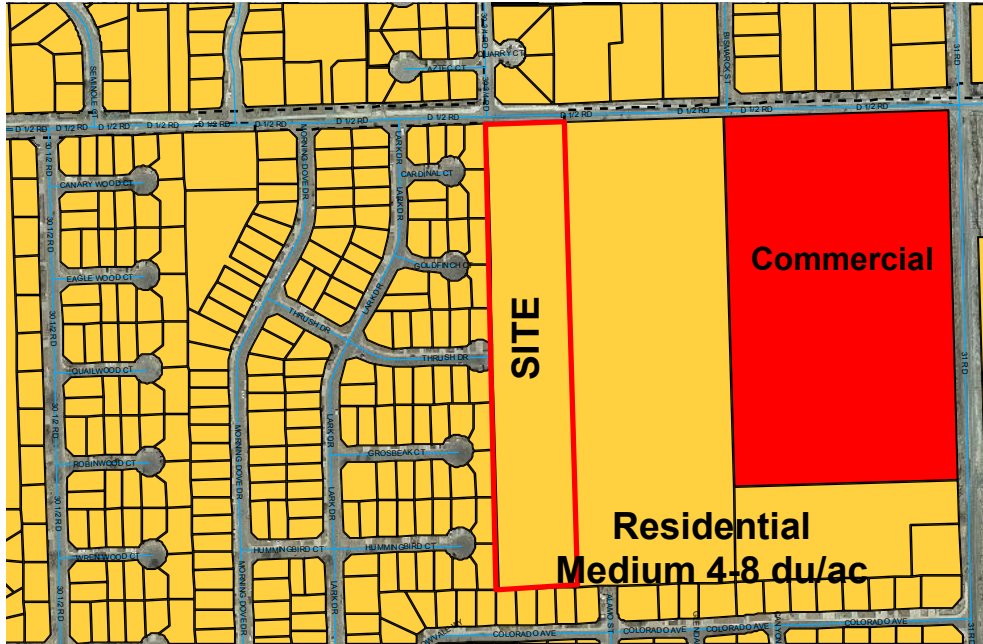
# Aerial Photo Map

Figure 2



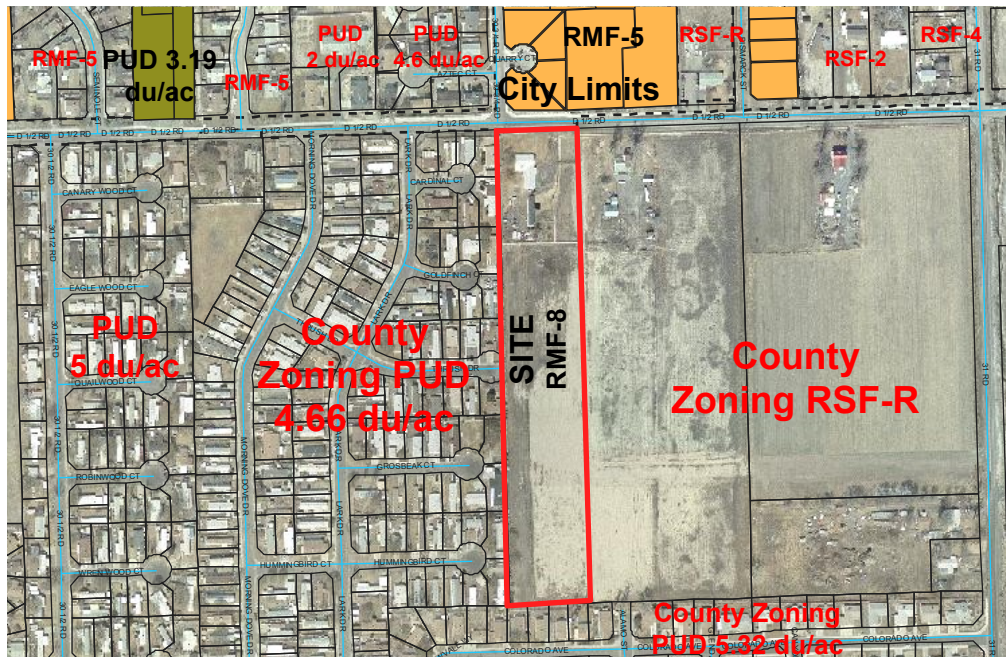
# Future Land Use Map

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 ZONING THE REYNOLDS ANNEXATION TO  
RMF-8**

**LOCATED AT 3077 D 1/2 ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Reynolds Annexation to the RMF-8 zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate 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-8 zone district be established.

The Planning Commission and City Council find that the RMF-8 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned RMF-8 with a density not to exceed 8 units per acre.

**REYNOLDS ANNEXATION**

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian County of Mesa, State of Colorado, being more particularly describe as follows: Commencing at the Northwest corner of the NE 1/4 SE 1/4 of said Section 16, and assuming the North line of the NE 1/4 SE 1/4 of said Section 16 to bear N89°51'59"E with all bearings contained herein relative thereto; thence S00°01'54"E along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 30.00 feet to the South right of way of D 1/2 Road and the Point of Beginning; thence N89°51'59"E along said South



right of way 220.17 feet; thence S00°01'54"E, parallel to the West line of the NE 1/4 SE 1/4 of said Section 16 a distance of 147.30; thence N90°00'00"W a distance of 110.56 feet; thence S00°00'00"E" a distance of 292.66 feet; thence N90°00'00"W 109.45 feet to the West line of the NE 1/4 SE 1/4 of said Section 16; thence N00°01'54"W along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 439.33 feet to the Point of Beginning. Said parcel contains 1.48 acres (64419 sq ft) more or less as described. And also, a parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian County of Mesa, State of Colorado, being more particularly describe as follows: Commencing at the Northwest corner of the NE 1/4 SE 1/4 of said Section 16, and assuming the North line of the NE 1/4 SE 1/4 of said Section 16 to bear N89°51'59"E with all bearings contained herein relative thereto; thence S00°01'54"E along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 469.33 feet to the Point of Beginning; thence N90°00'00"E a distance of 109.45 feet; thence N00°00'00"W a distance of 292.66 feet; thence N90°00'00"E a distance of 110.56 feet; thence S00°01'54"E a distance of 1141.89 feet to the South line of the NE 1/4 SE 1/4 of said Section 16; thence S89°53'39"W along the South line of the NE 1/4 SE 1/4 of said Section 16 a distance of 220.17 feet to the Southwest corner of the NE 1/4 SE 1/4 of said Section 16; thence N00°01'54"W along the West line of the NE 1/4 SE 1/4 of said Section 16, a distance of 849.76 feet to the Point of Beginning.

Said parcel contains 5.04 acres (219,420 sq ft) more or less as described.

Introduced on first reading this 1<sup>st</sup> day of June, 2005 and ordered published.

Adopted on second reading this 15<sup>th</sup> day of June, 2005.

---

Mayor

ATTEST:

---

City Clerk

**Attach 7**

Setting a Hearing for Zoning the Swan Lane Annexation Located at the South End of Swan Lane

**CITY OF GRAND JUNCTION**

| <i>CITY COUNCIL AGENDA</i>            |          |   |                      |                                     |                                     |         |                                 |
|---------------------------------------|----------|---|----------------------|-------------------------------------|-------------------------------------|---------|---------------------------------|
| <b>Subject</b>                        |          | Zoning the Swan Lane Annexation, located at the south end of Swan Lane. |                      |                                     |                                     |         |                                 |
| <b>Meeting Date</b>                   |          | June 1, 2005  |                      |                                     |                                     |         |                                 |
| <b>Date Prepared</b>                  |          | May 26, 2005  |                      |                                     | <b>File #ANX-2004-249</b>           |         |                                 |
| <b>Author</b>                         |          | Senta L. Costello   |                      | Associate Planner                   |                                     |         |                                 |
| <b>Presenter Name</b>                 |          | Senta L. Costello   |                      | Associate Planner                   |                                     |         |                                 |
| <b>Report results back to Council</b> |          | <input checked="" type="checkbox"/>                                     | No                   | <input type="checkbox"/>            | Yes                                 | When    |                                 |
| <b>Citizen Presentation</b>           |          | <input type="checkbox"/>  | Yes                  | <input checked="" type="checkbox"/> | No                                  | Name    |                                 |
| <input type="checkbox"/>              | Workshop | <input checked="" type="checkbox"/>                                     | <b>Formal Agenda</b> |                                     | <input checked="" type="checkbox"/> | Consent | <b>Individual Consideration</b> |

**Summary:** Introduction of a proposed zoning ordinance to zone the Swan Lane Annexation RSF-4, located at the south end of Swan Lane.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed zoning ordinance and set a public hearing for June 15, 2005.

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

**Attachments:**

6. Staff report/Background information
7. General Location Map / Aerial Photo
8. Growth Plan Map / Zoning Map
9. Zoning Ordinance

**STAFF REPORT / BACKGROUND INFORMATION**

|                                     |              |  |    |
|-------------------------------------|--------------|--|----|
| <b>Location:</b>                    |              | <i>South end of Swan Lane</i>  |    |
| <b>Applicants:</b>                  |              | Owner/Developer: Robert Smith<br>Representative: Rolland Engineering – Tom Dixon |    |
| <b>Existing Land Use:</b>           |              | <i>Vacant</i>  |    |
| <b>Proposed Land Use:</b>           |              | <i>Residential</i>   |    |
| <b>Surrounding Land Use:</b>        | <b>North</b> | <i>Single Family Residential</i>   |    |
|                                     | <b>South</b> | Single Family Residential / Vacant residential                                   |    |
|                                     | <b>East</b>  | Single Family Residential  |    |
|                                     | <b>West</b>  | Single Family Residential  |    |
| <b>Existing Zoning:</b>             |              | County RSF-4   |    |
| <b>Proposed Zoning:</b>             |              | City RSF-4   |    |
| <b>Surrounding Zoning:</b>          | <b>North</b> | <i>County RSF-4</i>  |    |
|                                     | <b>South</b> | County RSF-4   |    |
|                                     | <b>East</b>  | County RSF-4   |    |
|                                     | <b>West</b>  | County RSF-4   |    |
| <b>Growth Plan Designation:</b>     |              | Residential Medium Low 2-4 du/ac   |    |
| <b>Zoning within density range?</b> | X            | Yes  | No |

**Staff Analysis:**

**Zone of Annexation:** The requested zone of annexation to the RSF-4 district is consistent with the Growth Plan density of Residential Medium Low 2-4 du/ac. The

existing County zoning is RSF-4. 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:**

- 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 criterion 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 criterion is not applicable.

- 3. The proposed zone 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 proposed zone district is compatible with the neighborhood and will not create any adverse impacts to the area. Any issues that should arise will be dealt with through the subdivision process.

- 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 criterion 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 criterion is not applicable.**

#### **STAFF RECOMMENDATION**

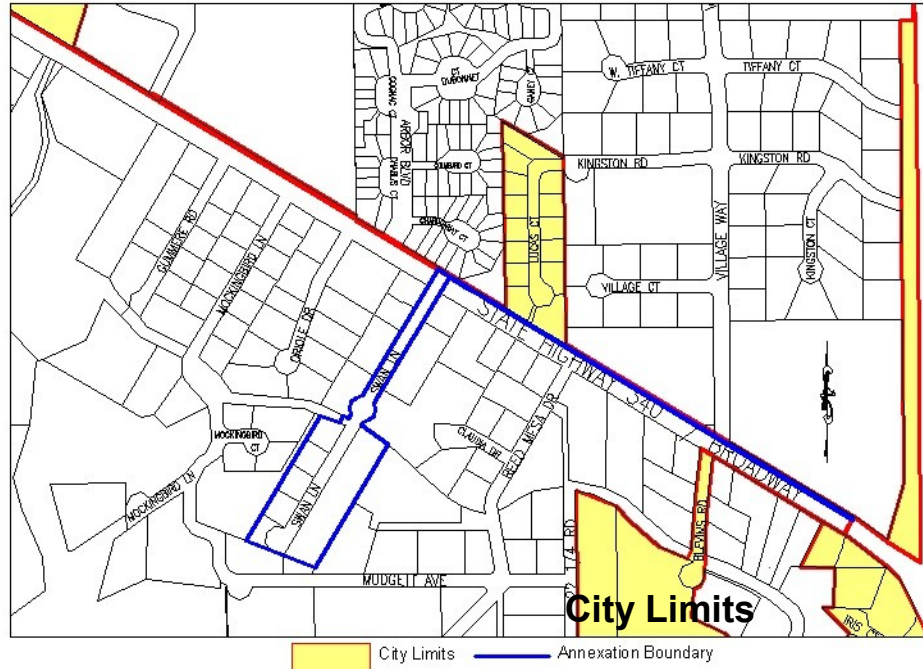
**Staff recommends approval of the RSF-4 zone district, with the finding that the proposed zone district is consistent with the Growth Plan and with Sections 2.6 and 2.14 of the Zoning and Development Code.**

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

# Site Location Map

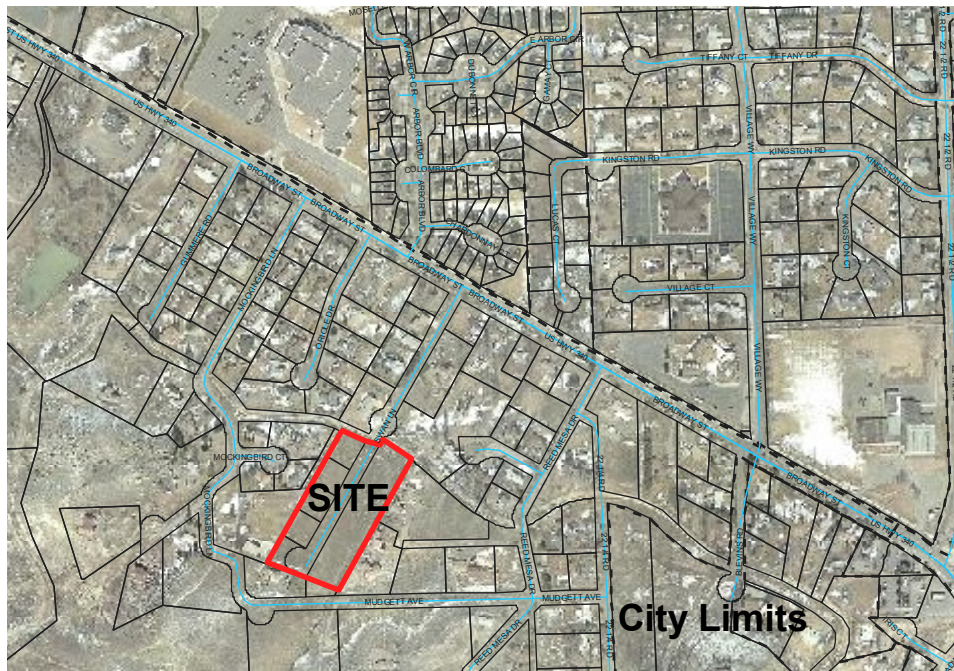
Figure 1

Swan Lane Annexation  
Figure 5



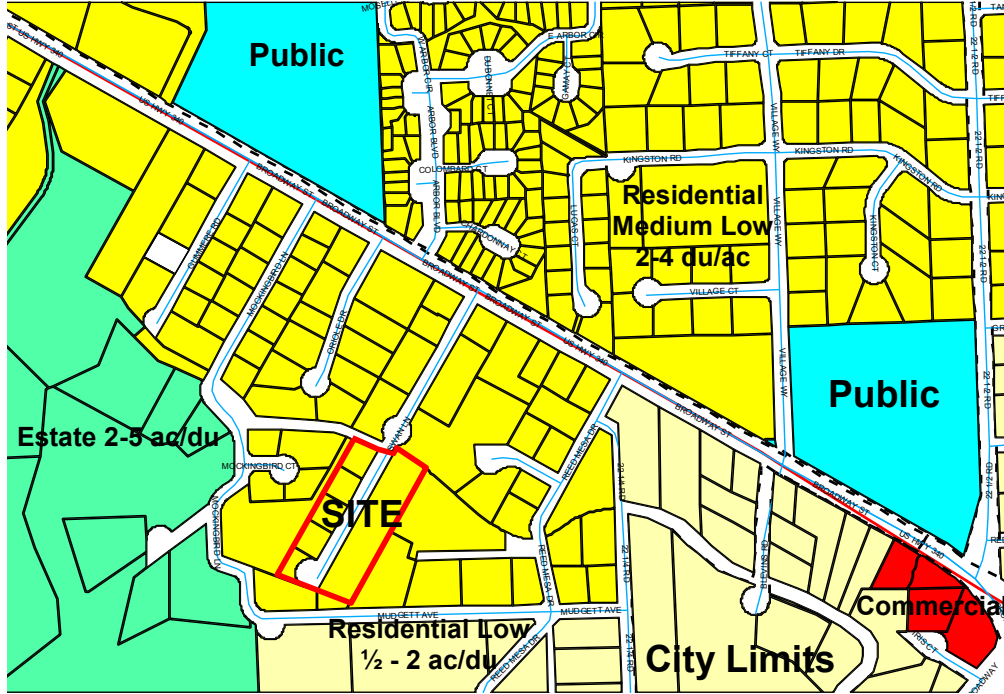
# Aerial Photo Map

Figure 2



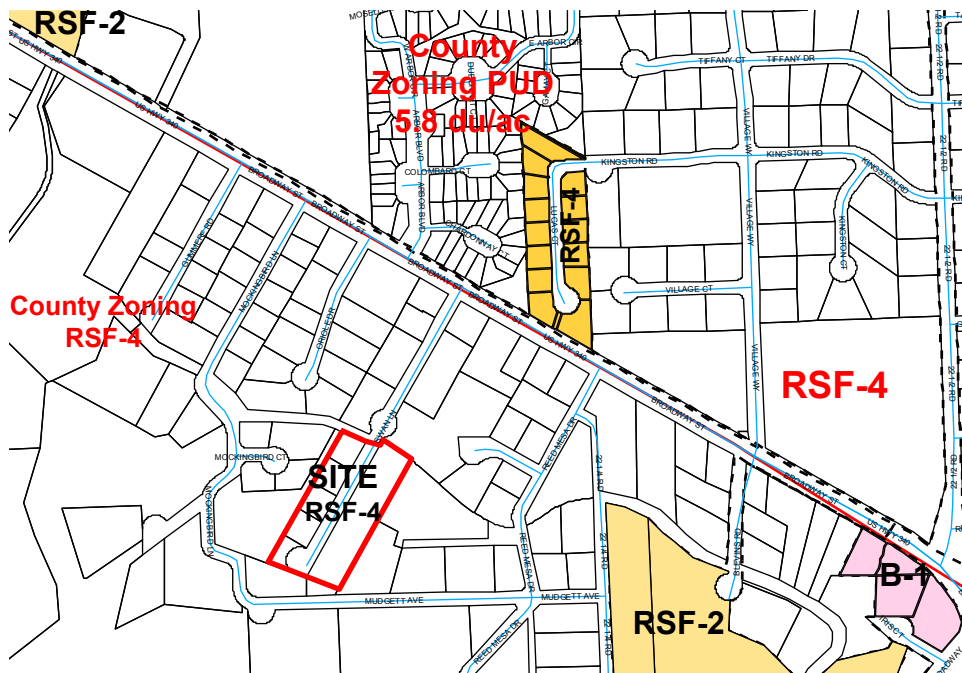
# Future Land Use Map

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 ZONING THE SWAN LANE ANNEXATION TO  
RSF-4**

**LOCATED AT THE SOUTH END OF SWAN LANE**

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 Swan Lane Annexation to the RSF-4 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 RSF-4 zone district be established.

The Planning Commission and City Council find that the RSF-4 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 RSF-4 with a density not to exceed 4 units per acre.

**SWAN LANE ANNEXATION**

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, 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 Southwest corner of Lucas Annexation No. 2, Ordinance No. 3474 City of Grand Junction, and assuming the South line of said Lucas Annexation No. 2 to bear S59°08'46"E with all bearings contained herein relative thereto; thence from said Point Of Commencement S00°55'42"E along the Southerly projection of the West line of said Lucas Annexation No.2 distance of 7.06 feet to the South line of Bogart Annexation, Ordinance No. 3603,



City of Grand Junction; thence along the South line of said Bogart Annexation S59°28'46"E a distance of 1541.03 feet to the West line of Krause Annexation No. 1, Ordinance No. 3133, City of Grand Junction; thence S30°51'14"W along the West line of said Krause Annexation a distance of 2.00 feet; thence N59°08'46"W along a line being 12.00 feet South of and parallel with the Northerly Right of Way of Colorado State Highway 340 (Broadway) a distance of 1780.51 feet to the intersection of the East Right of Way line of Swan Lane projected Northeasterly as recorded on the plat of Liberty Cap Subdivision Replat, Plat Book 9, Page 11, public records of Mesa County, Colorado; thence along said Northeasterly projected East Right of Way line of Swan Lane S30°56'14"W a distance of 553.63 feet; thence along the East Right of Way of said Swan Lane 104.65 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 119°55'00", whose long chord bears S30°53'44"W with a long chord length of 86.57 feet to the Southwest corner of Lot 5 of said Liberty Cap Subdivision Replat; thence N89°08'46"W a distance of 28.45 feet to the Northwest corner of Lot 6 Block 8, Reed Mesa Subdivision Amended, as recorded in Plat Book 9, Page 62, public records of Mesa County, Colorado; thence along the South line of said Lot 6, Block 8, the following three (3) courses; (1) S63°41'08"E a distance of 11.19 feet; (2) thence S35°44'03"E a distance of 2.79 feet to the Northeast corner of Swan Lane Right of Way as recorded on the plat of Mockingbird Heights Subdivision, Plat Book 10, Page 21, public records of Mesa County, Colorado; (3) thence S55°51'47"E a distance of 125.52 feet to the intersection of the West line of Mulli Subdivision projected Northeasterly, as recorded in Plat Book 15, Page 48, public records of Mesa County, Colorado; thence along said West line S30°59'13"W a distance of 548.94 feet to the Northeast corner of Block 5 of said Reed Mesa Subdivision; thence along the South line of said Mockingbird Heights Subdivision, N68°18'47"W a distance of 279.00 to a point on the South line of Lot 5, Block 2, of said Mockingbird Heights Subdivision, being the intersection of a Southerly projected West line of Lots 1 through 4, Block 2 of said Mockingbird Heights Subdivision; thence along the Southerly projected West line of said lots 1 through 4, N30°59'13"E a distance of 554.03 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, S67°51'47"E a distance of 87.04 feet; thence N30°59'13"E a distance of 29.59 feet to the South line of Lot 6 of said Liberty Cap Subdivision; thence along the South line of said Lot 6 S63°41'08"E a distance of 24.92 feet to the Southeast corner of said Lot 6, also being the Westerly Right of Way of said Swan Lane; thence along the Westerly Right of Way of said Swan Lane the following two (2) courses; (1) N30°56'14"E a distance of 16.28 feet; (2) thence 104.72 feet along the arc of a 50.00 foot radius curve, concave Southeast, through a central angle of 120°00'00", whose long chord bears N30°56'14"E with a long chord length of 86.60 feet; thence N30°56'14"E a distance of 555.55 feet; thence along a line that is 10.00 South of and parallel with the Northerly Right of Way of said Highway 340, S59°08'46"E a distance of 289.34 feet to the POINT OF BEGINNING.

Said parcel contains 4.47 acres (194,576 sq. ft.) more or less, as described.

Introduced on first reading this 1<sup>st</sup> day of June, 2005 and ordered published.

Adopted on second reading this 15<sup>th</sup> day of June, 2005.

\_\_\_\_\_  
Mayor

ATTEST:

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

**Attach 8**

Setting a Hearing Zoning the Chatfield III Annexation, Located at 3156 & 3164 D ½ Road  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |   |     |                      |     |                    |                |                                 |
|---------------------------------------|---|-----|----------------------|-----|--------------------|----------------|---------------------------------|
| <b>Subject</b>                        | Zoning the Chatfield III Annexation, located at 3156 and 3164 D ½ Road. |     |                      |     |                    |                |                                 |
| <b>Meeting Date</b>                   | June 1, 2005  |     |                      |     |                    |                |                                 |
| <b>Date Prepared</b>                  | May 26, 2005  |     |                      |     | File #ANX-2005-057 |                |                                 |
| <b>Author</b>                         | Senta L. Costello   |     | Associate Planner    |     |                    |                |                                 |
| <b>Presenter Name</b>                 | Senta L. Costello   |     | Associate Planner    |     |                    |                |                                 |
| <b>Report results back to Council</b> | X   | No  |                      | Yes | <b>When</b>        |                |                                 |
| <b>Citizen Presentation</b>           |   | Yes | X                    | No  | <b>Name</b>        |                |                                 |
|                                       | <b>Workshop</b>   | X   | <b>Formal Agenda</b> |     | X                  | <b>Consent</b> | <b>Individual Consideration</b> |

**Summary:** Introduction of a proposed zoning ordinance to zone the Chatfield III Annexation RMF-5, located at 3156 and 3164 D ½ Road.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed zoning ordinance and set a public hearing for June 15, 2005.

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

**Attachments:**

10. Staff report/Background information
11. General Location Map / Aerial Photo
12. Growth Plan Map / Zoning Map
13. Zoning Ordinance

**STAFF REPORT / BACKGROUND INFORMATION**

|                                     |              |   |  |           |
|-------------------------------------|--------------|---|--|-----------|
| <b>Location:</b>                    |              | 3156 and 3164 D ½ Road  |  |           |
| <b>Applicants:</b>                  |              | Owner: TD Investments of GJ, LLC – Thad Harris<br>Developer: TDSM, Inc – Thad Harris<br>Representative: Ciavonne, Roberts & Assoc. – Ted Ciavonne |  |           |
| <b>Existing Land Use:</b>           |              | Single Family Residence / Agricultural  |  |           |
| <b>Proposed Land Use:</b>           |              | Single Family Residential Subdivision   |  |           |
| <b>Surrounding Land Use:</b>        | <b>North</b> | Single Family Residential / Agricultural  |  |           |
|                                     | <b>South</b> | Single Family Residential / Agricultural  |  |           |
|                                     | <b>East</b>  | Single Family Residential   |  |           |
|                                     | <b>West</b>  | Single Family Residential   |  |           |
| <b>Existing Zoning:</b>             |              | County RSF-R  |  |           |
| <b>Proposed Zoning:</b>             |              | City RMF-5  |  |           |
| <b>Surrounding Zoning:</b>          | <b>North</b> | County RSF-R  |  |           |
|                                     | <b>South</b> | County RSF-R / RMF-5  |  |           |
|                                     | <b>East</b>  | County RSF-R / RMF-8  |  |           |
|                                     | <b>West</b>  | City RMF-8 / RMF-5  |  |           |
| <b>Growth Plan Designation:</b>     |              | Residential Medium 4-8 du/ac  |  |           |
| <b>Zoning within density range?</b> | <b>X</b>     | <b>Yes</b>  |  | <b>No</b> |

**Staff Analysis:**

**Zone of Annexation:** The requested zone of annexation to the RMF-5 district is consistent with the Growth Plan density of Residential Medium 4-8 du/ac. The existing County zoning is RSF-R. 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 criterion 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 criterion is not applicable.

6. The proposed zone 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 when the property is developed.

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 criterion 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 criterion is not applicable.

**STAFF RECOMMENDATION:**

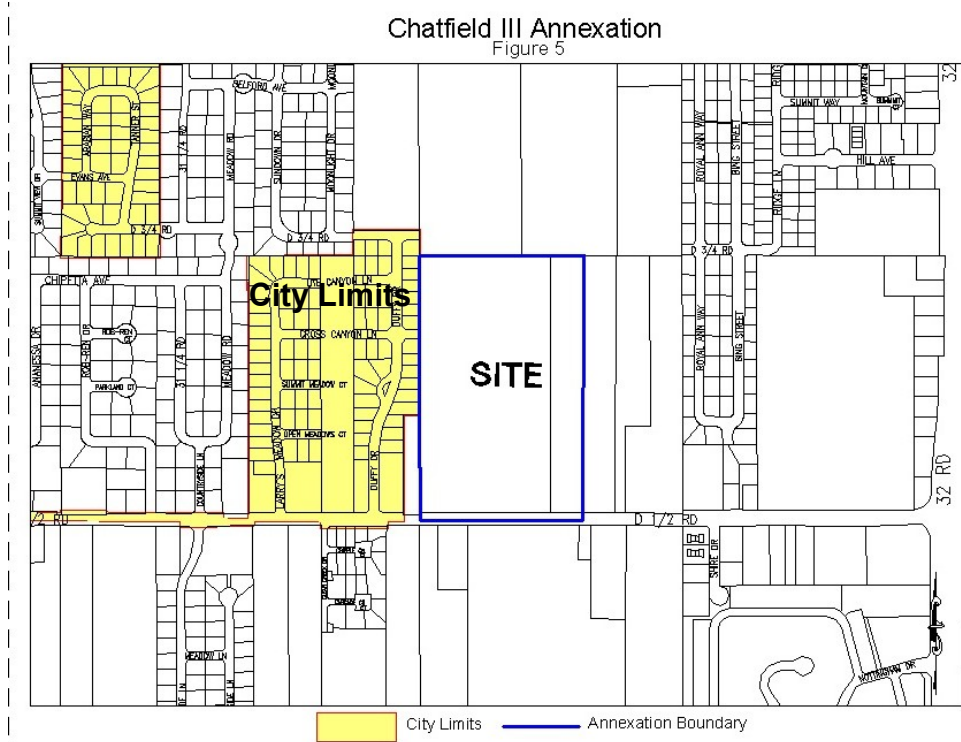
Staff recommends approval of the RMF-5 zone district, with the finding that the proposed zone district is consistent with the Growth Plan and with Sections 2.6 and 2.14 of the Zoning and Development Code.

**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 Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

# Site Location Map

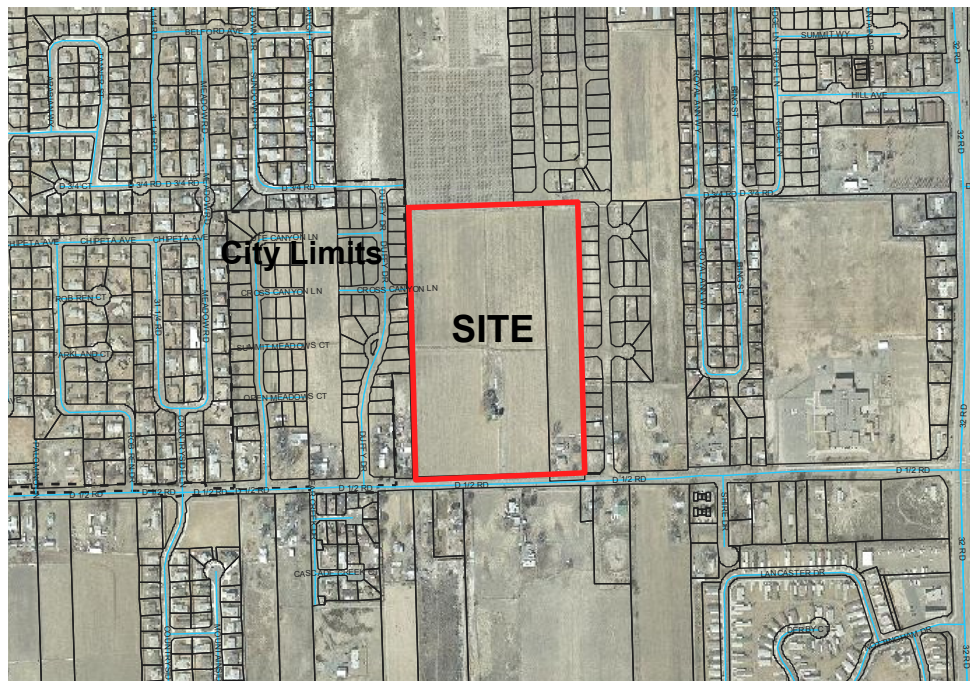
Figure 1

Chatfield III Annexation  
Figure 5



# Aerial Photo Map

Figure 2







**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE CHATFIELD III ANNEXATION TO  
RMF-5**

**LOCATED AT 3156 and 3164 D ½ Road**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Chatfield III Annexation 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 zoned RMF-5 with a density not to exceed 5 units per acre.

**CHATFIELD III ANNEXATION**

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The West-half (W 1/2) of the SW 1/4 NE 1/4 of said Section 15, TOGETHER WITH, the W 1/2 of the W 1/2 of the East-half (E 1/2) of the SW 1/4 NE 1/4 of said Section 15.

CONTAINING 24.781 Acres (1,079,478.0 Sq. Ft.), more or less, as described.

Introduced on first reading this 1<sup>st</sup> day of June, 2005 and ordered published.

Adopted on second reading this 15<sup>th</sup> day of June, 2005.

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Mayor

ATTEST:

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City Clerk

**Attach 9**

Setting a Hearing for the Rezone of Redlands Mesa, Phase IV

**CITY OF GRAND JUNCTION**

| <i>CITY COUNCIL AGENDA</i>            |  |     |                      |     |                   |                |                                 |
|---------------------------------------|--|-----|----------------------|-----|-------------------|----------------|---------------------------------|
| <b>Subject</b>                        | First reading of an ordinance amending the PD zoning for Redlands Mesa, Phase IV, to allow 25 single family lots |     |                      |     |                   |                |                                 |
| <b>Meeting Date</b>                   | June 1, 2005   |     |                      |     |                   |                |                                 |
| <b>Date Prepared</b>                  | May 26, 2005   |     |                      |     | File #PP-2005-019 |                |                                 |
| <b>Author</b>                         | Kathy Portner  |     | Planning Manager     |     |                   |                |                                 |
| <b>Presenter Name</b>                 | Kathy Portner  |     | Planning Manager     |     |                   |                |                                 |
| <b>Report results back to Council</b> | X  | No  |                      | Yes | <b>When</b>       |                |                                 |
| <b>Citizen Presentation</b>           |  | Yes | x                    | No  | <b>Name</b>       |                |                                 |
|                                       | <b>Workshop</b>  | X   | <b>Formal Agenda</b> |     | x                 | <b>Consent</b> | <b>Individual Consideration</b> |

**Summary:** : Introduction of a proposed ordinance to amend the PD zoning for Redlands Mesa, Phase IV

**Budget:** N/A

**Action Requested/Recommendation:** Introduce the proposed Zoning Ordinance and set a hearing for June 15, 2005.

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

**Attachments:**

- Vicinity Map/Aerial Photo
- Growth Plan Map/Zoning Map
- Redlands Mesa, Overall Plan
- Redlands Mesa, Preliminary Plan for Phase IV Ordinance

AGENDA TOPIC: PP-2005-019 Rezone– Redlands Mesa, Phase IV

ACTION REQUESTED: First reading of an ordinance amending the PD zoning for Redlands Mesa, Phase IV, to allow 25 single family lots.

| BACKGROUND INFORMATION       |       |  |     |  |    |
|------------------------------|-------|--|-----|--|----|
| Location:                    |       | Monument Road and Mariposa Road  |     |  |    |
| Applicants:                  |       | Sunflower Investment, LLC – Ron Austin<br>Thompson-Langford Corp.—Doug Thies |     |  |    |
| Existing Land Use:           |       | Undeveloped  |     |  |    |
| Proposed Land Use:           |       | Residential Single Family  |     |  |    |
| Surrounding Land Use:        | North | Single Family Residential  |     |  |    |
|                              | South | Undeveloped  |     |  |    |
|                              | East  | Open Space   |     |  |    |
|                              | West  | Golf Course  |     |  |    |
| Existing Zoning:             |       | PD (Planned Development)   |     |  |    |
| Proposed Zoning:             |       | PD (Planned Development)   |     |  |    |
| Surrounding Zoning:          | North | PD   |     |  |    |
|                              | South | PD   |     |  |    |
|                              | East  | CSR (Community, Services, Recreation)  |     |  |    |
|                              | West  | PD   |     |  |    |
| Growth Plan Designation:     |       | Residential Medium Low (2 – 4 DU/AC)   |     |  |    |
| Zoning within density range? |       | x  | Yes |  | No |

PROJECT DESCRIPTION: Request approval for amending the PD zoning ordinance for Redlands Mesa, Phase IV, consisting of 25 single family lots on 23 acres. Also, with second reading, City Council will be considering a request for access across a portion of the City-owned Painted Bowl property to connect West Ridges Boulevard to Mariposa Drive.

RECOMMENDATION: Staff and Planning Commission recommend approval.

## ANALYSIS

### 1. Background

**Background:** The Redlands Mesa project has an approved ODP (Outline Development Plan) and design density for 526 residential units and 20,000 s.f. of office on 175.69 acres, 145.25 acres of open space and 160.89 acres for the golf course and club house. The total acreage for the development is 494.08. Phases I, II and III of the development have been approved and constructed. Phase I consists of 118 single family homes, the golf course, clubhouse and maintenance facility. With the first filing of Phase I the golf course was created and 85 acres of open space was dedicated to the City of Grand Junction. Phase II includes parcels 9, 10A, 10B and 11 from the original ODP and consists of 67 residential lots. Phase III of Redlands Mesa includes the development of parcels 12A, 12B, 13A and 13B for a total of 61 lots.

Phase IV of Redlands Mesa includes the development of parcels 16 and 17 as depicted on the approved Outline Development Plan for Redlands Mesa. Parcel 16 was approved for a maximum of 47 units; 15 single family lots are proposed. Parcel 17 was approved for a maximum of 30 units; 10 single family lots are proposed.

The conditions of approval of the ODP are as follows (those conditions of approval that are specifically relevant to the review of Phase III are in bold):

- 1. The ODP and design density establishes maximum number of units. However, due to constraints on the property it is unlikely that those maximum numbers will be achieved. The design density does not constitute a commitment to approve subsequent submittals. The specific density shall be established at the time of approval of a Preliminary Plan.**
2. The rough grading of Mariposa Drive to Monument Road will be in place with the first phase of development for emergency access and for the use of construction traffic. The improvements will include an all-weather surface meeting all structural and horizontal and vertical alignment requirements set forth in the City's engineering and fire protection standards.
- 3. The completion of Mariposa Drive will be required when the average daily traffic (ADT) generated from the Redlands Mesa Project**

- exceeds that generated by the golf course and 187 homes (2,353 ADT), or when the ADT on Ridges Boulevard exceeds 8,000, whichever occurs first. At the time of platting of the filing that triggers the requirement for the completion of Mariposa, the improvements must be in place or a Development Improvements Agreement and Guarantee executed.**
- 4. The extension of Ridges Boulevard and Mariposa Drive will meet all City standards, but a 10' wide, concrete, detached path on one side of the streets will be allowed rather than attached sidewalks on both sides.** The street connection through parcel 5 will match the Rana Road street section through Cobblestone Ridges.
  - 5. Path connections between housing pods must be improved to City standards, unless at the preliminary design it can be shown that an improved trail is impractical.**
  6. The unimproved single track trail section will be provided along the rim above Monument Road, including through parcels 7 and 9 unless, at the preliminary plan stage, the applicant can show that location to be not feasible.
  7. A trail section must be provided as an east-west connection to the Dynamic property to the northwest. The trail alignment and improvement requirements will be determined at the Preliminary Plan stage.
  8. A looped water line will be required to serve the Redlands Mesa project. Prior to submitting for Preliminary Plan review the applicant must have any necessary easements in place or written agreements for the easements executed. In addition, necessary approvals and agreements to provide the looped water line must be in place with Ute Water and the City prior to submittal of the preliminary plan.
  - 9. The design of lots on parcels 9, 11, 13B, 14 and 17 will be reviewed at the Preliminary Plan stage for ridgeline development issues.**
  - 10. Through the Preliminary Plan process areas of "no-disturbance" must be identified to preserve many of the significant natural features.**
  - 11. Those areas designated as open space should be left as undisturbed. If disturbance is necessary, a plan for revegetation will be required. The open space areas shall not be used for the stockpiling of dirt and other materials.**
  12. The cul-de-sac accessing the proposed parcel 2 will be allowed to exceed the 1000' maximum City standard provided the applicant does one of the following: 1) provide secondary access, 2) widen the street section to a minimum width of 34', or 3) provide residential fire sprinkler systems.
  - 13. Unless otherwise stated, the project must meet all City code requirements for all future submittals.**

The proposed Redlands Mesa, Phase IV Preliminary Plan is consistent with the ODP approval.

## **Traffic Circulation**

All of the proposed parcels for development will be accessed via a new section of West Ridges Boulevard, accessed from Mariposa Drive. West Ridges Boulevard will include the standard City street section with a detached, 10' wide concrete path on one side. The lots will be accessed from a proposed cul-de-sac off of West Ridges Boulevard. The applicant requested and received approval of two TEDS exceptions. One was to allow for the cul-de-sac to exceed the maximum allowed length of 750'. The proposed cul-de-sac, East Redlands Mesa Court, is approximately 1,400'. The other exception granted was to allow for street lights only at intersections to reduce the amount of night sky light pollution.

Access to lots 3 and 4 will be from a shared driveway off of Redlands Mesa Court. The shared driveway will be in a tract dedicated to the two lots it serves, with a hammerhead turn-around for emergency access.

The completion of Mariposa Drive was required with the platting of filing 5 in Phase III. The completion of Mariposa Drive is currently guaranteed by a Development Improvements Agreement and Letter of Credit. The City has allowed for the extension of the DIA to the Fall of 2005, to allow the developer to complete the improvements in conjunction with the construction of Phase IV.

The extension of West Ridges Boulevard to Mariposa Drive requires access across a small section of the City-owned Painted Bowl property. The City Council has indicated their willingness to negotiate such access on a case-by-case basis. Approval of this preliminary plan must be conditioned on the City Council approving the access.

## **Trails and Open Space**

With the platting of the first filing of Redlands Mesa, over 80 acres of open space was deeded to the City for public access. Included in that open space, and other areas of the development, were designated single-track trails to continue the historic use of the property for pedestrians and bicyclists. In addition to the single-track trails system, the detached, improved pathway along West Ridges Boulevard, High Desert Road, and eventually, Mariposa Drive, will provide additional trail access through the development. A 10' wide, concrete pedestrian trail will be provided connecting Mariposa Drive to East Redlands Mesa Court, through the existing Hilltop Court right-of-way and a proposed tract. Phase IV also includes approximately 10 acres of open space to be deeded to the HOA.

## **Drainage and Utilities**





was that the design of parcel 17 would be reviewed at the Preliminary Plan stage for ridgeline issues.

The applicant provided a Ridgeline Analysis for the proposed lots on what was shown as parcel 17 in the ODP. The analysis shows that homes on the proposed lots 8, 9, 16, 17, 18, and 19 will not be visible from a point along Monument Road, 90° from the center of each of the lots because of a small ridge contained in the Painted Bowl property near Monument Road. Therefore, no special ridgeline mitigation is being proposed.

Developable areas based on slopes, vegetation and rock outcroppings, were identified through the ODP process. Specific lot layout and design must also be sensitive to those opportunities and constraints. The developer has designed around significant features as much as possible. The developer has also committed to minimizing site disturbance and cut and fill and much as possible with the final grading plan.

## 2. Consistency with the Growth Plan

The following policies in the Growth Plan must be considered in the review of this project:

*Policy 1.12: The City will require that provisions be made for on-going maintenance of open space areas by an appropriate public or private entity.*

*Policy 4.5: The City will require adequate public services and facilities to be in place or assured so they will be in place concurrently with urban development in the joint planning area.*

*Policy 15.1: The City will encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities.*

*Policy 20.7: The City will limit development on steep slopes, ridgelines and hilltops to promote public safety and preserve natural vistas of the Bookcliffs, Grand Mesa and Colorado National Monument.*

*Policy 20.9: The City will encourage dedications of conservation easements or land along the hillsides, habitat corridors, drainageways and waterways surrounding the City.*

*Policy 20.10: The City will limit cut and fill work along hillsides. In areas where cut and fill is necessary to provide safe access to development, the City may require landscape improvements to reduce the visual impact of such work.*

*Policy 21.2: The City will prohibit development in or near natural hazard areas, unless measures are undertaken to mitigate the risk of injury to persons and the loss of property. Development in floodplains and/or drainage areas, steep slope*

*areas, geological fault areas, and other dangerous or undesirable building areas will be controlled through the development regulations.*

*Policy 21.3: The City will encourage the preservation of natural hazard areas for use a habitat and open space areas.*

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

The Future Land Use Map designates this area as Residential Medium Low, 2 to 4 units per acre. The overall density of Redlands Mesa is at the low end of the density range, with the exclusion of the golf course, open space and undevelopable land.

The Redlands Mesa Plan is consistent with the goals and policies of the Growth Plan.

In addition to the Growth Plan, the Amended Final Plan for the Ridges, adopted by the City in 1994, also has the following general development standards for the Ridges:

- A. Site planning and design shall preserve, to the maximum extent possible, the existing natural features that enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.*
- B. Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainageways, steep terrain (slopes in excess of 30%) and rock outcroppings to be identified and mapped by the developer. Areas of "no disturbance" shall be identified around all proposed building sites as applicable.*
- C. Existing trails, whether or not improved or legally dedicated, within the platted and unplatted Ridges shall be preserved, improved and enhanced with future development. For the portion of the Ridges not already platted, each development shall integrate with an overall plan that serves to link existing trails with both new trails and trails which serve other areas.*
- D. All structures shall be setback a minimum of 20' from all bluff lines (to be identified and mapped by the developer) to maintain visual corridors within the Ridges. For ravines, drainages and washes which are defined by a district "rim" or "rimrock", structures shall be set back far enough that a person 6 feet tall cannot see any portion of a structure while standing in the thread of the stream bed.*

- E. All development in the Ridges, notwithstanding zoning potential or other approvals, will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.*

The overall plan for Redlands Mesa is consistent with the Amended Plan for the Ridges.

The adopted Urban Trails Master Plan identifies the Redlands Mesa Property as an area that trail connections are needed. This area of the trails plan includes the following note:

Dedicated public trails are anticipated for this area in the future. Actual trail locations will be determined in coordination with developers during the planning process for the affected parcels. The Redlands Mesa plan incorporates hard and soft surface trails.

### 3. Zoning and Development Code

Because this project was initiated under the previous Zoning and Development Code (Code), it will continue to be reviewed under the old Code. The Preliminary is subject to section 6-7 and 7-5-4 of the Code. Section 6-7-3 states Preliminary Plans shall:

- A. Conform to adopted plans and policies;*
- B. Be compatible with the future development of adjacent properties under the “then existing” zoning;*
- C. Provide for functional arrangement of lot sizes for compliance with zoning;*
- D. Provide correct naming of streets;*
- E. Conform to the design standards in the SSID Manual and other applicable development standards; and*
- F. Provide basic engineering solutions of all major physical site problems, i.e. drainage.*

Section 7-5-4 state: “A Preliminary Plan constitutes a major step in the review process. The submittal shall be detailed enough to answer the question, ‘Should this use, designed in this particular manner, be constructed on this site?’ The accepted ‘design’ density indicated in the Outline Development Plan approval cannot be presumed as a matter of right from the PD zoning designation, but shall be justified at the preliminary stage through site and structure design.”

The review of the Preliminary Plan will include traffic circulation, trails and open space, drainage, utility provision and lot configuration and design.

The Redlands Mesa Phase IV Preliminary Plan conforms with the Outline Development Plan approval and with the relevant sections of the 1997 Zoning and Development Code.

Because only a design density was approved with the original zoning ordinance for the Redlands Mesa ODP, an amended ordinance is required with each Preliminary Plan to specify uses and final density.

#### FINDINGS OF FACT/CONCLUSIONS

After reviewing the Redlands Mesa, Phase IV application, PP-2005-019, for an amended zoning ordinance and Preliminary Development Plan, staff makes the following findings of fact and conclusions:

5. The requested amended zoning ordinance and Preliminary Development Plan is consistent with the Growth Plan and the Amended Plan for the Ridges.
6. The review criteria in Section 6-7 and 7-5 of the 1997 Zoning and Development Code have all been met.
7. The Preliminary Plan for Redlands Mesa, Phase IV is consistent with the design density and ODP approval.

#### PLANNING COMMISSION RECOMMENDATION:

Planning Commission forwarded a recommendation of approval of the requested amendment to the PD zoning ordinance and approved the Preliminary Development Plan, PP-2005-019, with the findings and conclusions listed above, and conditioned on the City Council approving the access across the Painted Bowl property, connecting West Ridges Boulevard to Mariposa Drive.

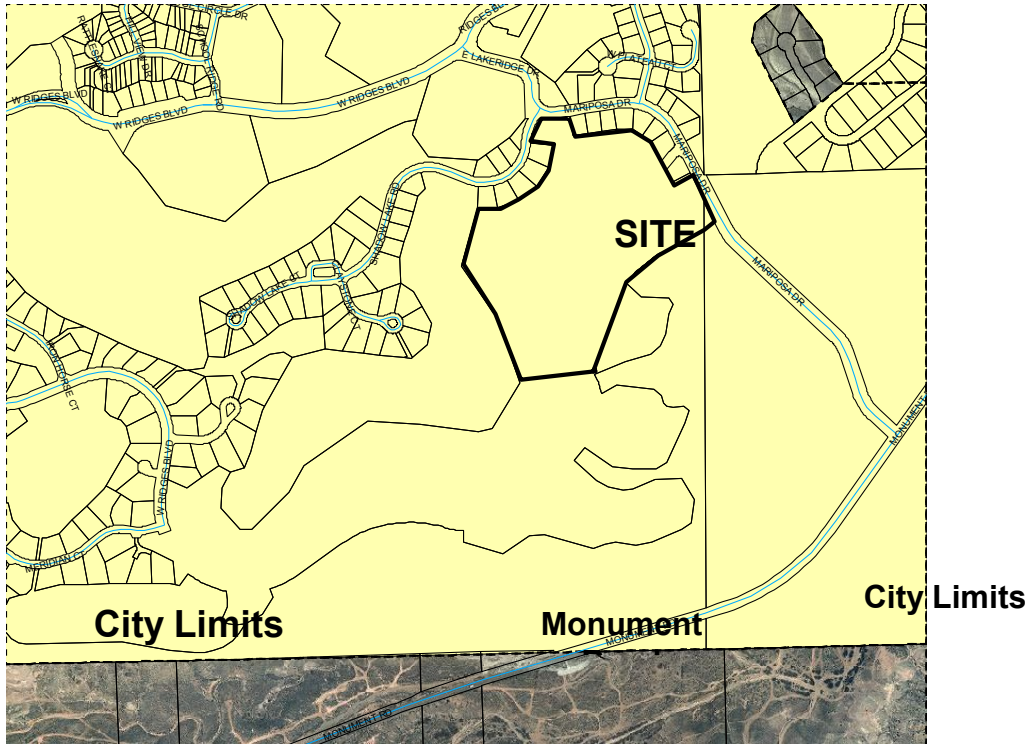
#### Attachments:

Vicinity Map/Aerial Photo  
Growth Plan Map/Zoning Map  
Redlands Mesa, Overall Plan  
Redlands Mesa, Preliminary Plan for Phase IV  
Ordinance



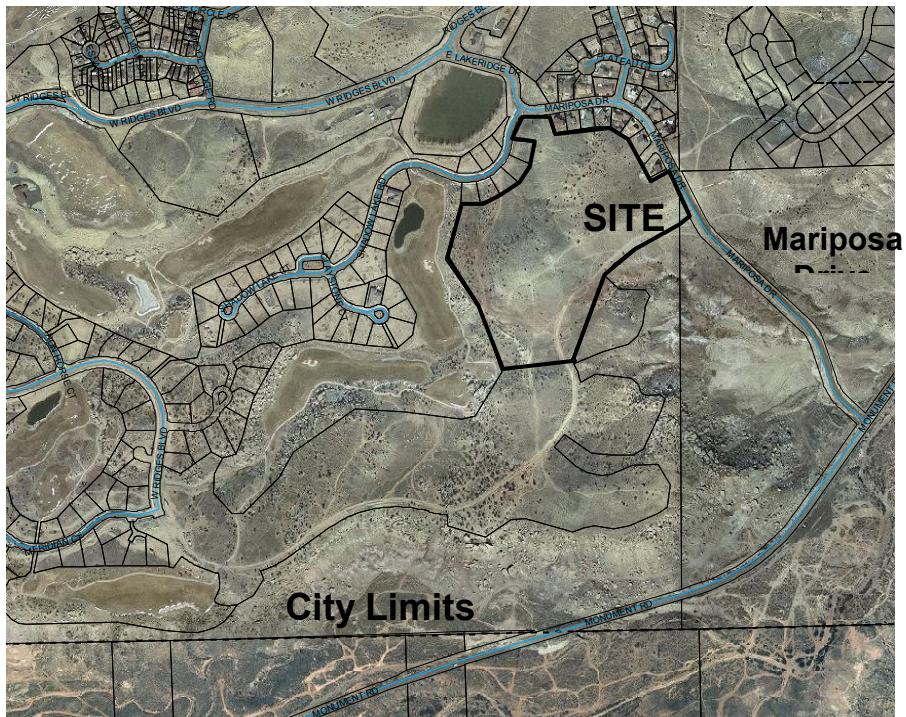
# Site Location Map

Figure 1



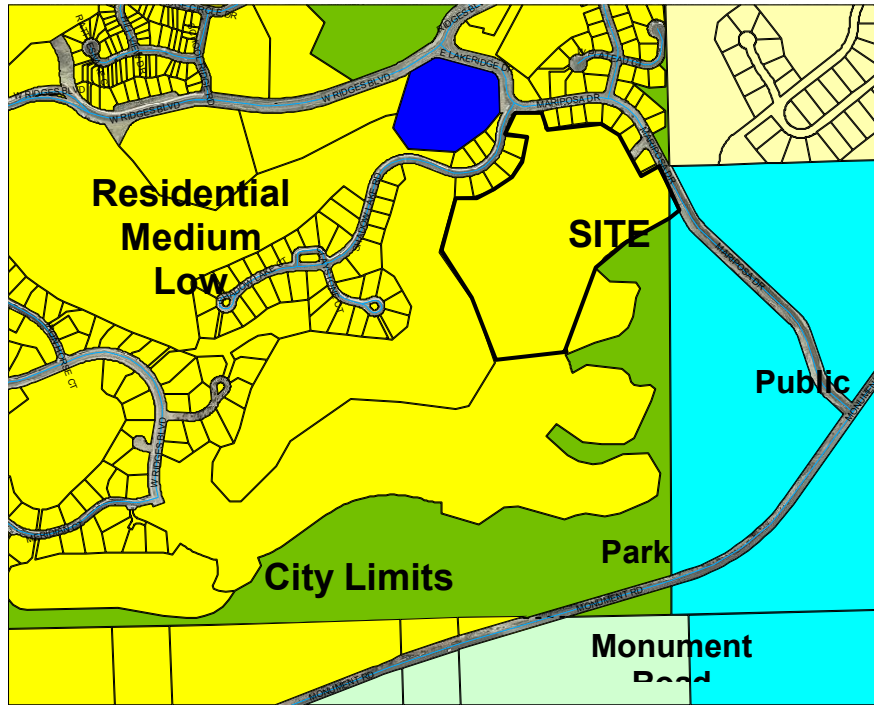
# Aerial Photo Map

Figure 2



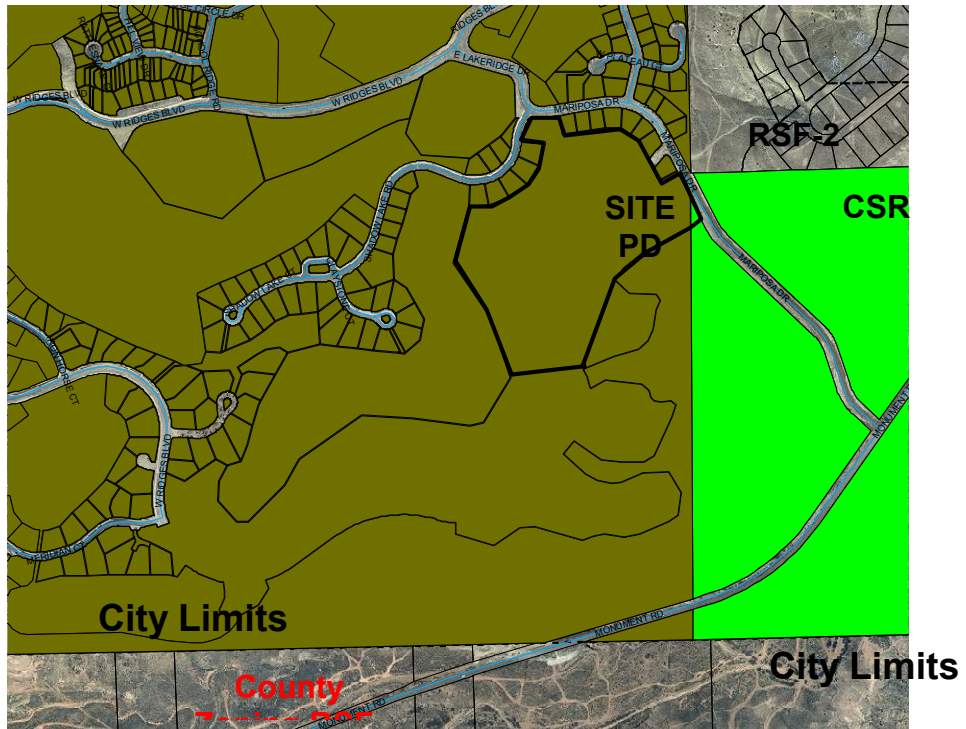
# Future Land Use Map

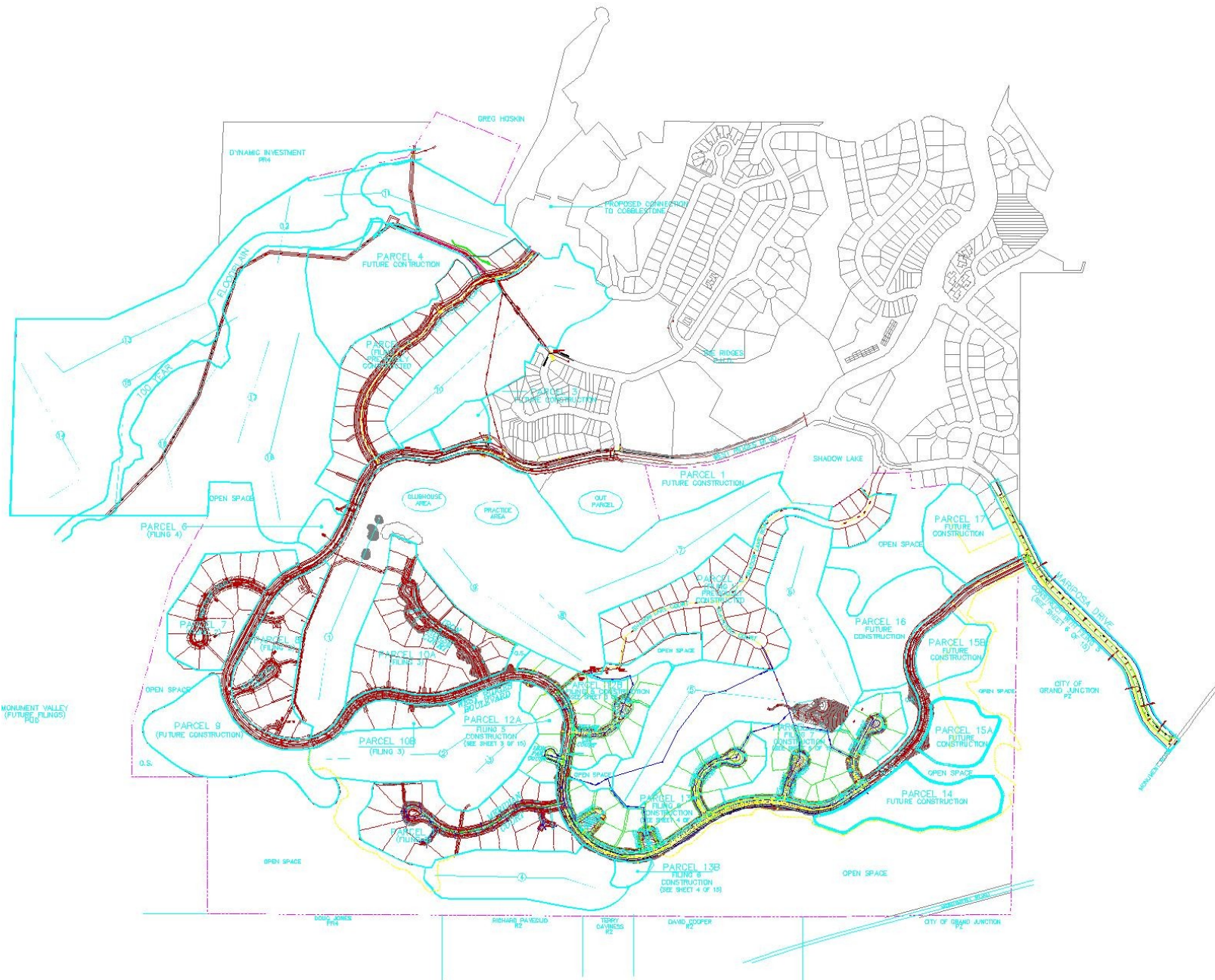
Figure 3



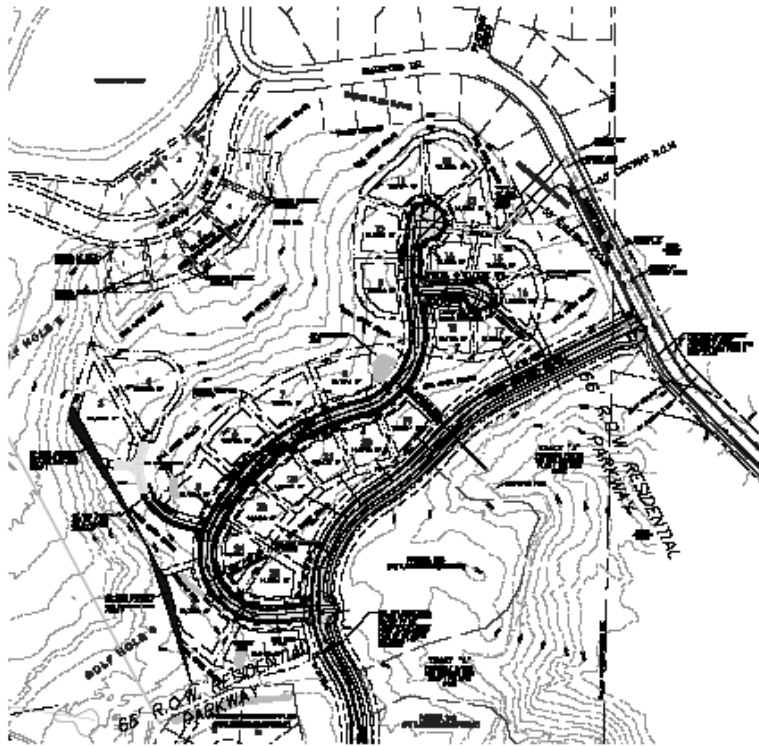
# Existing City and County Zoning

Figure 4

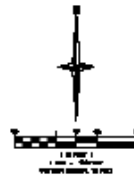
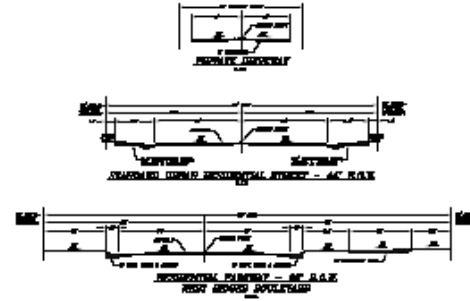








**BENCH-MARK**  
 100.00 FT. TO CENTERLINE OF ROAD  
 100.00 FT. TO CENTERLINE OF ROAD  
 100.00 FT. TO CENTERLINE OF ROAD  
 100.00 FT. TO CENTERLINE OF ROAD



**LEGEND**

|          |                   |
|----------|-------------------|
| [Symbol] | PROPOSED ROAD     |
| [Symbol] | EXISTING ROAD     |
| [Symbol] | PROPOSED UTILITY  |
| [Symbol] | EXISTING UTILITY  |
| [Symbol] | PROPOSED SIDEWALK |
| [Symbol] | EXISTING SIDEWALK |

**UTILITY TOLERANCES**

|              |          |
|--------------|----------|
| 12" WATER    | 12" MIN. |
| 18" WATER    | 18" MIN. |
| 24" WATER    | 24" MIN. |
| 36" WATER    | 36" MIN. |
| 48" WATER    | 48" MIN. |
| 60" WATER    | 60" MIN. |
| 36" GAS      | 36" MIN. |
| 48" GAS      | 48" MIN. |
| 60" GAS      | 60" MIN. |
| 36" ELECTRIC | 36" MIN. |
| 48" ELECTRIC | 48" MIN. |
| 60" ELECTRIC | 60" MIN. |

**AREA SUMMARY**

|                   |          |
|-------------------|----------|
| PROPOSED ROAD     | 1.25 AC. |
| EXISTING ROAD     | 0.75 AC. |
| PROPOSED UTILITY  | 0.50 AC. |
| EXISTING UTILITY  | 0.25 AC. |
| PROPOSED SIDEWALK | 0.10 AC. |
| EXISTING SIDEWALK | 0.05 AC. |
| TOTAL             | 2.90 AC. |

|  |          |
|--|----------|
| DATE   |          |
| BY   |          |
| CHECKED  |          |
| APPROVED   |          |
| SCALE  | AS SHOWN |
| SUNSHINE MECHANICAL ENGINEERS & ARCHITECTS       |          |
| 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202 |          |
| PHONE: 303.733.1111 FAX: 303.733.1112            |          |
| WWW.SUNSHINEMECHANICAL.COM                       |          |
| PROJECT NO. 1000000000                           |          |
| SHEET NO. 1000000000                             |          |
| DATE: 10/10/2024                                 |          |
| DRAWN BY: J. SMITH                               |          |
| CHECKED BY: M. JONES                             |          |
| APPROVED BY: D. BROWN                            |          |
| SCALE: AS SHOWN                                  |          |
| SUNSHINE MECHANICAL ENGINEERS & ARCHITECTS       |          |
| 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202 |          |
| PHONE: 303.733.1111 FAX: 303.733.1112            |          |
| WWW.SUNSHINEMECHANICAL.COM                       |          |

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE ZONING LAND LOCATED SOUTH AND WEST OF THE RIDGES  
KNOWN AS REDLANDS MESA, PHASE IV

Recitals:

The proposed Redlands Mesa development received Design Density and Outline Development Plan approval by the Planning Commission and the City Council. The Preliminary Plan for Phase IV of the development has been submitted and reviewed by the Planning Commission. Phase IV includes 25 residential lots. The Planning Commission and City Council hereby find that the request is in compliance with the Zoning and Development Code.

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

That the land described below is hereby zoned PD (Planned Development) with the allowed uses being a maximum of 25 single-family homes.

Legal Description: Block 3 of Redlands Mesa Filing No. 5, Reception No. 2167951, Mesa County, Colorado

INTRODUCED for FIRST READING and PUBLICATION this \_\_\_\_ day of \_\_\_\_\_, 2005.

PASSED on SECOND READING this \_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:

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

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

**Attach 11**

Construction Contract for Redlands Parkway Trail Replacement

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |                 |  |                      |   |     |              |                |   |                                 |
|---------------------------------------|-----------------|--|----------------------|---|-----|--------------|----------------|---|---------------------------------|
| <b>Subject</b>                        |                 | Construction Contract for Redlands Parkway Trail Replacement, Phase II |                      |   |     |              |                |   |                                 |
| <b>Meeting Date</b>                   |                 | June 1, 2005   |                      |   |     |              |                |   |                                 |
| <b>Date Prepared</b>                  |                 | May 26, 2005   |                      |   |     | File # - N/A |                |   |                                 |
| <b>Author</b>                         |                 | Mike Curtis, Project Engineer  |                      |   |     |              |                |   |                                 |
| <b>Presenter Name</b>                 |                 | Mark Relph, Public Works and Utilities Director                        |                      |   |     |              |                |   |                                 |
| <b>Report results back to Council</b> |                 | X  | No                   |   | Yes | When         |                |   |                                 |
| <b>Citizen Presentation</b>           |                 |  | Yes                  | X | No  | Name         |                |   |                                 |
|                                       | <b>Workshop</b> | X  | <b>Formal Agenda</b> |   |     |              | <b>Consent</b> | X | <b>Individual Consideration</b> |

**Summary:** This project will replace 1,675 feet of existing trail from South Rim Drive to 375 feet south of the Colorado River Bridge. We received six bids for the **Redlands Parkway Trail Replacement, Phase II**. Vista Paving Corporation was the low bidder in the amount of \$56,553.85

**Budget:** This project is budgeted in Fund 2011 for 2005.

The estimated costs of Phase II are:

|   |                    |
|---|--------------------|
| Construction Contract                                 | \$56,553.85        |
| Design  | \$5,451.85         |
| Construction Inspection and Administration (estimate) | \$4,500.00         |
| Repairs & Maintenance                                 | \$3,978.00         |
| <b>Total Project Costs</b>                            | <b>\$70,483.70</b> |

Funding:

|                         |              |
|-------------------------|--------------|
| City Budget 2011-G24500 | \$147,000.00 |
| Total Project Costs     | \$70,483.70  |
| Balance in 2005         | \$76,516.30  |

We will carry the remaining 2005 balance forward to 2006 for the continuation of the trail replacement.

**Action Requested/Recommendation:** Authorize the City Manager to sign a Construction Contract for the **Redlands Parkway Trail Replacement, Phase II** with **Vista Paving Corporation** in the amount of \$56,553.85.

**Attachments:** none

**Background Information:** The second phase of the project includes construction of 1,675 feet of asphalt trail from South Rim Drive to 375 feet south of the Colorado River Bridge. The section of trail between Broadway and South Rim Drive was designed to be replaced with asphalt pavement because cracks and other signs of movement in the old pavement indicate that the original trail may have been constructed on a poorly compacted embankment. Asphalt pavement is more flexible than concrete and can better handle settlement and movement in the underlying earth fill. The asphalt pavement will require more maintenance in the future. In addition to the trail reconstruction, drainage improvements will be installed adjacent to the trail where needed.

Phase II construction start date June 13, 2005  
Phase II completion date August 5, 2005

Bids for Phase II of the project were opened on May 17, 2005. The low bid was submitted by Vista Paving Corporation in the amount of \$56,553.85. The following bids were received:

| Bidder                       | From           | Bid Amount  |
|------------------------------|----------------|-------------|
| Vista Paving Corp.           | Grand Junction | \$56,553.85 |
| Mountain Valley Construction | Grand Junction | \$63,248.50 |
| G&G Paving, Inc.             | Grand Junction | \$63,310.25 |
| Asphalt Specialties          | Grand Junction | \$67,598.62 |
| United Companies             | Grand Junction | \$68,014.15 |
| Elam Construction            | Grand Junction | \$71,922.20 |
| Engineer's Estimate          |                | \$78,198.50 |

**Attach 12**

Construction Contract for New Sidewalk Construction

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |                 |                                |                      |   |     |                                     |                |   |                                 |
|---------------------------------------|-----------------|--------------------------------|----------------------|---|-----|-------------------------------------|----------------|---|---------------------------------|
| <b>Subject</b>                        |                 | 2005 New Sidewalk Construction |                      |   |     |                                     |                |   |                                 |
| <b>Meeting Date</b>                   |                 | June 1, 2005                   |                      |   |     |                                     |                |   |                                 |
| <b>Date Prepared</b>                  |                 | May 26, 2005                   |                      |   |     | File # - N/A                        |                |   |                                 |
| <b>Author</b>                         |                 | Justin J. Vensel               |                      |   |     | Project Manager                     |                |   |                                 |
| <b>Presenter Name</b>                 |                 | Mark Relph                     |                      |   |     | Public Works and Utilities Director |                |   |                                 |
| <b>Report results back to Council</b> |                 | X                              | No                   |   | Yes | When                                |                |   |                                 |
| <b>Citizen Presentation</b>           |                 |                                | Yes                  | X | No  | Name                                |                |   |                                 |
|                                       | <b>Workshop</b> | X                              | <b>Formal Agenda</b> |   |     |                                     | <b>Consent</b> | X | <b>Individual Consideration</b> |

**Summary:** . The 2005 New Sidewalk Construction project consists of eight various locations throughout the City.

**Budget:** Project No.: 2011-F01300

**Project costs:**

|   |                     |
|---|---------------------|
| Construction contract (low bid)                   | \$251,199.70        |
| Design  | \$5,000.00          |
| Construction Inspection and Administration (est.) | <u>\$25,000.00</u>  |
| <b>Total Project Costs</b>                        | <b>\$281,199.70</b> |

**Project funding:**

| <u>Capital Fund</u>                                | <u>2005 Budget Unencumbered Balance</u> | <u>Allocation for this Contract</u> | <u>Remaining Budget after Contract</u> |
|--|---|-------------------------------------|--|
| Fund 2011-F01300 Sidewalk Improvements             | \$ 150,000.00                           | \$ 145,000.00                       | \$ 5,000.00                            |
| Fund 2011-F21500 Urban Trails                      | \$ 36,830.00                            | \$ 30,000.00                        | \$ 6,830.00                            |
| Fund 2011-F00900 Curb, Gutter, and Sidewalk Repair | \$ 181,316.00                           | \$ 94,199.70                        | \$ 87,116.30                           |
| Fund 2011-02000 Accessibility                      |   |                                     |  |

|         |               |               |              |
|---------|---------------|---------------|--------------|
|         | \$ 12,000.00  | \$ 12,000.00  | \$ 0.00      |
| Totals: | \$ 380,146.00 | \$ 281,199.70 | \$ 98,946.30 |

**Action Requested/Recommendation:** Authorize the City Manager to sign a Construction Contract for the **New Sidewalk Construction to Vista Paving** in the amount of **\$251,199.70**.

**Attachments:** none

**Background Information:**

A list of candidate streets was compiled, a survey was sent out in early March to determine if the property owners were interested in having sidewalks installed. We received a majority response back for all the streets surveyed in 2005. A couple of streets that were approved by the citizens in a 2004 survey will be completed under this contract. The total footage for the new sidewalk is 3,850 L.F. and includes the following locations:

- Walnut Avenue - 4<sup>th</sup> Street to 5<sup>th</sup> Street
- Walnut Avenue - Cedar Avenue to 5<sup>th</sup> Street
- Cedar Avenue - Walnut Avenue to 6<sup>th</sup> Street
- 6<sup>th</sup> Street - Walnut Avenue to Bookcliff Avenue
- 4<sup>th</sup> Street - Orchard Avenue to Walnut Avenue
- Texas Avenue- 1<sup>st</sup> Street to W. Sherwood Avenue
- Mesa Avenue - 1<sup>st</sup> Street to W. Sherwood Avenue

This project also includes the installation of 400 L.F. of a curb, gutter and 8' sidewalk path along South Camp Road, from Standing Rock Drive to Altamira Avenue. This portion of the work will connect two existing sidewalk sections together, providing a safer route for pedestrians traveling along South Camp Road.

This project is scheduled to begin on June 13, 2005 and be completed on September 13, 2005.

The following bids were opened on May 17, 2005:

| Bidder              | From           | Bid Amount   |
|---------------------|----------------|--------------|
| Vista Paving        | Grand Junction | \$251,199.70 |
| G & G Paving        | Grand Junction | \$269,777.40 |
| BPS Concrete        | Grand Junction | \$295,783.80 |
|                     |                |              |
| Engineer's Estimate |                | \$266,870.64 |



**Attach 13**Purchase of Real Property 1220 South 7<sup>th</sup> Street**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |   |     |                                     |     |               |  |
|---------------------------------------|---|-----|-------------------------------------|-----|---------------|--|
| <b>Subject</b>                        | Purchase of Property at 1220 South 7th Street for the Riverside Parkway Project |     |                                     |     |               |  |
| <b>Meeting Date</b>                   | June 1, 2005  |     |                                     |     |               |  |
| <b>Date Prepared</b>                  | May 26, 2005  |     |                                     |     | <b>File #</b> |  |
| <b>Author</b>                         | Trent Prall   |     | Riverside Pkwy Project Manager      |     |               |  |
| <b>Presenter Name</b>                 | Mark Relph  |     | Public Works and Utilities Director |     |               |  |
| <b>Report results back to Council</b> | X   | No  |                                     | Yes | <b>When</b>   |  |
| <b>Citizen Presentation</b>           |   | Yes | X                                   | No  | <b>Name</b>   |  |
|                                       | <b>Workshop</b>   | X   | <b>Formal Agenda</b>                |     |               | <b>Consent</b> X <b>Individual Consideration</b> |

**Summary:** The City has entered into a contract to purchase the property at 1220 South 7th Street from Cora V. Ulibarri. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

**Budget:** Sufficient funds exist in the 2005 Riverside Parkway budget to complete the City's due diligence investigations and purchase of this property:

|   |                     |
|---|---------------------|
| <b>2005 Right-of-Way Budget</b>   | <b>\$10,000,000</b> |
| 2005 Right-of-Way Related Expenses to Date:*  | \$6,933,168         |
| Costs Related to this Property Purchase:  |                     |
| Purchase Price  | \$96,000            |
| Purchase Supplement   | \$53,900            |
| Estimated Moving Costs (owner)  | \$2,500             |
| Closing Costs   | \$2,000             |
| <b>Subtotal (Budget is \$162,000)</b>   | <b>\$154,400</b>    |
| Environmental Inspections   | \$3,500             |
| Asbestos Removal  | \$5,000             |
| Demolition and Misc environmental cleanup   | \$4,500             |
| <b>Total Costs Related to this request</b>  | <b>\$167,400</b>    |
| <b>2005 Remaining Right-of-Way Funds</b>  | <b>\$2,899,432</b>  |
| <b>Total Project Budget</b>   | <b>\$91,495,000</b> |
| Estimated Project Costs:  |                     |
| Preliminary Engineering / 1601 Process  | \$5,486,000         |
| Other preliminary engineering (admin/stipends/attorneys)                                    | \$3,115,000         |
| Utility Relocations / Street lights   | \$4,500,000         |
| Final Design  | \$2,994,000         |
| Construction  | \$52,000,000        |
| Construction Oversight  | \$4,400,000         |
| <b>Right-of-Way Land Pruchases and Relocation (Project inception to date: \$10,139,989)</b> | <b>\$19,000,000</b> |
| <b>Total Estimated Project Costs</b>  | <b>\$91,495,000</b> |
| Remaining Funds / Contingency   | \$0                 |
| *Includes 426 Noland Ave approved 5/4/05 and 836 Struthers Ave approved 5/20/05             |                     |

**Action Requested/Recommendation:** Adopt a Resolution authorizing the purchase of property at 1220 South 7th Street from Cora V. Ulibarri.

**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.

This is the seventh house to be purchased in the Lower Downtown area. It is located east of 7<sup>th</sup> Street and south of Kimball Ave. The subject property contains 0.135 acres of C-2 zoned land and a 988 square foot owner occupied home. The house was constructed in 1915.

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. The owner received an appraisal for \$126,000. City staff, as well as the City's real estate consultant HC Peck and Associates, Inc., reviewed the independently prepared appraisals and believes that the purchase price of \$96,000 for the subject property is indicative of the fair market value.

As part of the acquisition and relocation policy, the City must find three comparable properties to determine the value of a "decent, safe, and sanitary" (DSS) replacement house. The house must also be in a similar or better neighborhood and must be comparable to the relocatee's lifestyle. One of the homes must be available when an offer is made to the relocate. A comparable house currently on the market has been identified at 316 E. Heritage Court, Fruita, CO for \$149,900. The supplement for Ms. Ulibarri was calculated at \$53,900. Ms. Ulibarri is responsible for the difference if any, if purchasing a replacement property above \$149,900. The determination of the housing supplement is calculated as follows:

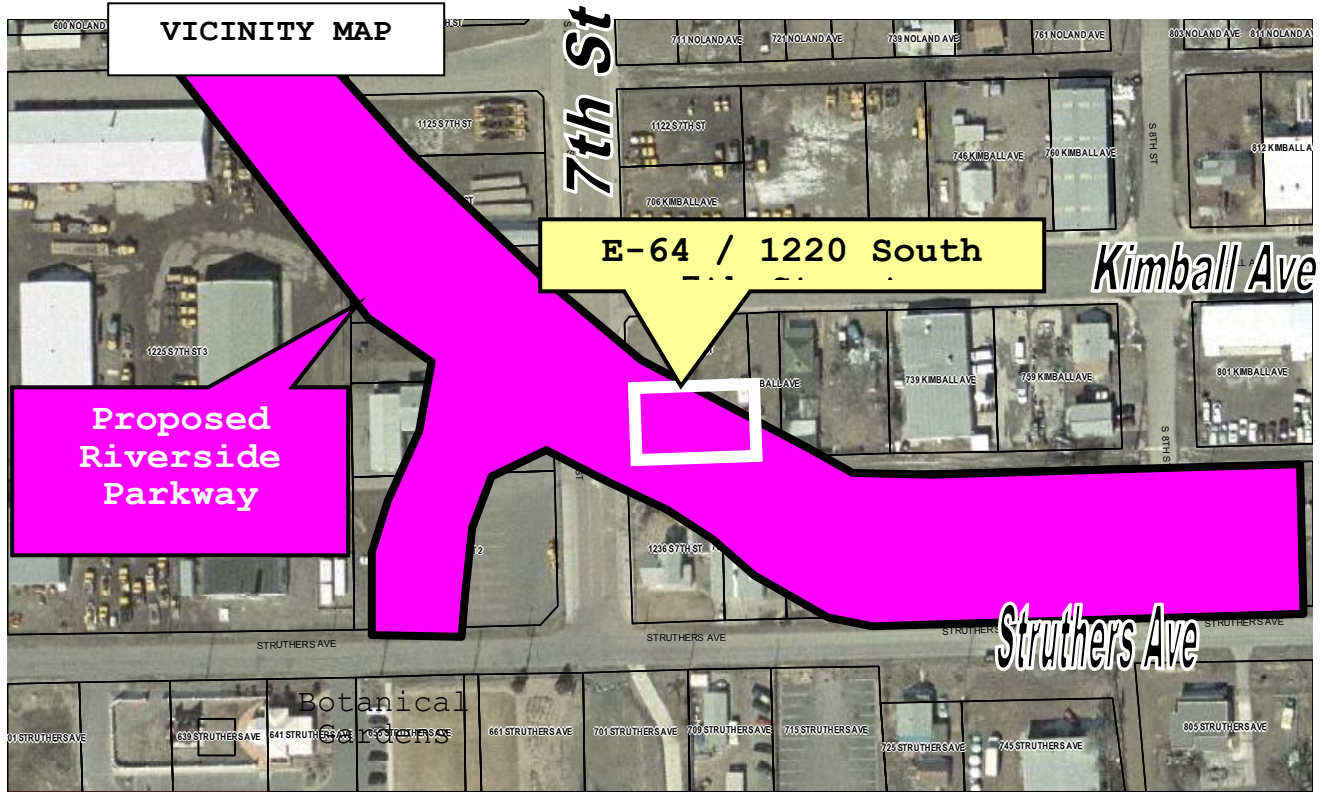
|  |           |
|--|-----------|
| Comparable property at market price        | \$149,900 |
| Value by Appraisal of the Subject property | \$96,000  |
| Total Replacement Housing Payment          | \$53,900  |

Ms. Ulibarri is entitled to \$53,900 as replacement housing payment when he purchases and occupies a DSS replacement house and provides the City of Grand Junction with the appropriate purchase contract that shows he is spending \$149,900 or more for the property. They are also entitled to some closing costs, interest supplements, and tax supplements totaling approximately \$2,000.

Moving costs are based on the lower of two professional move estimates. Ms. Ulibarri is entitled to the lower of the two estimates, approximately \$2,500, if he performs a self move, or the City of Grand Junction will pay a mover directly for a personal property move up to a 50 mile limit.

Closing is set for to occur on or before June 15, 2005. The owner will have no less than 90 days from June 15, 2005 to vacate the premises at 1220 South 7th Street.

Staff recommends this purchase as it is necessary for the construction of the proposed Riverside Parkway.



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

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY  
AT 1220 SOUTH 7TH STREET FROM CORA V. ULIBARRI

Recitals.

A. The City of Grand Junction has entered into a contract with Cora V. Ulibarri, 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 1220 South 7th Street and the Mesa County Assessor parcel number is 2945-231-17-005, designated as Project Parcel No. E-64.

B. The purchase contract provides that on or before June 15, 2005, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of the 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 the property at 1220 South 7th Street.

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 \$96,000. In addition, the City will pay a Replacement Housing Supplement of \$53,900, moving expenses of \$2,500 and closing and tax supplement of \$2,000. The total acquisition cost is \$154,400. 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. The sum of \$96,000 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property. The balance of the \$154,400 will be reimbursed after the owner incurs those expenses shortly after closing.

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 June, 2005.

Attest:

President of the Council

---

City Clerk

**Attach 14**

Purchase of Property 934 South 4<sup>th</sup> Street

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |  |     |  |     |                |                                   |
|---------------------------------------|--|-----|--|-----|----------------|-----------------------------------|
| <b>Subject</b>                        | Purchase of Property at 934 S. 4 <sup>th</sup> for the Riverside Parkway Project |     |  |     |                |                                   |
| <b>Meeting Date</b>                   | June 1, 2005   |     |  |     |                |                                   |
| <b>Date Prepared</b>                  | May 26, 2005   |     |  |     | <b>File #</b>  |                                   |
| <b>Author</b>                         | John Shaver  |     | City Attorney  |     |                |                                   |
| <b>Presenter Name</b>                 | Mark Relph<br>John Shaver  |     | Public Works and Utilities Director<br>City Attorney |     |                |                                   |
| <b>Report results back to Council</b> | X  | No  |  | Yes | <b>When</b>    |                                   |
| <b>Citizen Presentation</b>           |  | Yes | X  | No  | <b>Name</b>    |                                   |
|                                       | <b>Workshop</b>  | X   | <b>Formal Agenda</b>                                 |     | <b>Consent</b> | X <b>Individual Consideration</b> |

**Summary:** The City has entered into a contract to purchase the property at 934 S. 4<sup>th</sup> from Teresa and Tony Vega for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract. On April 20, 2005 City Council authorized acquisition of this property by condemnation. Authorization of the purchase contract will prevent the need to litigate with the owners.

**Budget:** Sufficient funds exist in the 2005 Riverside Parkway budget to complete the City's purchase of this property:

|  |                     |
|--|---------------------|
| <b>2005 Right-of-Way Budget</b>              | <b>\$10,000,000</b> |
| 2005 Right-of-Way Related Expenses to Date:* | \$6,933,168         |
| <b>Costs of this Purchase</b>                |                     |
| Purchase Price                               | \$150,000           |
| Moving Costs (owner)                         | \$0                 |
| Relocation Supplement (tenant A)             | \$18,690            |
| Moving Costs (tenant A)                      | \$1,235             |
| Relocation Supplement (tenant B)             | \$13,728            |
| Moving Costs (tenant B)                      | \$700               |
| Closing Costs                                | \$1,000             |
| <b>Subtotal (Budget is \$187,000)</b>        | <b>\$185,353</b>    |
| Environmental Inspections                    | \$3,500             |
| Asbestos Removal                             | \$5,000             |
| Demolition and Misc environmental cleanup    | \$4,500             |
| <b>Total Costs Related to this Property</b>  | <b>\$198,353</b>    |
| <b>2005 Remaining Right-of-Way Funds</b>     | <b>\$2,868,479</b>  |



**Action Requested/Recommendation:** Adopt a Resolution authorizing the purchase of property at 934 S. 4<sup>th</sup> Street from Teresa and Tony Vega.

**Attachments:**

Proposed Resolution.

**Background Information:** The property owners by and through their attorney Mr. John Moore and the City by and through City Attorney John Shaver were able to negotiate a settlement of the condemnation. The owners' appraisal valued the property at \$209,000.00; the City offered to purchase it for \$135,000.00. In lieu of condemnation the parties settled for \$150,000.00.

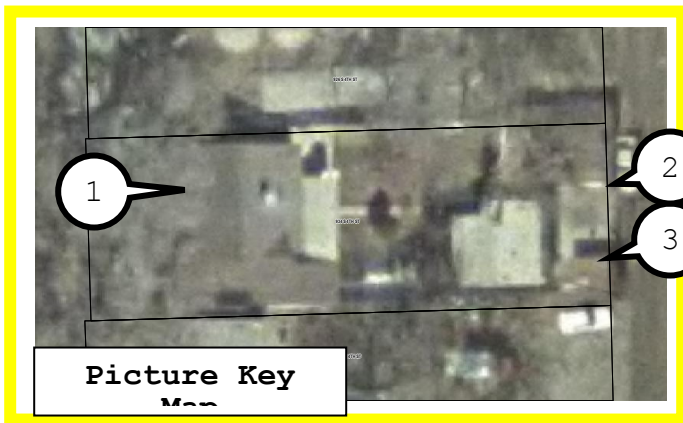
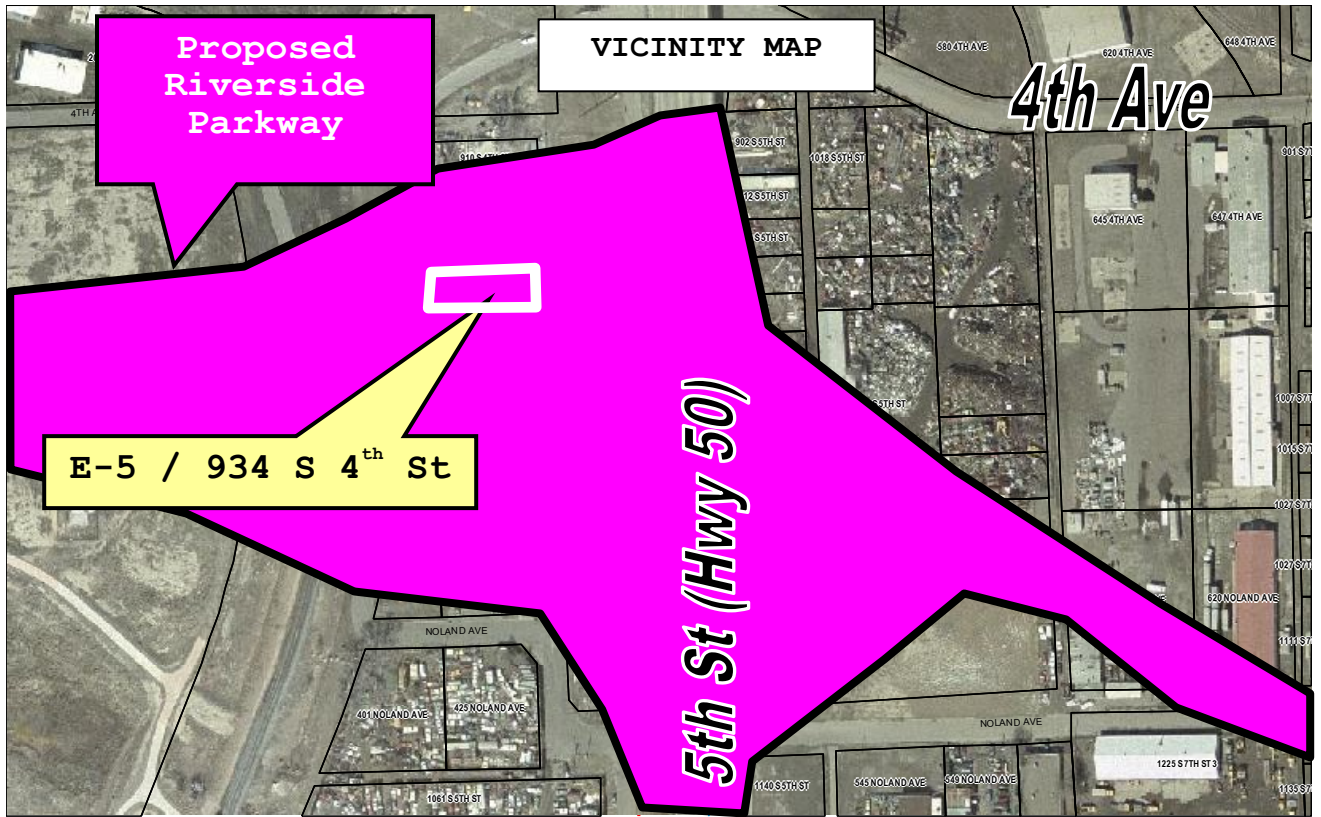
Saving the time and expense of litigation as well as the uncertainty that is associated with it, causes the City Attorney to recommend settlement and acquisition of the property for \$150,000.

The property is comprised of three rental units including a house and two apartments. The City has been paying protective rent on the house so no relocation payments were required for that unit. The back apartments each had tenants that were relocated for the project. Relocation costs, which include relocation supplements, for the two units totaled \$34,352 as broken out on the table above.

The property owners have reported that the property has been broken into and damaged necessitating repairs. In the course of the settlement negotiations the owner acknowledged that the condition of the property was such that additional improvements would likely be required if the matter was not resolved expeditiously and accordingly agreed to accept the City's offer.

Closing is set to occur on or before June 30, 2005.

Staff recommends this purchase as it is necessary for the construction of the proposed 5<sup>th</sup> St and Riverside Parkway interchange.



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

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY  
AT 934 S. 4<sup>th</sup> STREET FROM TERESA AND TONY VEGA

Recitals.

A. The City of Grand Junction has entered into a contract with Teresa and Tony Vega, 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 934 S. 4<sup>th</sup> Street and the Mesa County Assessor parcel number is 2945-232-00-005, designated as Project Parcel No. E-5.

B. The purchase contract provides that 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 \$150,000. 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 \$150,000 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 June, 2005.

\_\_\_\_\_  
Attest:  
Council

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

---

City Clerk

**Attach 15**

Intergovernmental Agreement with Mesa County – Mosquito Control Plan for West Nile Virus

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |  |            |                      |                             |               |   |                            |
|---------------------------------------|--|------------|----------------------|-----------------------------|---------------|---|----------------------------|
| <b>Subject</b>                        | Intergovernmental Agreement with Mesa County - Mosquito Control Plan for West Nile Virus |            |                      |                             |               |   |                            |
| <b>Meeting Date</b>                   | June 1, 2005   |            |                      |                             |               |   |                            |
| <b>Date Prepared</b>                  | May 26, 2005   |            |                      |                             | <b>File #</b> |   |                            |
| <b>Author</b>                         | Tim Moore  |            |                      | <b>Public Works Manager</b> |               |   |                            |
| <b>Presenter Name</b>                 | Tim Moore  |            |                      | <b>Public Works Manager</b> |               |   |                            |
| <b>Report results back to Council</b> | X  | <b>No</b>  |                      | <b>Yes</b>                  | <b>When</b>   |   |                            |
| <b>Citizen Presentation</b>           | X  | <b>Yes</b> |                      | <b>No</b>                   | <b>Name</b>   | Steve DeFeyter<br>Mesa County Health Department |                            |
|                                       | Workshop   | X          | <b>Formal Agenda</b> |                             |               | <b>Consent</b>                                  | X Individual Consideration |

**Summary:** Council will consider an Intergovernmental Agreement (IGA) with Mesa County that outlines efforts each agency will undertake to implement a mosquito control program to reduce the risk of West Nile Virus (WNV) for 2005. The 2005 program will be very similar to the one Council approved for 2004 and will complete the two year effort to prevent the spread of WNV within Mesa County.

**Budget:** Program costs for the City are estimated to be \$30,000.

**Action Requested/Recommendation:** Approve the IGA with Mesa County.

**Attachment:** 1. Intergovernmental Agreement, which includes Exhibit A (Insurance Requirements ) 2. 2005 West Nile Virus Plan

**Background Information:** This is the second and final year of a two-year program Mesa County and the City of Grand Junction have implemented to prepare for a possible West Nile Virus (WNV) epidemic associated with the Culex mosquito. Local health officials agree that the effective use of biological mosquito control larvicides can reduce or prevent the need for widespread application of less environmentally friendly chemical based adulticides. Widely used and publicly accepted biological larvicides are available which are designed to attack the larval (pre-adult) aquatic stages of the

mosquito development cycle, before they develop into biting, breeding WNV disease transmitting adults.

One area identified within the City that has the capacity to generate significant populations of WNV-transmitting mosquitoes are the stormwater system catch basins located in the gutters of the street system.

### *Intergovernmental Agreement*

The attached IGA outlines a process by which the City will commit personnel to place larvicide briquets in each of the estimated 3000 catch basins on monthly basis throughout the 2005 mosquito season (usually through September). Additionally, the City will pay half of the cost of the briquets for a total of \$9,024.00.

Mesa County will perform WNV and mosquito surveillance activities within the City and provide relevant information to City staff. Mesa County will also work closely with City staff to implement community education programs and provide materials including "Fight the Bite" and assist in the distribution of complimentary "backyard" mosquito control agent samples.

### *2005 West Nile Virus Action Plan*

The 2005 West Nile Action Plan was developed by the Mesa County Health Department (MCHD) in cooperation with the City of Grand Junction and the Grand River Mosquito Control District (formerly Redlands Mosquito Control District). Based upon the analysis of the 2003 West Nile Virus response, in other parts of the state, (Mesa County Health Department) MCHD has projected a significant increase in impact for 2004 and 2005. In anticipation of this increased impact, the Plan has four key parts:

- ◆ Public Health Surveillance activities to detect the presence and intensity of WNV activity in Mesa County.
- ◆ Mosquito Control activities to reduce the threat of WNV in areas where the virus is most likely to reemerge.
- ◆ Communication and Public Awareness activities to provide information on what people can do to protect themselves.
- ◆ Public Health actions to be taken when WNV is detected in Mesa County.

### *Ongoing Updates*

City staff will provide periodic updates to Council throughout the mosquito season including results of ongoing surveillance activities, “hot spots” that may develop and action steps to be implemented in response to increased WNV activity.

**INTERGOVERNMENTAL AGREEMENT BETWEEN**  
**MESA COUNTY AND THE**  
**CITY OF GRAND JUNCTION**

MCM: \_\_\_\_\_

THIS INTERGOVERNMENTAL AGREEMENT is made this \_\_\_\_\_ day of June, 2005 by and between the County of Mesa (hereafter "Mesa County"), a political subdivision of the State of Colorado, and the City of Grand Junction (hereafter "City), a home rule municipality of the State of Colorado.

**WITNESSETH:**

WHEREAS, Mesa County, Colorado, is in the midst of a nationwide mosquito-borne West Nile virus disease epidemic, which first emerged in Colorado and Mesa County in 2002, and in North America in 1999, severely impacting Mesa County in 2004, and which continues to present a threat to public, equine, and animal health. The most serious manifestation of West Nile virus infection is West Nile virus neuroinvasive disease (WNND), a form of which is a fatal encephalitis (inflammation of the brain) in humans and horses, as well as mortality in certain domestic and wild birds.

Locally, West Nile virus infection resulted in the deaths of five (5) Mesa County residents and clinical illness identified in one-hundred forty-eight (148) others during the 2003 and 2004 seasons. During 2003 and 2004 West Nile virus disease cases were found for the most part to be clustered in and around the City.

It is expected that if no prevention action is taken, the area will experience a significant incidence of West Nile virus disease in humans during the upcoming 2005 mosquito season. The focus of this ongoing outbreak is expected to re-occur within the densely inhabited areas of the Grand Valley, centering around the City; and

WHEREAS, the principal arthropod vector of West Nile virus is known to be the mosquito, and specifically mosquitoes of the Genus Culex, and that mosquito populations are controllable through identification of their breeding habitat and application of approved mosquito-control agents.

Widely-used, publicly acceptable, and environmentally sound mosquito-control products -- biological larvicides -- are available which are designed to attack the larval, pre-adult, aquatic stages of the mosquito development cycle, before they develop into biting, breeding, West Nile virus-disease-transmitting adults; and



WHEREAS, there is a critical public health need to provide mosquito-control coverage in 2004 for populated areas of Mesa County, and especially in the densely populated area of the City; and

WHEREAS, the effective use of biological mosquito-control larvicides can reduce or prevent the need for the widespread application of less environmentally-friendly, and less publicly acceptable, chemical-based mosquito adulticides; and

WHEREAS, the City operates a stormwater sewer system which has the capacity to generate significant populations of West Nile virus disease transmitting mosquitoes within the City; and

WHEREAS, the 2005 mosquito season, as used in this agreement, is defined as the time period from the date of this latest signature on this agreement through October 1, 2005; and

WHEREAS, the City has proposed a mosquito-control partnering effort with Mesa County in 2005 targeting the stormwater sewer system catch basins.

**NOW THEREFORE**, it is hereby agreed:

1. The term of this contract is from the date of the latest signing of this Agreement through December 31, 2005.

2. The City agrees that it will commence conducting mosquito-control operations targeting the stormwater sewer system catch basins, and to that end, it specifically agrees to:

a) Supply personnel, vehicles, and related equipment to place Altosid 30-day larvicide briquets in each of the estimated 3,000 stormwater sewer catch basins located within its city limits, on a monthly basis, throughout the 2005 mosquito season; and

b) Provide the Mesa County Health Department with basic project data to assist in assessing the effectiveness of the stormwater sewer system catch basin treatment program; and

c) Share in half the cost of the larvicide agents utilized in the Altosid larvicide briquet stormwater sewer system catch basin treatment program described in

this Agreement. Half of the cost of the briquets contemplated by this Agreement is \$9,024.00 which amount the City agrees to pay when requested by Mesa County and when given proof, or adequate assurances, by Mesa County, that the funds will be used to pay for the briquets contemplated herein.

3. Mesa County agrees:

a) It will arrange for the purchase of, and initially purchase, Altosid 30-day larvicide briquets for use by the City in treating the stormwater sewer system catch basins, in the amount of \$18,048.00, to wit:

Altosid (methoprene) 30 day briquets - 400 briquets/case - 48 cases.

b) During 2005 mosquito season, Mesa County will perform West Nile virus and mosquito surveillance activities within the City and provide information regarding same to City officials; and

c) It will work closely with the City in the provision of West Nile virus personal protection "Fight the Bite" community-education programs and materials; assist in public education within the City; assist in the distribution of complimentary "backyard" homeowner mosquito-control agent samples; and, assist with the collection of data and the sharing of information to reduce the incidence of West Nile virus disease and mosquito populations in the area.

4. The Contract Administrator for Mesa County and the Contract Administrator for the City are respectively: Steve DeFeyter, c/o Mesa County Health Department, P. O. Box 20,000, Grand Junction CO 81502-5033 and Tim Moore, Public Works Manager, City of Grand Junction, 250 North 5<sup>th</sup> Street, Grand Junction CO 81501.

5. Any and all notices required by or to be made under or pursuant to this Agreement shall be made in writing and sent via United States Mail to the respective Contract Administrators at their respective addresses provided above.

6. The City agrees to perform its work hereunder in accordance with sound and acceptable industry or professional practices and standards and in accordance with all codes, standards, regulations, and laws applicable to this work; and prior to beginning work, shall secure, at its own expense, any and all necessary permits required by any governmental agency with jurisdiction. The City agrees that it shall at all times exercise precaution for the protection of all persons and property. The safety provisions of all applicable laws, regulations, and codes shall be observed. Hazards arising from the use of

vehicles, machinery, and equipment shall be guarded or eliminated in accordance with the highest accepted standards of safety practice. The City and any subcontractors shall bear full responsibility for payment of any fines or other punishments resulting from violations of any such statutes, rules or regulations which occur during the course of the work contemplated in this agreement.

7. The City agrees to procure or maintain during the term of this agreement, insurance coverage that would include commercial General Liability Insurance, Comprehensive Automobile Liability insurance, and Workers' compensation and Employers' Liability insurance, at its own cost and under the terms set forth in **Exhibit A** attached hereto and by this reference incorporated herein. The City shall not start larvicide application work under this Agreement until such insurance coverage has been obtained.

8. The City shall also require all subcontractors and sub-subcontractors to maintain during the term of this agreement, Commercial General Liability insurance, Comprehensive Automobile Liability insurance, and Workers' Compensation and Employers' Liability insurance, in the same manner as specified for itself.

9. Self-insurance by the City is acceptable to Mesa County so long as the conditions set forth in Exhibit A are met.

10. A certificate or letter of self insurance shall be completed by the City as evidence that the required coverages, conditions and minimum limits are in full force and effect. The same may be subject to review and approval by Mesa County prior to commencement of any work or services under this Agreement.

11. No terms of this agreement are meant to indicate that the signatories to this agreement constitute a partnership as the term is understood in the Uniform Partnership Law, C.R.S. 7-6-101 et seq., as amended, or at common law. Nothing in this agreement shall create any joint or several liability or joint or several exposure for either party to this agreement. Joint action under this agreement is strictly limited to the data sharing, resource sharing, and other related processes as described herein, unless otherwise stated by subsequent agreement.

12. This agreement contains the entire agreement and understanding between the parties to this agreement and supersedes any other agreements concerning the subject matter of this transaction, whether oral or written. No modification, amendment, novation, renewal or other alteration of or to this agreement shall be deemed valid or of any force or effect whatsoever, unless stated in writing duly authorized and executed by Mesa County and the City.

13. No portion of this agreement shall be deemed to constitute a waiver of any immunities the parties or their officers or employees may possess nor shall any portion of this agreement be deemed to have created a duty of care which did not previously

exist with respect to any person not a party to this agreement. Mesa County and the City agree that the City is relying upon, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, 24-10-101 et seq., 10 C.R.S. as from time to time amended or to otherwise available to the City, its officers or its employees.

14. It is expressly understood and agreed that enforcement of the terms and conditions of this agreement and all rights of action relating to such enforcement shall be strictly reserved to Mesa County and the City, and nothing contained in this agreement shall give or allow any claim or right of action whatsoever by any other person or entity not a party to this agreement. It is the express intention of the Contracting Parties that any person or entity other than the undersigned parties receiving services or benefits under this agreement shall be deemed an incidental beneficiary only.

15. The City shall indemnify, and hold harmless Mesa County, its agents and officials against all loss or damages, including penalties, charges, professional fees, interest, costs, expenses and liabilities of every kind and character arising out of, or relating to, any and all claims and causes of actions of every kind and character, in connection with, directly or indirectly, its larvicide dissemination under this Contract, whether or not it shall be alleged or determined that the harm was caused through or by the City or its subcontractor, if any, or their respective employees and agents, or a party indemnified hereunder. The City further agrees that its obligations to Mesa County under this paragraph include claims against Mesa County by the City's employees whether or not such claim is covered by workers compensation. The City expressly understands and agrees that any insurance or bond protection required by this contract, or otherwise provided by the City, shall in no way limit the responsibility to indemnify, keep and save harmless and defend Mesa County as herein provided, and such obligation exists even if the claim is fraudulent or groundless.

16. This agreement shall be construed in accordance with the laws of the State of Colorado and venue for any dispute hereunder shall be in the District Court for the County of Mesa, Colorado.

IN WITNESS WHEREOF: the parties hereto have executed this contract on the day above written.

EFFECTIVE ONLY UPON the approval and signature of both Parties.

ATTEST: Mesa County Board of County Commissioners

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Tilman M. Bishop  
Chair

\_\_\_\_\_  
Date

ATTEST:

City of Grand Junction

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

\_\_\_\_\_  
Bruce Hill  
Mayor

\_\_\_\_\_  
Date

**MESA COUNTY**

**EXHIBIT A  
INSURANCE REQUIREMENTS**

- 1) All insurance policies required of the City in the attached Agreement shall include a **thirty (30)** day notification of cancellation meaning that Mesa County's Contract Administrator will be notified in writing, **30** days prior to any material changes in the insurance policy(s) such as; cancellation, non-renewal, or reduction in coverage or alteration of coverage.
  
- 2) The Contractor shall procure and continuously maintain the minimum insurance coverage listed below. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
  - A. Workers' Compensation and Employer's Liability Including Occupations Disease Coverage in accordance with scope and limits as required by the State of Colorado (or the state in which the contractor is a resident).
  
  - B. Commercial General Liability, "**occurrence form**," with minimum limits of ONE MILLION (\$1,000,000) combined single limit, per occurrence for bodily injury, personal injury and property damage.
  
  - C. Comprehensive Automobile Liability insurance with minimum limits for bodily injury and property damage of not less than ONE MILLION (\$1,000,000) combined single limit per accident.
  
- 3) The policies required by paragraphs (B) and (C) above shall be endorsed to specify; "**Mesa County, it's officers, officials, employees and volunteers as INSUREDS, as respects liability, on behalf of the Contractor, arising out of this Contract.**" All certificates of insurance are to be submitted on standard "**ACORD 25-S**" form. Please refer to **SAMPLE** certificate attached hereto.



**2005 West Nile Virus  
Action Plan**

## Table of Contents

Introduction

Public Health Surveillance Activities

    Mosquito Surveillance

    Corvid Surveillance

    Animal Surveillance

    Human Surveillance

Mosquito Control Activities

    Backyard mosquito control

    Grand River Mosquito Control District

    City of Grand Junction

    Mesa County Health Department Mosquito Control Team

Communication and Public Awareness Activities

    Outreach to Community Partners

    Outreach to the General Public

    Outreach to the Health Care Providers

Public Health Action Levels

    Level I – Probability of human outbreak-none

    Level II – Probability of human outbreak-remote, low *Culex* mosquito population

    Level III – Probability of human outbreak-remote, average or high *Culex* mosquito population

    Level IV – Probability of human outbreak –low, first positive West Nile virus in birds and mosquitoes pools

    Level V– Probability of human outbreak-moderate; increased density of positive in mosquitoes and birds, first positive equine

    Level VI - Probability of human outbreak-high, human case confirmed

    Level VII - Epidemic level activity in humans



## **Introduction**

Mesa County Health Department has updated and modified the 2004 West Nile Virus Action Plan for the 2005 season.

The Mesa County Health Department 2005 West Nile Virus Surveillance and Response has one objective, protecting human health. In support of that objective, the plan has four key parts:

- Public health surveillance activities to detect the presence and intensity of West Nile virus activity in Mesa County
- Mosquito control activities to reduce the threat of West Nile virus in areas where the virus is most likely to reemerge.
- Communication and public awareness activities to provide information on what people can do to protect themselves.
- Public health actions to be taken when West Nile virus is detected in Mesa County.

Based on the analysis of the 2004 West Nile virus season projections for another season with West Nile activity in 2005, the Mesa County Health Department plans for increases in:

- The number of sites for mosquito trapping
- The demand for health education and public information
- The need for interaction with the medical community
- Case investigation
- Larviciding areas outside of the Grand River Mosquito Control District boundaries

## **Public Health Surveillance Activities**

Public health surveillance is the ongoing and systematic collection, analysis, and interpretation of health data. This information is used for planning, implementing, and evaluating public health interventions and programs. Surveillance activities are at the core of Mesa County's West Nile Virus Response Plan and include surveillance for West Nile virus in mosquitoes, corvids, domestic animals, and humans. The objectives of surveillance are to:

- Rapidly detect the occurrence of West Nile virus and the extent of its geographic distribution.
- Guide implementation of control measures.

### **Mosquito Surveillance**

Mosquito surveillance will include mosquito species identification and abundance in the community, seasonal and geographic distribution as well as West Nile virus infection rates. Mesa County Health Department will increase the number of mosquito trapping sites included in the current mosquito surveillance network.

## **Corvid Surveillance**

In 2005, the Mesa County Health Department will again collect and test specific dead birds for West Nile virus. This will include collecting reports of dead corvids (crows, ravens, magpies and jays). Because corvids are particularly susceptible to West Nile virus, corvid deaths serve as an early indicator of West Nile virus activity. Once the presence of West Nile virus has been confirmed, the value of continued corvid testing in 2005 will be reassessed.

## **Animal Surveillance**

Surveillance of horses provides another means to detect the presence of West Nile virus and assess the risk of West Nile virus infection to the human population. However, horse surveillance has limitations because horses can be vaccinated for protection against this virus. Mesa County Health Department, with the assistance of local veterinarians, will monitor activity of all cases involving domestic animals with confirmed West Nile virus reported to Colorado Department of Agriculture.

## **Human Surveillance**

West Nile virus human cases will be tracked using the Colorado Electronic Disease Reporting System (CEDRS). This is a web-based system intended to improve communications among hospitals, state and local health departments. In addition, blood bank donations will be monitored for West Nile virus infection.

## **Mosquito Control Activities**

Mesa County Health Department is following mosquito control guidelines of the Association of State and Territorial Health Officials published in July 2004 titled, *Public Health Confronts the Mosquito: Developing Sustainable State and Local Mosquito Control Programs*. As excerpted from that report, there are several ways to prevent the emergence of adult mosquitoes, which is the generally the most economic strategy. Larvae are confined to the aquatic habitat, which can be clearly identified and treated. Methods include source reduction, larvicides, biological control and public education.

Source reduction and personal protection education is discussed in the following section on Community Outreach. Several mosquito control activities are planned for the mosquito season described in more detail below:

- Larvicide Giveaway Program

- Grand River Mosquito Control District
- City of Grand Junction
- Mesa County Health Department Mosquito Control Team

Larvicide Giveaway Program: Mesa County Health Department will provide to local residents free “backyard” mosquito control larvicide samples and educational materials. The samples will be easy to apply and non-toxic. Since organized mosquito control programs tend not to deal with residential “backyard” habitat: water troughs, ornamental ponds, unused or abandoned swimming pools, irrigation vaults, flooded lawns, etc., giving the public the means to kill mosquitoes on their own property will help fill a gap in the local mosquito control effort.

Grand River Mosquito Control District: Grand River Mosquito Control District is now fully funded and will be providing mosquito control within its district boundaries. Please see attachment A for a detailed map of the Grand River Mosquito Control District boundaries.

City of Grand Junction: Municipal storm sewer catch basins have been identified as a major source of mosquito breeding activity in urban areas. Grand Junction has nearly 3,000 of these water holding catch basins which the City will treat monthly during the 2005 West Nile virus season. Mesa County Health Department’s will work with the City and apply other appropriate treatments when and where the vector mosquitoes are found.

Mesa County Health Department: Mesa County Health Department will monitor populated areas outside of the Grand River Mosquito Control District. Mesa County Health Department will apply larvicide with a variety of application techniques and products to mosquito breeding hotspots in West Nile virus critical areas. Private homeowners and homeowner groups can request assistance in larviciding properties that they control or own. To help Mesa County Health Department identify standing water habitats and increased mosquito activity, Mesa County residents can call 244-3247.

If the larviciding activities are unsuccessful, under a worse case scenario resulting in a Public Health Emergency to be declared, control activities may include aerial spraying. Although the groundwork is being laid for that event, Mesa County Health Department is hoping that the mosquito control activities planned for early in the season will be adequate.

## **Communication and Public Awareness Activities**

Public education about mosquito-borne diseases, particularly modes of transmitting and means of preventing or reducing risk for exposure, is a critical component of Mesa

County's West Nile Virus Action Plan. Communication and public awareness activities are designed to provide pertinent information both before and during the mosquito season. The goals of the communications and public awareness plan are to:

- Educate municipal officials, the public, and media on West Nile virus, disease prevention recommendations including personal protective measures and homeowner source reduction, Mesa County Health Department's Surveillance and Response Plan, and the use of larvicides and other control methods.
- Increase awareness among health care providers about the virus, its prevention and diagnosis, and information about pesticides.

### **Outreach to Community Partners**

Mesa County Health Department will attend the 2005 statewide West Nile Virus Planning meeting on April 27<sup>th</sup> for Western Slope Public health agencies and health care providers. At that meeting, Colorado Department of Public Health and Environment will review statewide surveillance strategies and protocols, laboratory protocols, mosquito control, and review of communication efforts to the medical community and to the public.

### **Outreach to the General Public**

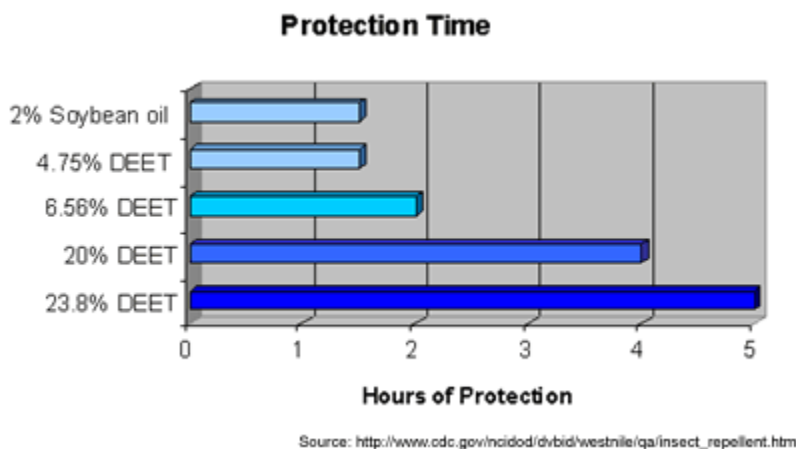
Mesa County Health Department utilizes several modes of communication in an effort to reach all residents of Mesa County.

- The communicable disease information line, (970) 248-6969, will include recorded information about West Nile virus and will be updated frequently. The Spanish language information line will be (970) 255-5055.
- Mesa County Health Department's website, [www.co.mesa.co.us/health](http://www.co.mesa.co.us/health) has information in English about West Nile virus and links to information in English, Spanish, Chinese and Vietnamese at the state website, [www.fightthebitecolorado.com](http://www.fightthebitecolorado.com)
- News releases will be issued on a regular basis to provide updates on West Nile virus cases in Mesa County. A courtesy copy of news releases will be sent simultaneously to elected officials. Interviews will be scheduled frequently in all media outlets.
- Mesa County Health Department telephone response to questions from the public, including:
  - Human West Nile virus questions will be handled through our main health department number, (970) 248-6900.
  - Mosquito and dead bird questions will be handled by Environmental Health services at (970) 248-6960.
- A 30 minute West Nile virus video will be shown on Mesa County Cable Channel 12 and at community meetings
- A 30 second public service announcement on West Nile virus has been distributed to the local television stations and will be used in 2005.
- Printed ads have been produced and will be utilized in all local print media

- Posters and brochures will be distributed in the community
- Mesa County Health Department staff will be available for community presentations
- Mesa County Health Department will have exhibits at various community fairs

The key messages to the public include the following prevention measures they can take to protect themselves:

- Avoid outdoor activities, such as gardening, at dusk and dawn when mosquitoes are most active.
- If outside during the periods when mosquitoes are most active, cover up by wearing long-sleeved shirts, pants, shoes and socks.
- Use mosquito repellents with *N,N*-diethyl-*m*-toluamide (DEET). Products with 10 percent or less *N,N*-diethyl-*m*-toluamide (DEET) are recommended for children.
- Eliminate standing water in tires or similar water-holding containers as these may serve as mosquito breeding sites. Change the water in birdbaths at least weekly.
- Use larvicide on mosquito habitat that cannot be drained.



This chart is designed to assist people in choosing the appropriate insect repellent based on

### Outreach to Health Care Providers

Mesa County Health Department will share West Nile virus information from the U.S. Centers for Disease Control and Prevention and the Colorado Department of Public Health and Environment with our local community partners as it is made available. Fax and email communication groups are set up for:

- Health care providers
- Hospital Emergency Rooms and Infection Control Departments
- Veterinarians
- Laboratories
- Emergency Responder partners
- Adjacent county public health departments

## Public Health Action Levels

Mesa County Health Department will use Colorado Department of Public Health and Environment (CDPHE) guidance, in addition to CDC's guidance, when making decisions about West Nile virus response activities. The following public health action levels have been used in past years by CDPHE to guide West Nile virus response efforts in Colorado. Modifications to this guidance by CDPHE will also be considered when issued.

### **Level I**                      **Probability of human outbreak: None**

Status: no previous season activity, off-season.

Response:

1. Routine post and pre-season surveillance meetings of Encephalitis Surveillance Program participants to analyze previous year's data
2. Discuss and establish surveillance strategy and activities for coming year.
3. Map previous season's surveillance data.
4. Consider the establishment of local or regional mosquito control programs.

### **Level II**                      **Probability of human outbreak: Remote**

Status: early season; average environmental factors (spring precipitation and temperatures within expected normal historical averages); no natural disaster (e.g., flood) creating a potential public health threat due to possible arbovirus transmission; no or low numbers of *Culex* species mosquitoes in traps. In the event of a natural disaster (e.g., flood), Centers for Disease Control and Prevention is available upon formal request to provide an arbovirus / nuisance insect assessment.

Response:

1. Surveillance group meet/communicate to discuss current, available surveillance data. Discuss and make necessary adjustments to the current arboviral surveillance plan
2. Routine mosquito surveillance and larvae control.
3. Routine sentinel mosquito and dead bird surveillance.
  - a. Routine equine surveillance.
  - b. Initiate early season mosquito control programs with an emphasis on larval integrated pest management (IPM) (chemical, biological, and habitat modification).
  - c. Plan for and develop bid specifications for commercial application of adulticides in the event of an arboviral emergency.
  - d. Initiate public education program emphasizing domestic mosquito control

### **Level III** **Probability of human outbreak: Remote**

Status: early to mid-season; documented arbovirus activity in adjacent states or arbovirus activity in Colorado during the previous year; no documented positive specimens yet; normal to above normal environmental factors (i.e., precipitation and/or temperatures), evidence of average or higher than average *Culex* species mosquito populations (as compared to available historical population data for the area).

Response:

1. Analyze, map and interpret data for future reference, develop a response recommendation for local authorities.
2. Increased and/or earlier surveillance of mosquito breeding habitat where control and/or surveillance programs exist.
3. Consider increased surveillance activity in areas with historic virus or mosquito activity (e.g., mosquito trapping and dead bird testing).
4. Notify appropriate local and state, agencies to expect potential arbovirus activity.
  - a. If appropriate, initiate public education and awareness of dead bird surveillance and local / state health department tracking and collection of dead birds.
  - b. If applicable, advise animal control, parks and recreation departments, veterinarians, etc. of increased dead bird surveillance reporting and testing.
  - c. Prepare and coordinate press releases. Initiate public education program on mosquito source reduction.

#### **Level IV Probability of human outbreak: Low**

Status: mid-season; first evidence of virus activity has been detected in dead birds; first evidence of infected pools of *Culex* species mosquitoes; persistent above average environmental factors (i.e., precipitation and/or temperatures);

Response:

1. Notification of local agencies, media and the public of positive findings.
2. Analysis, map and interpretation of surveillance data by arbovirus surveillance group to identify areas of increased risk, provide recommendations to local authorities where surveillance data is available, and assist in coordination of control measures
3. Where control programs exist, define geographic area(s) for increased monitoring and control where virus transmission appears most active and expand monitoring activities in scope, frequency, and type as necessary. This may include additional mosquito traps, increased trapping frequency and testing or increased dead bird submissions
4. Timely laboratory analysis (i.e., dead birds, acute and convalescent horse serology, mosquito pools, etc.). Additional laboratory support or shifting of laboratory resources, if necessary.
5. Increased larval monitoring and control where applicable.
6. Where control programs do not exist, local public education plans should be primary. Release coordinated press and Public Service Announcements via local

and state agencies on public notification of affected areas, personal risk reduction practices, and mosquito control measures.

7. Initiate communications with veterinarians, physicians, diagnostic labs, hospitals, and public health nurses for elevated awareness and reporting of suspect equine and human meningoencephalitis cases.

### **Level V Probability of human outbreak: Moderate**

Status: mid-late season; increased density/numbers of dead birds in specific geographic area; positive dead bird prior to August 1; large or significant increase in *Culex* species mosquito populations and in the number of infected mosquito pools (i.e., rising minimum infection rates); first equine cases confirmed.

Response:

1. Notify appropriate local, state, and federal agencies regarding positive findings and anticipated response activities
2. Identify geographic areas, by mapping surveillance data, where virus transmission appears most active (e.g., human cases, horse cases, dead birds, and mosquito pools).
3. Expand surveillance activities. May include additional mosquito traps.
4. Continue coordinated press releases and initiate Public Service Announcements to keep public informed of affected areas, focusing on exposure risk reduction practices and public education of the disease threat.
5. Continue larviciding activities in an effort to stem the numbers of vector competent species
6. Where mosquito control programs exist, begin preparations (e.g., pre-treatment mosquito trapping, selection of agent, locations of commercial bee hives, etc.) for adulticiding activities in areas of identified virus activity. Begin extensive public education campaign on the adulticide program including pesticides used, specific times, locations of application, and justification.
7. Increase communications with veterinarians, physicians, diagnostic labs, hospitals, and public health nurses regarding investigating and reporting suspect equine and human cases. Obtain specimens for serological testing on reported suspect cases.

### **Level VI Probability of human outbreak: High**

Status: late season but 2 or more weeks remain in mosquito season; confirmed, multiple equine cases of arboviral disease; continued warm / hot weather, average to above average precipitation; consistently high numbers of *Culex* species mosquitoes; additional infected mosquitoes pools; additional horse cases; human case confirmed.

Response:

1. Initiate active human case surveillance



2. Initiate adult mosquito control activities in areas already identified by surveillance data mapping as epizootic / epidemic areas. Notify public and affected beekeepers of spraying locations and times.
3. Continue Public Service Announcements and regular press releases advising residents in affected and adjacent areas on risk reduction practices.
4. Focus resources on mosquito control, human case surveillance and prevention. Suspend dead bird surveillance and limit mosquito collections to direct and assess the effectiveness of control activities.
5. Notify Colorado Office of Emergency Management (COEM) of potential outbreak (i.e., state resource allocation) to begin securing emergency funding from local, state, and federal sources. Begin documenting costs associated with outbreak control.

### **Level VII Probability of human outbreak: In progress**

Status: Epidemic level activity, multiple human cases.

Response:

1. Continue active human case surveillance.
2. Provide daily public and media updates on status of outbreak, areas of high risk, personal protection and mosquito control measures.
3. Continue and expand adult mosquito control activities based on surveillance data mapping.
4. Focus all resources on human case prevention and adult mosquito control.
5. Cease environmental surveillance and only conduct mosquito trapping to determine areas for control and to assess effectiveness of adult control activities.
6. Notify Colorado Office of Emergency Management of imminent outbreak and initiate process for emergency funding. Document all outbreak-associated costs.
7. Activate Colorado Public Health Statewide Emergency Mutual Aid and Assistance Agreement.

**Attach 16**

DOLA Grant for Radio Communications

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |   |            |   |                               |               |  |
|---------------------------------------|---|------------|---|-------------------------------|---------------|--|
| <b>Subject</b>                        | Approval of DOLA grant for radio communications |            |   |                               |               |  |
| <b>Meeting Date</b>                   | June 1, 2005                                    |            |   |                               |               |  |
| <b>Date Prepared</b>                  | May 25, 2005                                    |            |   |                               | <b>File #</b> |  |
| <b>Author</b>                         | Sheryl Trent                                    |            |   | Assistant to the City Manager |               |  |
| <b>Presenter Name</b>                 | Greg Morrison                                   |            |   | Police Chief                  |               |  |
| <b>Report results back to Council</b> |   | <b>No</b>  | x | <b>Yes</b>                    | <b>When</b>   | Receipt of grant funding                         |
| <b>Citizen Presentation</b>           |   | <b>Yes</b> | x | <b>No</b>                     | <b>Name</b>   |  |
|                                       | <b>Workshop</b>                                 | x          |   | <b>Formal Agenda</b>          |               | <b>Consent</b> x <b>Individual Consideration</b> |

**Summary:** The Grand Junction Regional Communication Center (GJRCC) is applying for a grant in the amount of \$1,305,424 as the final phase of a multi-year effort to enhance the quality and availability of public safety radio communications across Mesa County. The radio system improvement project has been ongoing since 1999, and to this point has been funded solely through 9-1-1 surcharge funds collected and administered by the Grand Junction Emergency Telephone Service Authority Board (ETSAB).

**Budget:** There is a current budget for this request, and these grant funds, if received, will make the project more timely.

**Action Requested/Recommendation:** That the City Council approve the application and authorize the Mayor to sign.

**Attachments:** Grant application.

**Background Information:** This project is the final phase of a multi-year effort to enhance the quality and availability of public safety radio communications across Mesa County. This phase is focused on improving rural area radio coverage and signal quality. The Grand Junction Regional Communication Center (GJRCC) is partnering with the State Division of Information Technologies (DOIT) to identify site locations that are mutually beneficial to the improvements as mentioned above, as well as the completion and implementation of the State's 800 Megahertz Digital Trunked Radio (DTR) project. This application represents the remaining components to complete the infrastructure as identified, within the system coverage goals of both GJRCC and DOIT.

Department of Local Affairs
COLORADO'S WIRELESS INTEROPERABILITY NETWORK (WIN) APPLICATION
Public Facilities/Public Services/Community Development Projects
(Refer to back page for application filing information)

A. GENERAL AND SUMMARY INFORMATION

1. Name/Title of Proposed Project: Rural Public Safety Radio Improvement Projects

2. Applicant: City of Grand Junction

(In the case of a multi-jurisdictional application, name of the "lead" municipality, county, special districts or other political subdivision).

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

\_\_\_\_\_

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

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

Name: Bruce Hill Title: Mayor

Mailing Address: 250 North 5th Street, Grand Junction CO 81501 Phone: (970) 244-1508

E-mail Address: bruceh@gjcity.org Fax: (970) 244-1456

4. Designated Contact Person for the Application:

Name: Paula Creasy Title: Manager, GJRCC

Mailing Address: 625 Ute Avenue, Grand Junction CO 81501 Phone: (970) 244-3640

E-mail Address: paulac@gjcity.org Fax: (970) 245-7206

5. Amount requested: \$ 1,305,424 Does the applicant jurisdiction have the ability to receive and spend state grant funds under TABOR spending limitations? Yes X No \_\_\_ If no, please explain.

6. Brief Description of Proposed Project (100 words or less): This project is the final phase of a multi-year effort to enhance the quality and availability of public safety radio communications across Mesa County. This phase is focused on improving rural area radio coverage and signal quality. The Grand Junction Regional Communication Center (GJRCC)

is partnering with the State Division of Information Technologies (DOIT) to identify site locations that are mutually beneficial to the improvements as mentioned above, as well as the completion and implementation of the State’s 800 Megahertz Digital Trunked Radio (DTR) project. This application represents the remaining components to complete the infrastructure as identified, within the system coverage goals of both GJRCC and DOIT.

- 7. a. Local priority as assigned by county-wide impact team (if applicable), or if more than one application from the same local government (e.g., 1 of 2, 2 of 4, etc.).

**B. DEMOGRAPHIC AND FINANCIAL INFORMATION**

**1. Population**

- a. What was the 2000 population of the applicant jurisdiction? 41,986
- b. What is the current estimated population for the applicant jurisdiction? 50,000  
(Current/most recent lottery distribution estimate is acceptable.) What is the source of the estimate?  
Community Development Department
- c. What is the population projection for the applicant in 5 years? 56,570  
What is the source of the projection? Based on historical annual growth rate of 2.5%

**2. Financial Information**

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

| Entity Name  | City of Grand Junction          | <input type="checkbox"/> | <input type="checkbox"/> |
|--|---------------------------------|--------------------------|--------------------------|
| a. Assessed Valuation (Year <u>2004</u> )                      | 530,454,290                     |                          |                          |
| b. Mill Levy/Annual Revenue                                    | 8.00/\$4.24 million             | /                        | /                        |
| c. Overlapping Mill Levy <input type="checkbox"/>              | 71.49                           |                          |                          |
| d. Sales Tax Rate (%) /Annual Revenue                          | 2.75%/\$32.3 million            | /                        | /                        |
| e. Long-Term Finance Obligation,                               | GF Revenue Bonds/\$57.1 million | /                        | /                        |
| f. Annual Budget (relevant fund) General Fund Year <u>2004</u> | \$44.9 million                  |                          |                          |

|   |                 |  |  |
|---|-----------------|--|--|
| Total Amount All Funds                                  | \$129.4 million |  |  |
| Fund Cash Balance (as of 1/1/04)                        | \$63.6 million  |  |  |
| g. Water <input type="checkbox"/> (water projects only) | \$3.6 million   |  |  |
| Tap Fee   | \$1,000 each    |  |  |
| Avg. Monthly User Charges <input type="checkbox"/>      | \$16.00 per     |  |  |
| Number of Taps Served by Applicant                      | 9,300           |  |  |
| Fund Cash Balance (as of 1/1/04)                        | \$6.1 million   |  |  |
| h. Sewer <input type="checkbox"/> (sewer projects only) | \$9.1 million   |  |  |
| Tap Fee   | \$1,250 each    |  |  |
| Avg. Monthly User Charges <input type="checkbox"/>      | \$13.23 per     |  |  |
| Number of Taps Served by Applicant                      | 25,000          |  |  |
| Fund Cash Balance (as of 1/1/04)                        | \$12.4 million  |  |  |

- For fund most relevant to application (e.g., General Fund, Sewer Fund, etc.).
- Use only in the case of multi-jurisdictional or on-behalf-of applications to provide the requested information for other directly participating entities.
- Not required if not relevant to application.
- ▼ Divide sum of monthly residential revenues by number of residential taps served.

### C. PROJECT BUDGET & FUNDING SOURCES

| PROJECT EXPENDITURES   |                             | PROJECT REVENUES     |                                    |                              |                  |           |
|--|-----------------------------|----------------------|------------------------------------|------------------------------|------------------|-----------|
| Project Budget Line Items:<br>(Examples: architect,<br>engineering, equipment,<br>construction etc.) | Total<br>Cost               | Impact<br>Assistance | Other Funds Requested or Committed |                              |                  |           |
|  |                             |                      | Amount                             | Source                       | Unit<br>Cos<br>t | Status*   |
| 1. GJRCC / Mesa Point<br>Microwave<br>In-Kind Services (DOIT)  | 155,630<br>33,320<br>60,480 |                      | 33,320                             | Telecom                      |                  | Approved  |
| 2. GJRCC / DTR Zone 2<br>Microwave<br>In-Kind Services (DOIT)  | 33,320<br>489,848<br>69,020 |                      | 33,320                             | Telecom                      |                  | Approved  |
| 3. Spruce Point Site<br>Construction<br>In-Kind Services (DOIT)                                      | 489,848<br>69,020           |                      | 69,020                             | Telecom                      |                  | Approved  |
| 4. BLM Ridge Site<br>Construction<br>In-Kind Services (DOIT)   | 309,198<br>46,340           |                      | 46,340                             | Telecom                      |                  | Approved  |
| 5. Lee's Point Site<br>Construction<br>In-Kind Services (DOIT)                                       |                             |                      | 200,000                            | ETSAB 9-<br>1-1<br>Surcharge |                  | Committed |
| <b>TOTAL</b>   | 1,756,024                   | 1,305,424            | 450,600                            |                              |                  |           |

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

1. Explain how this project is directly or indirectly related to energy/mineral impacts, including whether it mitigates any adverse impacts.

**The City of Grand Junction has a long history of a boom and bust economy based on energy resources. Historically, energy exploration has had (and continues to have) a significant effect on our local and regional economy in the form of unemployment, wages, growth patterns and infrastructure improvements. Due to**

**the rapid commercial and residential growth during the last 1970's and early 1980's due largely to the oil shale industry, many new residents moved to the area and major subdivisions were built. This has placed an additional burden on fire and safety both in the form of personnel and appropriate, functional buildings.**

2. a. What direct energy/mineral impacts are being experienced by the applicant? Examples of direct impacts include: road/bridge/culvert damage, fire protection/emergency medical services, dust suppression, sound/visual mitigation, weed control, economic boom/busts and other direct physical, social or economic impacts.

**Direct impacts include historic and continued growth of the area due in part to energy exploration and development. This growth has created many demands on local resources, which are inadequate to meet the needs.**

- b. What types and amounts of local funds and resources are being used by the applicant to address direct energy/mineral impacts? Examples of funds and resources include: road and bridge funds, Highway User Trust Fund allocations, industry assessments or contributions, sales or property taxes, staff time, etc.

**The City of Grand Junction has a  $\frac{3}{4}$  cent sales tax that is solely dedicated to capital construction of roads, bridges, parks, emergency facilities, and other growth related impacts. The City reinvests an average of \$18,000,000 per year in public infrastructure needs. Another department affected by the growth in the energy industry is the street department with an annual budget of \$3,500,000. Regional population growth of the energy industry has driven our entire general fund operating growth for almost all departments including police and fire. The growth has averaged 7% each year.**

3. List energy/mineral activities (past, present and future) affecting the applicant. Be as specific as possible by listing company names, locations, production levels, employment levels, etc. Include not only production projects (e.g., oil, gas, carbon dioxide, coal, molybdenum, gold, etc.), but also processing, transmission (e.g., oil/gas pipelines, electric transmission lines, etc.), transportation (e.g., roads, rail lines, etc.) and energy conversion facilities (e.g., coal and gas-fired electric generating facilities).

**See above descriptions.**

4. Are energy/mineral companies that impact the applicant jurisdiction aware of and supportive of this request?  
Yes \_\_\_\_\_ No   X   Attach supporting documentation when appropriate.

## **E. OTHER PROJECT INFORMATION**

1. Why is the project needed? What are the specific goals of the project?

**Growth has created many demands on local resources, such as expanded public safety. The City of Grand Junction operates the Grand Junction Regional Communication Center (GJRCC), which serves nineteen (19) agencies: Grand Junction Police Department, Grand Junction Fire Department, Mesa County Sheriff's Office, Clifton Fire Department, Fruita Police Department, Lower Valley Fire Department, Palisade Police Department, Palisade Fire Department, Collbran Marshal, Central Orchard Mesa Fire Department, Debeque Marshal, East Orchard Mesa Fire Department, Colorado National Monument, Glade Park Fire Department, Debeque Fire Department, Plateau Valley Fire Department, Lands End Fire Department and Gateway- Unawep Fire Department.**

**GJRCC is charged with the operation, maintenance, planning, procurement, and installation of radio communication resources for public safety agencies serving the county. Additional, enhanced radio system availability and coverage is required to address the effects of residential and commercial growth in the rural and mountainous areas of the county, including increased activity by energy companies exploring for natural gas and other energy resources.**

**The specific goals of the project include the development of radio transmit and receive sites and microwave radio connectivity to enhance the availability and quality of public safety radio communications in the underserved rural areas of Mesa County. This also includes the Interstate 70 corridor in eastern Grand County, Utah, which is served by Fire and Emergency Medical resources located in Mesa County. In partnership with the State of Colorado DOIT, GJRCC seeks to develop sites that can be used in tandem with development of the State DTR project, to assure that the sites meet applicable standards for effective use by both entities, to facilitate improvements in the safety and security of public safety responders serving these rural areas.**

**Project areas 1 and 2 involve the installation of microwave radio connectivity to complete a microwave backbone between GJRCC, the Zone 2 DTR Controller at the State Office Building in Grand Junction, and radio sites atop Grand Mesa, the Uncompahgre Plateau, and above the town of Gateway. Project areas 3, 4, and 5 involve the development of sites and microwave connectivity to provide coverage to the far eastern, far western, and southwest sections of Mesa County respectively.**

2. How were the cost estimates arrived at? Have preliminary architectural/engineering studies been completed? What additional design work must still be completed? (Attach preliminary engineering reports, architectural drawings, cost estimates, detailed project budget.)

**All cost estimates were provided by the State Division of Information Technologies (DOIT). The estimates include all equipment, hardware, and installation of the equipment specified. To quote the DOLA web page for the WIN grant program, "As part of working cooperatively with the State of Colorado and local governments, Motorola is prepared to offer a 4% additional discount over and above the current state contract pricing for Motorola manufactured equipment and an additional 2% discount over and above current contract pricing for the non-Motorola equipment to complete the radio sites."**

3. a. Describe local commitment to the project, including local fees or regulations altered to ensure project success, local taxing efforts to address continuing development and maintenance needs, and local citizen support. Describe any in-kind contributions, by type and value, in support of this project.



The radio system improvement project has been ongoing since 1999, and to this point has been funded solely through 9-1-1 surcharge funds collected and administered by the Grand Junction Emergency Telephone Service Authority Board (ETSAB). The board allocates funds each year for ongoing system development and maintenance, and also sets aside funds annually for continued system planning and replacement over a 5-7 year time frame. This planning and replacement strategy will include additional infrastructure to provide for in-building portable radio coverage on whatever system is chosen to transition to by the end of this time frame. Total expenditures on radio improvement projects since 1999 total \$1,966,291, with an additional \$200,000 budgeted so far this year.

In-Kind Contributions include those services provided by DOIT, as indicated on the project budget.

In-kind contributions by GJRCC include:

- Obtaining all necessary permits, leases, and agreements for construction and site operation at the aforementioned project locations.
- Site preparation, including any access road improvements, clearing of foliage, and leveling work deemed necessary.

b. Was the cash value of the in-kind contributions calculated into the Project Budget (C)? Yes Partially

What other funding alternatives have been explored?

**None.**

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

**In November 2002 the City unsuccessfully sought voter approval to keep revenues above Tabor spending limitations. The City has refunded excess revenues in the past via property tax reductions, however does not anticipate that this grant would necessitate a refund for FY2005.**

6. If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status? Yes \_\_\_ No \_\_\_ Please explain. **Not applicable.**

7. If the project is funded, what on-going operational obligations will be incurred? What is the applicant's plan for addressing these additional costs? (Attach a detailed budget showing annual operating revenues and expenses, by amounts and sources.)

**Ongoing maintenance costs for GJRCC-owned radio equipment will be incorporated into existing maintenance agreements held by GJRCC. Additional obligations will include electric utilities, generator maintenance and fueling, and building and grounds**

**maintenance.**

8. When do you expect the project to start? July 2005 When will it be completed?  
November 2005

9. Indicate below whether any of the proposed project activities:

a. Will be undertaken in flood hazard areas. Yes \_\_\_\_\_ No X List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed.

**City of Grand Junction GIS map indicating site locations and flood hazard areas (attached)**

b. Will affect historical, archeological or cultural resources, or be undertaken in geological hazard area? Yes \_\_\_\_\_ No X Describe alternatives considered and mitigation proposed.

c. Create or fail to address any other related public health or safety concerns? Yes \_\_\_\_\_ No X  
\_\_\_\_\_ Describe.

10. Have you completed the inventory for the Colorado State Emergency Resource Mobilization Plan (CSERMP), located on the Division of Fire Safety website?

|                   |   |                             |
|-------------------|---|-----------------------------|
| Fire              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Law Enforcement   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Emergency Medical | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

\*\*\*\*\*

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

\_\_\_\_\_  
Signature, Chief Elected Official

\_\_\_\_\_  
Name (typed or printed)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\*\*\*\*\*

Please submit one original and three copies to:

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

Also submit:

- ▶ 1 copy to the local Council of Governments or Regional Planning Commission
- ▶ 1 copy to the local county impact (prioritization) team (if applicable)

\*\*\*\*\*

Attachments List (check and submit if applicable; one set per application):

- ▶ Preliminary Engineering Reports X
- ▶ Architectural Drawings
- ▶ Cost Estimates        X
- ▶ Detailed Budget X
- ▶ Map showing location of the project X

**Attach 17**

Public Facilities Construction & Maintenance Agreement

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |  |     |                        |     |               |  |
|---------------------------------------|--|-----|------------------------|-----|---------------|--|
| <b>Subject</b>                        | Ratification of a Public Facilities Construction and Maintenance Agreement and authorization for the City Manager <a href="FS\..\CITYCLERK\Share\Council\060105\Documents and Settings\johns\Local Settings\Temp\ISB2B.HTM - hit2#hit2">\\IT-FS\..\CITYCLERK\Share\Council\060105\Documents and Settings\johns\Local Settings\Temp\ISB2B.HTM - hit2#hit2</a> to sign the same or similar agreements when it is determined to be in the best interest of the City |     |                        |     |               |  |
| <b>Meeting Date</b>                   | June 1, 2005   |     |                        |     |               |  |
| <b>Date Prepared</b>                  | May 26, 2005   |     |                        |     | <b>File #</b> |  |
| <b>Author</b>                         | John Shaver  |     | City Attorney          |     |               |  |
| <b>Presenter Name</b>                 | Bruce Hill<br>John Shaver  |     | Mayor<br>City Attorney |     |               |  |
| <b>Report results back to Council</b> | X  | No  |                        | Yes | <b>When</b>   |  |
| <b>Citizen Presentation</b>           |  | Yes | X                      | No  | <b>Name</b>   |  |
|                                       | <b>Workshop</b>  | X   | <b>Formal Agenda</b>   |     |               | <b>Consent</b> X <b>Individual Consideration</b> |

**Summary:** The City has entered into a public facilities construction and maintenance agreement between Colorado Homes & Living by Design and Grand Valley Irrigation Company (GVIC). The agreement allows for Colorado Homes to cross the GVIC canal with a sewer line to serve its subdivision.

**Action Requested/Recommendation:** Adopt a Resolution ratifying the signature of the Mayor and authorizing the City Manager to sign the same or similar agreements when he determines that signing would be in the best interest of the City.

**Attachments:**

Public Facilities Construction and Maintenance Agreement and Proposed Resolution.

**Background Information:** Over the course of the past few weeks Mayor Hill and members of the GVIC Board of Directors, Robert Raymond, Lynn Christensen and Tad Hutchins have met and discussed improving the understandings and relationship between the City and GVIC. The impetus for the meetings was the need for Colorado Homes to secure consent from GVIC to install a sewer under the GVIC canal. Those meetings and negotiations resulted in the drafting of the attached agreement. The agreement provides certain conditions, restrictions and obligations of, by and for GVIC, the developer and the City. The agreement should serve as a model for other canal crossings.

The agreement and resolution are attached and provide full and further detail of the relative rights and responsibilities of the parties.

Resolution No. \_\_\_-05

A RESOLUTION RATIFYING THE PUBLIC FACILITIES CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN COLORADO HOMES & LIVING BY DESIGN, GRAND VALLEY IRRIGATION COMPANY AND THE CITY AND [\\IT-FS\..\CITYCLERK\Share\Council\060105\Documents and Settings\johns\Local Settings\Temp\ISB2B.HTM - hit2#hit2](file:///C:/IT-FS/..%5C%5CITYCLERK%5CShare%5CCouncil%5C060105%5CDocuments_and_Settings%5Cjohns%5CLocal_Settings%5CTemp%5CISB2B.HTM-hit2#hit2)AUTHORIZING THE CITY MANAGER TO SIGN THE SAME OR SIMILAR AGREEMENTS WHEN THE SAME IS DETERMINED TO BE IN THE BEST INTEREST OF THE CITY

Recitals.

The Grand Valley Irrigation Company (“GVIC” or “Company”) is the owner of water rights and operator of a system of irrigation canals and related facilities located within the City and the County. The canals include the canal beds, banks, access roads and embankments, which collectively comprise the necessary structures for the delivery and containment of irrigation water by GVIC.

GVIC claims certain rights to the property over which the canals flow and the roads and embankments run. Colorado Homes & Living By Design LLC (“Colorado Homes” or “Developer”) owns real property north and east of the GVIC canal near 251/2 and G Roads.

As a condition of obtaining subdivision approval from the City (Community Development file number FP-2004-198 and VR-2004-269) Colorado Homes is required to install, repair and maintain a sanitary sewer line. That sewer line, which must cross under the canal, will, once constructed, connect the subdivision to the City sewer system.

GVIC informed Colorado Homes that it must obtain consent from GVIC in order construct, repair and maintain the sewer line that is necessary to serve the subdivision. By and through the attached agreement, GVIC grants its consent to the construction of the sewer.

Colorado Homes is ready, willing and able to construct the sewer and upon construction and final acceptance of the sewer by the City, the City will agree to be responsible for maintaining and repairing the sewer.

Following the canal breach that occurred in 2002 when a sewer line was installed in the canal near 26 and G Roads, GVIC has had reservations about the placement of this or any other sewer under, through or within the land area that it claims. Additionally, GVIC has had concerns about surface crossings and culverts. In early 2005 GVIC enjoined a developer desiring to construct a bridge across the canal.

The Company’s concerns about crossings include but are not limited to possible damage to the canal from construction but also possible impairment of historic operation and maintenance activities that may result from the sewer or other crossings. Accordingly GVIC

has determined that it will not grant any developer permission to cross the canal absent the City agreeing to accept the operation and maintenance of the facility crossing the canal. The City understands those concerns but believes that they can be mitigated through careful and competent engineering, careful management and a cooperative approach by and between GVIC and the City. The agreement provides for that by creating an understanding about when operation and maintenance activities can be accomplished.

GVIC, as a condition of granting the Developer access to the canal, has required that the City indemnify it against negligence by the City in the conduct of operation, maintenance and repairs. By and through the attached agreement, the City does indemnify GVIC, as allowed by law, for the operation and maintenance by the City of the sewer to be constructed by the Developer.

Because of the continuing growth and development in the valley, the need for canal crossings for the use and benefit of that development is now more prevalent. Therefore, the City Council does authorize and direct the City Manager, in consultation with the City Attorney, to sign a crossing agreement, in substantially the same form as the attached, when the City Manager finds and determines that such an agreement is in the best interest of the City.

The City Council, having duly considered the proposed agreement between the Grand Valley Irrigation Company, Colorado Homes & Living by Design LLC and the City, does hereby ratify the signature of the President of the Council, Bruce Hill, and furthermore does authorize the City Manager to sign additional agreements as provided by this resolution.

It shall not be claimed or construed that the approval of this resolution constitutes approval, endorsement or agreement to the land use application by the Developer for the Arcadia North subdivision.

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

That the City Council finds and determines that the attached agreement and the recitals of this resolution explaining and describing the agreement are in the public interest and further the interests of the City. Therefore the Council does ratify the signature of the Mayor affixed thereon.

PASSED, ADOPTED and SIGNED this 1<sup>st</sup> day of June 2005.

\_\_\_\_\_  
Bruce Hill, Mayor  
Attest:

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



**Attach 18**

Acquire Access for Development

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |   |            |                      |                                |                |  |
|---------------------------------------|---|------------|----------------------|--------------------------------|----------------|--|
| <b>Subject</b>                        | Request to acquire access for development |            |                      |                                |                |  |
| <b>Meeting Date</b>                   | June 1, 2005                              |            |                      |                                |                |  |
| <b>Date Prepared</b>                  | May 25, 2005                              |            |                      |                                | <b>File #</b>  |  |
| <b>Author</b>                         | Jamie Kreiling                            |            |                      | <b>Assistant City Attorney</b> |                |  |
| <b>Presenter Name</b>                 | John Shaver                               |            |                      | <b>City Attorney</b>           |                |  |
| <b>Report results back to Council</b> |   | <b>No</b>  |                      | <b>Yes</b>                     | <b>When</b>    |  |
| <b>Citizen Presentation</b>           |   | <b>Yes</b> |                      | <b>No</b>                      | <b>Name</b>    |  |
|                                       | <b>Workshop</b>                           | <b>X</b>   | <b>Formal Agenda</b> |                                | <b>Consent</b> | <b>X</b> <b>Individual Consideration</b> |

**Summary:** Dynamic Investments, Inc. ("Dynamic") and Harvest Holdings Group, LLC ("Harvest Group") have a development application (PP-2005-014) pending for a Planned Development to be known as Shadow Run at the Ridges. (Harvest Group has a contract to purchase the land from Dynamic upon approval of the development.) As was previously discussed with City Council at its April 18, 2005 work session, Harvest Group is interested in obtaining street access to the development across City owned property.

**Budget:** No cost to the City; if approved and the development proceeds, then the City will receive \$14,121.00 in revenue.

**Action Requested/Recommendation:** Approve Resolution \_\_\_\_\_-05 directing that the land described in the attached Exhibit A to the Resolution be designated as right-of-way.

**Attachments:** Resolution \_\_\_\_\_-05.

**Background Information:** Harvest Group intends to develop land in the Ridges that is near the intersection of Lakeridge Dr. and Ridges Blvd. (Please refer to the Staff Report accompanying the request for the zoning ordinance for the Shadow Run at the Ridges Planned Development.) The City owns the adjacent property to the west and south known as Lot 2 of the Ridges Minor Subdivision. Harvest Group is requesting the City designate a portion of Lot 2 as right-of-way for additional access to its proposed subdivision. (A second access was possible elsewhere on the property, but the neighboring properties do not want that access developed as a road. They prefer it be developed as a pedestrian connection.)

The Parks and Recreation Department ("Parks") has reviewed the proposal and has no objection to the request. However, Parks has recommended that more land be

designated as right-of-way than originally requested by Harvest Group. The additional right-of-way will be landscaped in accordance with the Zoning & Development Code requirements for landscaping in the right-of-way. The landscaped area will be installed and maintained by the developer.

The property was received by the City from the Ridges Metropolitan District (District). Lot 1 from the Ridges Minor Subdivision had the original District office, which previously was sold. The City does not have an intended use for Lot 2 at this time. Designating the proposed area as right-of-way will not detract from the other possible uses of the remainder of Lot 2. Right-of-way use for this area is reasonable due to the irregular shape of Lot 2 and the wide drainage easement in the middle of Lot 2 that lies just to the west of the proposed right-of-way.

Harvest Group has presented information indicating that the market value for equivalent land in this area is \$3.21 per square foot. The City's Real Estate Manager has reviewed the information and found that amount to be reasonable. The total square footage for the proposed right-of-way is 4,399.09 square feet. The total value is \$14,121.00. As the purpose for the right-of-way is access for Harvest Group's development, City staff recommends that the City Council approve the designation of the area described in Exhibit A attached to the Resolution as right-of-way upon the City's receipt of \$14,121.00 from the developer of Shadow Run at the Ridges within one year from the signing of the Resolution.

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

**A RESOLUTION APPROVING DESIGNATION OF CITY OWNED LAND AS RIGHT-OF-WAY**

Recitals

Harvest Holdings Group, LLC ("Harvest Group") has applied to the City to develop Shadow Run at the Ridges as a Planned Development. The proposed development is for Lot 1, Block 18 of Ridges Filing No. 3 recorded with the Mesa County Clerk & Recorder in the public records in Plat Book 12, Page 5. Harvest Group has requested City Council to designate City owned land as right-of-way for access to the parcel.

The Planning Commission has recommended that City Council approve the proposed Preliminary Plan and Planned Development Ordinance with the condition that the right-of-way access must be obtained.

City staff has reviewed the proposed use of the City land as right-of-way. Staff recommends that the City Council designate the land included in the legal description set forth in the attached Exhibit A and depicted in the accompanying sketch, incorporated herein as if fully rewritten, as right-of-way for the use and benefit of Harvest Group for the purposes of the Shadow Run at the Ridges subdivision.

City Council has considered the value of the land and the benefit of designating the land for use as right-of-way and consents to the same.

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

Upon the receipt of \$14,121.00 from Harvest Holdings Group, LLC or its successor(s) or assigns, the City shall designate the land described in the attached Exhibit A as right-of-way. The City must receive the funds within one year of the date of the signing of this Resolution.

PASSED, ADOPTED AND SIGNED this 1st day of June, 2005.

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

ATTEST:

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

## EXHIBIT "A"

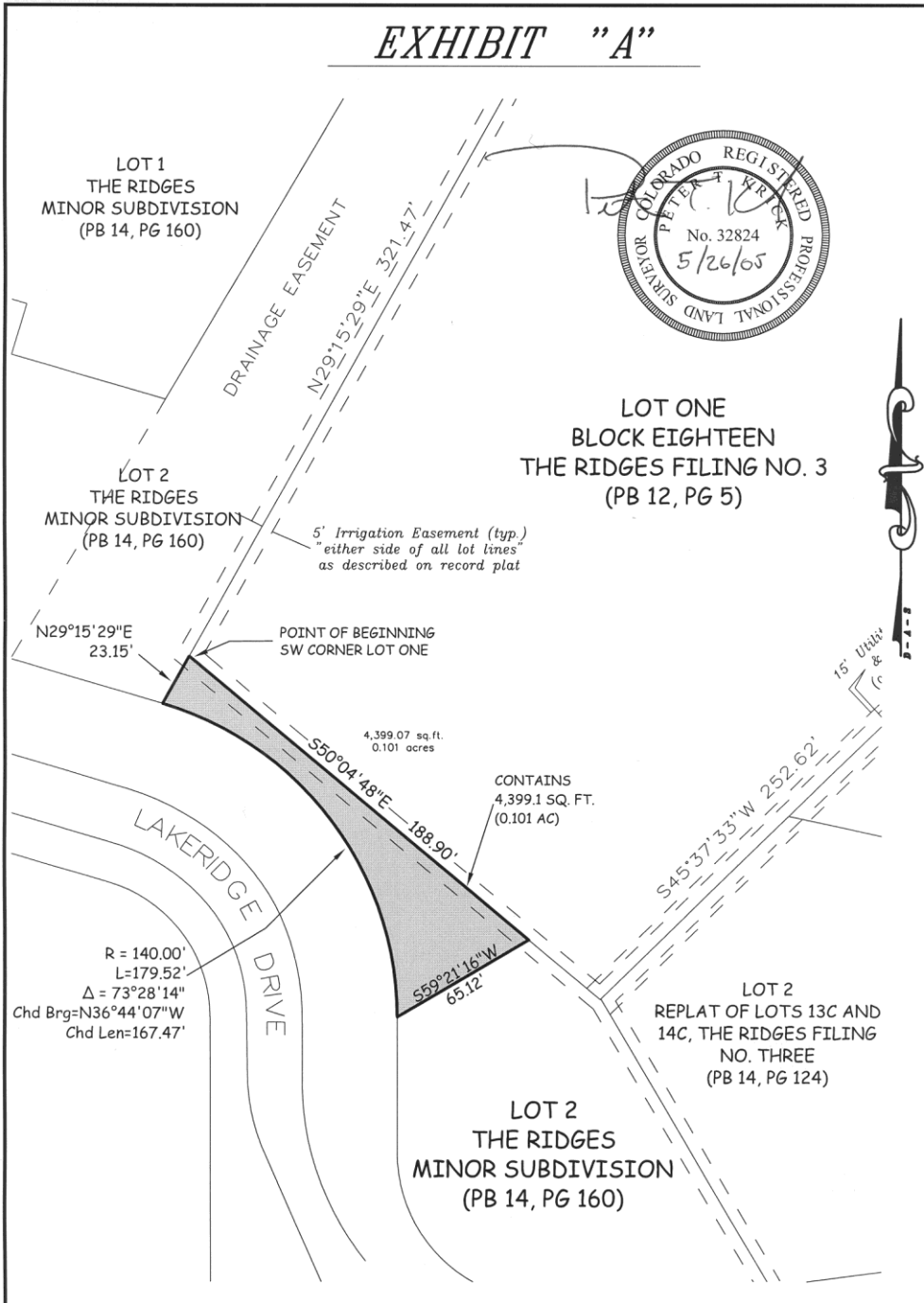
A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  NE 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being a portion of Lot 2, The Ridges Minor Subdivision, as same is recorded in Plat Book 14, Page 160, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot One, Block Eighteen, The Ridges Filing No. 3, as same is recorded in Plat Book 12, Page 5, Public Records of Mesa County, Colorado and assuming the South line of said Lot One bears S 50°04'48" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 50°04'48" E along the South line of said Lot One, a distance of 188.90 feet; thence S 59°21'16" W a distance of 65.12 feet, more or less, to a point on the North right of way for Lakeridge Drive, as same is shown on said Ridges Minor Subdivision; thence 179.52 feet Northwesterly along the arc of 140.00 foot radius non-tangent curve, concave Southwest, through a central angle of 73°28'14", whose long chord bears N 36°44'07" W with a long chord length of 167.47 feet; thence N 29°15'29" E along the Southerly projection of the West line of said Lot One, Ridge Filing No. 3, a distance of 23.15 feet, more or less, to the Point of Beginning.

CONTAINING 4,399.1 Sq. Ft, (0.101 Ac), more or less, as described.

Prepared by: Peter T. Krick  
City Surveyor  
City of Grand Junction

# EXHIBIT "A"



DRAWN BY: P.T.K.  
DATE: 05-26-2005  
SCALE: 1" = 50'  
APPR. BY: J.K.

PORTION OF LOT 2  
THE RIDGES MINOR SUBDIVISION  
2945-201-10-946



**Attach 19**

Shadow Run at The Ridges Planned Development

**CITY OF GRAND JUNCTION**

| <i>CITY COUNCIL AGENDA</i>            |          |  |                      |                |                          |  |
|---------------------------------------|----------|--|----------------------|----------------|--------------------------|--|
| <b>Subject</b>                        |          | Shadow Run at the Ridges Planned Development |                      |                |                          |  |
| <b>Meeting Date</b>                   |          | June 1, 2005                                 |                      |                |                          |  |
| <b>Date Prepared</b>                  |          | May 25, 2005                                 |                      |                | <b>File #PP-2005-014</b> |  |
| <b>Author</b>                         |          | Lori V. Bowers                               |                      | Senior Planner |                          |  |
| <b>Presenter Name</b>                 |          | Lori V. Bowers                               |                      | Senior Planner |                          |  |
| <b>Report results back to Council</b> |          | X  | No                   |                | Yes                      | When   |
| <b>Citizen Presentation</b>           |          | X  | Yes                  |                | <b>No</b>                | Name Paul Shoukas                                |
|                                       | Workshop | X  | <b>Formal Agenda</b> |                |                          | <b>Consent</b> X <b>Individual Consideration</b> |

**Summary:** The applicant's propose to develop a multi-family community on a lot already approved for a maximum density of 7.5 dwelling units per acre. The plan consists of three, four-plex buildings and eleven duplex buildings, for a total of 34 dwelling units on 4.99 acres, resulting in a density of 6.8 units per acre. The request is also for approval of private streets within the subdivision, which requires City Council approval.

**Budget:** N/A

**Action Requested/Recommendation:** Hold a Public Hearing and consider final passage of the Planned Development Zoning Ordinance and approval of the request for private streets within the subdivision.

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

**Attachments:**

- 14. Staff report/Background information
- 15. General Location Map
- 16. Aerial Photo
- 17. Growth Plan Map
- 18. Zoning Map
- 6. PD Ordinance

| BACKGROUND INFORMATION       |       |   |     |    |
|------------------------------|-------|---|-----|----|
| Location:                    |       | Ridges Blvd. at Lakeridge Drive   |     |    |
| Applicants:                  |       | Dynamic Investments, Inc. - owner<br>Harvest Holdings Group, LLP – developer<br>PCS Group, LLC - representative |     |    |
| Existing Land Use:           |       | Vacant  |     |    |
| Proposed Land Use:           |       | Multi-family development  |     |    |
| Surrounding Land Use:        | North | Residential   |     |    |
|                              | South | Shadow Lake and residential   |     |    |
|                              | East  | Residential   |     |    |
|                              | West  | Open space and Ridges Blvd.   |     |    |
| Existing Zoning:             |       | PD  |     |    |
| Proposed Zoning:             |       | PD  |     |    |
| Surrounding Zoning:          | North | PD  |     |    |
|                              | South | PD  |     |    |
|                              | East  | PD  |     |    |
|                              | West  | PD  |     |    |
| Growth Plan Designation:     |       | Residential Medium Low (2-4 du/ac)  |     |    |
| Zoning within density range? |       | X   | Yes | No |

**ANALYSIS:**

1. Background: The 4.99 acre parcel is part of the Ridges Planned Development. The lot is zoned as a multi-family lot. The Ridges was originally approved as a PUD (Planned Unit Development) by Mesa County in the late 1970's. The developer formed the Ridges Metropolitan District to provide services to the development since it was in unincorporated Mesa County. The PUD also provided open space, a park and trails throughout the development. Uses such as residential and office, and a variety of residential densities were approved by the County. In 1992 the Ridges was annexed into the City of Grand Junction. Upon annexation an amended plan for the Ridges was adopted. The plan allocated the remaining densities to the undeveloped parcels, including the multi-family sites. The lots were then designated with "A", "B" or "C" or a multi-family designation.

2. Consistency with the Growth Plan: The Growth Plan map shows the Ridges as Residential Medium Low, 2 to 4 dwelling units per acre. The Ridges overall density of 4 units per acre is consistent with the Growth Plan since the density is calculated as a gross density for the entire development, not site specific development.

3. Section 2.12.C.2 of the Zoning and Development Code: Requests for a Planned Development Preliminary Plan must demonstrate conformance with all of the following:

a) The Outline Development Plan review criteria in Section 2.12.B of the Zoning and Development Code:

1) The Growth Plan, Major street plan and other adopted plans and policies.

Shadow Run at the Ridges implements the goals and objectives of each of the various plans by designing a neighborhood in an area identified as multifamily development with a density to not exceed 7.5 dwelling units per acre. This meets the objectives of the Growth Plan and the existing Planned Development of the Ridges. The Grand Valley Circulation Plan does not address local streets. A private street is being proposed for this subdivision, which will need to be approved by the City Council per Section 6.7.E.5 of the Zoning and Development Code. The proposed roadway is designed with a 20 foot pavement width. The proposed access to Lakeridge Drive (that turns and becomes Mariposa) crosses City open space. City Council should take action to formalize this crossing prior to this approval.

2) The rezoning criteria provided in Section 2.6 of the Zoning and Development Code:

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

A rezone request to provide 6.8 dwelling units per acre versus the established maximum of 7.1 dwelling units per acre is required with this application.

b. 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 been a change in character in the area due to new growth trends and development transitions in the area. The proposed rezone is compatible with the



surrounding residential uses to the west where other multi-family units are already constructed. Single family units exist to the north and east.

- c. 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 should be compatible with the future development of this area. The proposed plan has addressed the street network, extra parking has been provided, storm water and drainage issues have been reviewed as well as lighting discussions for conformance with the Redlands Area Plan.

- d. The proposed rezone to PD 6.8 is within the allowable density range recommended by the Growth Plan. This criterion must be considered in conjunction with criterion e 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 PD zone district, therefore this criterion is met.

- e. 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.

It does conform to the Growth Plan and other City regulations and guidelines. It is in conformance with the existing PD for the Ridges.

- f. 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 or will be made available and can address the impacts of development consistent with the PD zone district.

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

The zoning map has shown this area to be zoned PD since the annexation of this area in 1992. The property has been designated as a multi-family lot since that time.

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

The proposed PD zone will benefit the community by providing more efficient infrastructure.

- 3) The planned development requirements of Chapter Five of the Zoning and Development Code:

The application has been developed in conformance with the purpose of Chapter Five of the Zoning and Development Code by providing more effective infrastructure, and a needed housing type and/or mix.

- 4) Section 5.4.F. Development standards.

Planned developments shall minimally comply with the development standards of the default zone. In this case the default zone would be RMF-8.

- 1. The setback proposed between buildings is a minimum of 20 feet. This is greater than the RMF-8 zoning district. RMF-8 zoning requires a side setback of 5 feet. The Final Amended Ridges Plan allows for 10 feet between buildings.

RMF-8 zoning allows for a maximum height of 35 feet. The applicants propose a maximum height of 35 feet. The Ridges ACCO states that height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on site evidence. On site evidence is vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc. Lots A, B and C have a maximum height of 25 feet. No height limit is provided in the Ridges plan for the multi-family sites. The only bulk standard is a maximum height relative to the tops of ridges or mesas. A multi-family building sited on top of a ridge or mesa cannot be over 28 feet in height while one sited below the rim cannot extend above the top of the ridge or mesa more than 20 feet. The Ridges ACCO has stated that it does not intend to approve any structure which exceeds 28 feet above the highest natural ground elevation at each unit.

There are several units that will back up to Ridges Boulevard. In a straight zone this would be considered a front yard setback and be

required to be a minimum of 20 feet back from the edge of the property line. A major collector requires a 14-foot tract to be provided on the property adjacent to the right-of-way. The applicants propose a tract that varies around the perimeter of the parcel. It is as narrow as 9.19 feet, (this would be 25 feet from the edge of the asphalt) from the edge of Ridges Boulevard to the building corner of unit numbers 1 and 30, to as wide as 40 feet in other areas.

The private drive proposed on the southeastern side of the irregular shaped parcel creates double frontage lots for those lots facing Plateau Drive. The Zoning and Development Code discourages double frontage lots. If we view the private drive as more of an alley way, then this situation is resolved as it is the back side of the buildings that will face the private drive. The private drive functions more as an alley way, than as a street.

2. Open space for this project equals 44% of the site. Building and decks will cover 28% of the site and the remaining 28% will be street, driveways and sidewalks. The developer is further required to pay into the City's Parks and Open Space fund for future acquisitions and improvements.

3. Fencing and screening is deviant of the Code for the northwestern boundary of the site. The Code requires that a 14-foot landscape buffer with perimeter fence be required if this were a straight zone, along Ridges Boulevard, (as discussed above under setbacks). Staff does not feel that would be necessary for this area since it is on a curve and the nature of the Ridges Boulevard is in a Planned Development.

4. Landscaping shall conform to applicable requirements. The entrance off Lakeridge Drive has a landscaped median with entry bollards and entry sign. Signage shall comply with the Code requirements.

5. Parking is provided in excess of the Code requirements. Two parking spaces are required per unit, off street. Each unit will have a double car garage and can accommodate two additional off street vehicles per unit. An additional 16 guest parking spaces are available, as no parking is allowed on private street sections.

6. Street development standards were reviewed per TEDS. The private streets have been recommendation from the Planning Commission to City Council for approval within this

project. Pedestrian safe movement from the parking areas to the units is provided by sidewalks. The Primary access from Lakeridge Drive will have a boulevard entrance. A secondary access is also proposed for Ridges Boulevard which will be right-in, right-out only. The internal roads are designed with a 20 foot pavement width. This is proposed to minimize pavement and runoff while increasing the amount of green space. It also results in fewer disturbances when grading the streets. The streets, landscaping and building exteriors will be maintained by the HOA. A trail connection has been proposed from the property that ties to a bus shelter off Plateau Drive to accommodate pedestrian traffic between both neighborhoods.

G. Deviation from Development Default Standards:

The Planning Commission has recommend that the City Council deviate from the default district standards. In order for the Planning Commission to recommend and the City Council to approve deviation the listed amenities to be provided shall be in excess of what would otherwise be required by the Code, and in addition to any community benefits provided pursuant to Density bonus provisions in Chapter Three. These amenities include:

1. Transportation amenities including but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;

The applicants feel they have provided a pedestrian friendly neighborhood by providing sidewalks throughout the development and a changed paving pattern for pedestrian crossing to Lakeridge Drive.

2. Open space, agricultural land reservation or land dedication of 20% or greater;

The overall open space for this project totals 44% of the site.

5) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

A Phasing Schedule has been provided. The first phase of construction will begin with the most easterly proposed road and some sites that connect to Lakeridge Drive and Ridges Blvd. The internal road and home sites will then follow. The applicants hope to have models open by August of 2005.

6) The property is at least twenty (20) acres in size.

This parcel is almost 5 acres in size. The entire Ridges Planned Development is over 352 acres.

**FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Shadow Run at the Ridges application, PP-2005-014 for a Planned Development, Preliminary Development Plan, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The requested Planned Development, Preliminary Development Plan is consistent with the Growth Plan.
2. The applicable preliminary plat criteria in Section 2.8.B. of the Zoning and Development Code have been met.
3. The applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code.
4. The approved ODP, if applicable. This is within the revised ODP for the Ridges.
5. The review criteria in Section 2.12.C.2 of the Zoning and Development Code have all been met.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission forwards a recommendation of conditional approval of the requested Planned Development, Preliminary Development Plan, file number PP-2005-014 to the City Council with the findings and conclusions listed above and of the requested private streets per Section 6.7.E.5. The approval is conditioned upon adequate acquisition of the needed right-of-way through the City's open space area to Lakeridge Drive.

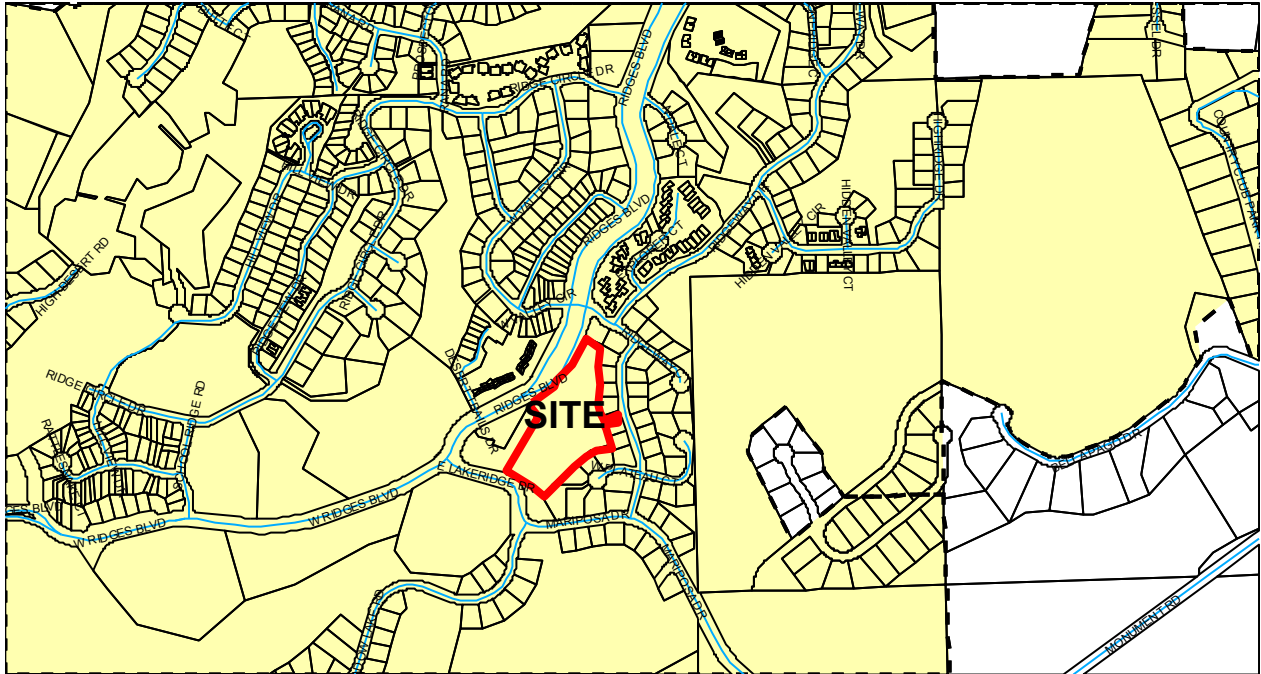
**ADDENDUM TO THE STAFF REPORT FOR SHADOW RUN AT THE RIDGES PLANNED DEVELOPMENT**

Applicants have requested that it be included as part of the record that the applicants do not waive any rights to which they are entitled to dispute the City's requirements for open space fees, park impact fees, or land dedication fees and the application of the same to the Shadow Run development. The City through the City Attorney has agreed that the applicants do not waive any rights by going forward with this hearing. These requirements are dealt with during the Final Development Plan process and need not be resolved before City Council's determination regarding the Preliminary Plan or the zoning for Planned Development.

# Site Location Map

City Limits

Shadow Run at the Ridges



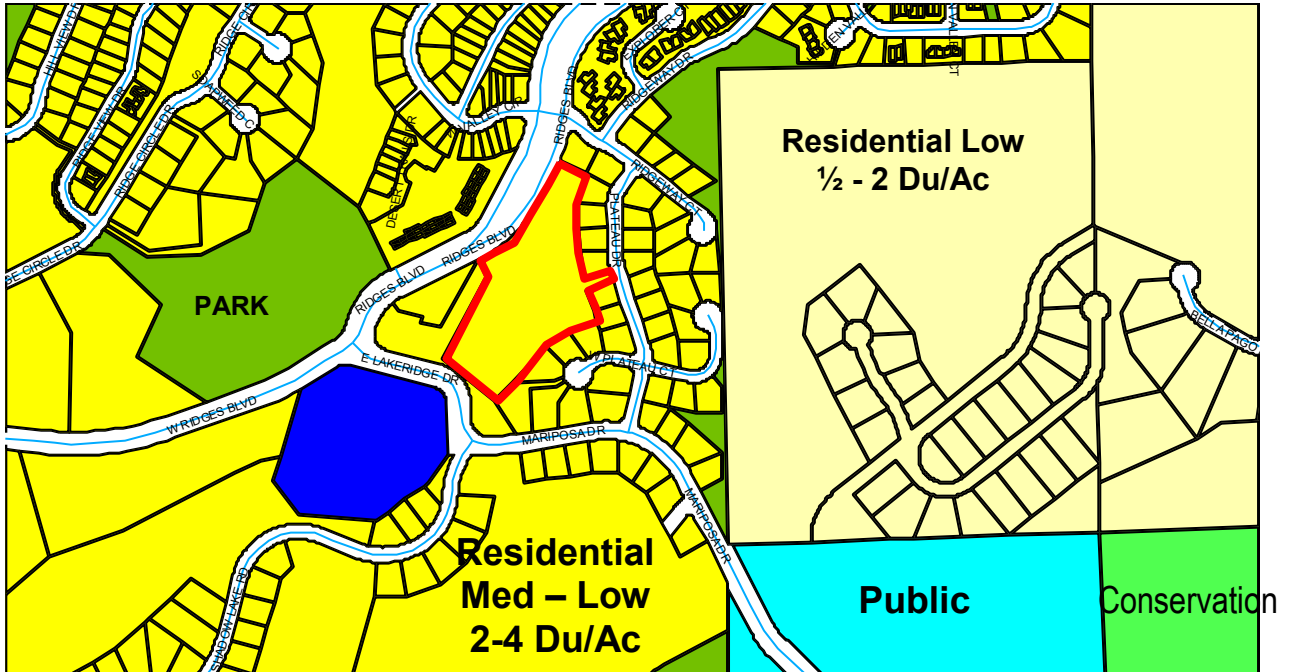
# Aerial Photo Map

Shadow Run at the Ridges



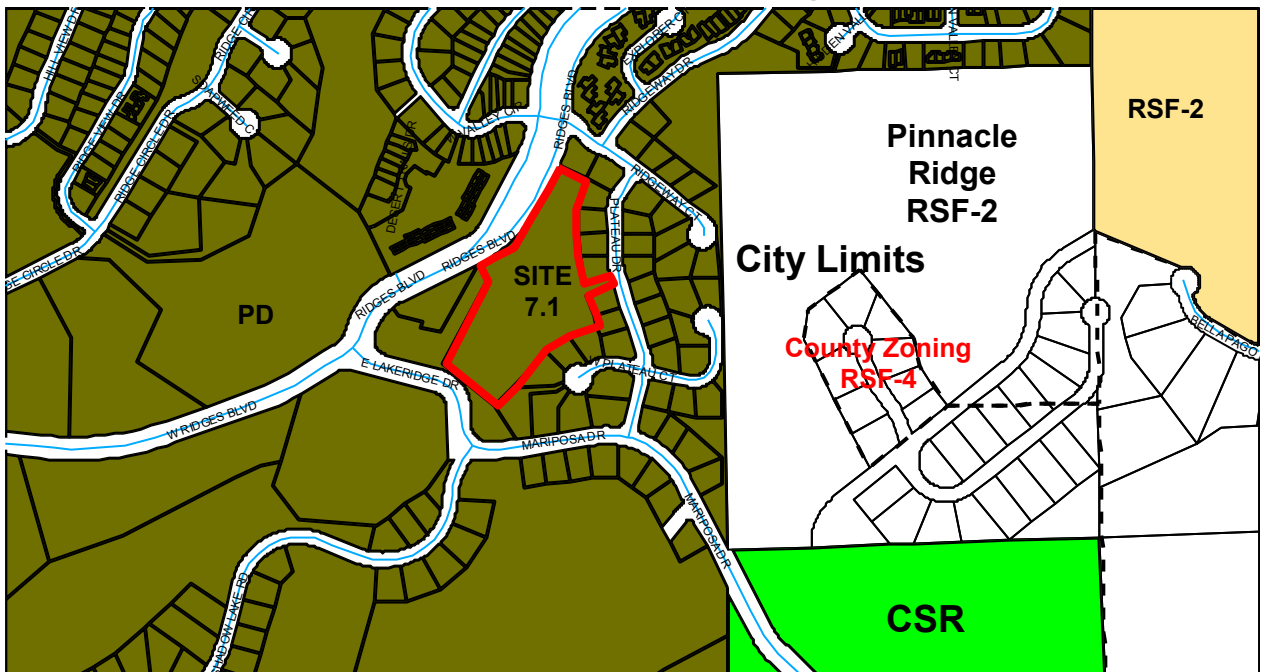
# Future Land Use Map

## Shadow Run at the Ridges



# Existing City and County Zoning

## Shadow Run at the Ridges



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. \_\_\_\_

ZONING LOT 1, BLOCK 18, THE RIDGES SUBDIVISION, FILING NUMBER 3

Recitals.

A rezone from Planned Unit Development 7.5 units per acre (PUD 7.5) to Planned Development 6.8 units per acre (PD 6.8) has been requested for the property located on Lot 1, Block 18, The Ridges Subdivision, Filing Number 3, known as Shadow Run at The Ridges, for purposes of developing a residential project of mixed housing types on 4.99 acres, as follows: eleven (11) single family attached (duplex) and three (3) four-plex buildings, for a total of 34 dwelling units. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (2 to 4 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its April 26, 2005 hearing, recommended conditional approval of the rezone request from PUD -7.5 to PD 6.8, approval of the Preliminary Planned Development (PD) for Shadow Run at The Ridges, and use of private streets within this subdivision. The condition for approval was that the applicants acquiring the needed right-of-way across the City's open space area connecting to Lakeridge Drive.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT 6.8 UNITS PER ACRE (PD 6.8):

Lot 1, Block 18, The Ridges Filing No. Three recorded in the Mesa County Clerk & Recorder's records in Plat Book 12, Page 5. Said parcel is in the City of Grand Junction, Mesa County, State of Colorado.

- 1) The uses allowed for this zone and property shall be eleven single family attached (duplexes) and three four-plexes.
- 2) The underlying zoning is RMF-8.
- 3) The development will contain at a minimum a public pedestrian pathway system.
- 4) The ordinance further allows for private streets and sidewalks located on one side of the right-of-way. All street crossings to be marked for safe pedestrian crossing.
- 5) The ordinance allows for a deviation from the required subdivision perimeter fencing along Ridges Boulevard by providing a landscaping buffer along this section of the property.

- 6) Buffering and setbacks are as provided on the project's approved Preliminary Site Plan dated January 20, 2005 and stamped accepted March 16, 2005, a copy of which is attached and incorporated herein..
- 7) This Ordinance is conditioned upon the applicant obtaining the required right-of-way access from the City of Grand Junction within one year of the date of the signing of this Ordinance.
- 8) The preliminary development plan shall be effective for one year from the date of this Ordinance.

INTRODUCED on first reading on the 18<sup>th</sup> day of May, 2005 and ordered published.

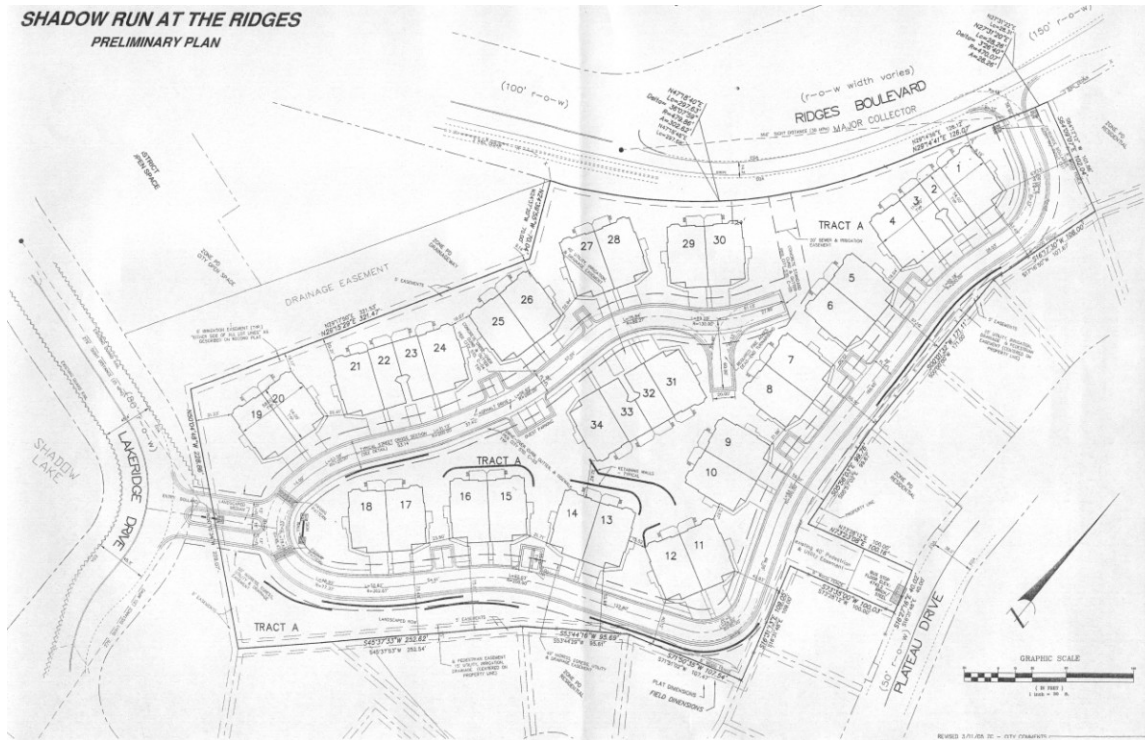
PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:

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

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

**SHADOW RUN AT THE RIDGES**  
**PRELIMINARY PLAN**



REVISED 2-11-04 BY: [illegible]

**Attach 20**

Public Hearing – Irwin/Riverfront Annexation & Zoning Located at 586 Rio Verde Ln and 616 22 ¾ Road

**CITY OF GRAND JUNCTION**

| <i>CITY COUNCIL AGENDA</i>            |          |   |                      |                                     |                                     |                                 |
|---------------------------------------|----------|---|----------------------|-------------------------------------|-------------------------------------|---------------------------------|
| <b>Subject</b>                        |          | Annexation and Zoning of the Irwin/Riverfront Annexation, located at 586 Rio Verde Lane & 616 22 ¾ Road |                      |                                     |                                     |                                 |
| <b>Meeting Date</b>                   |          | June 1, 2005  |                      |                                     |                                     |                                 |
| <b>Date Prepared</b>                  |          | May 23, 2005  |                      |                                     | File #ANX-2004-305                  |                                 |
| <b>Author</b>                         |          | Scott D. Peterson   |                      | Associate Planner                   |                                     |                                 |
| <b>Presenter Name</b>                 |          | Scott D. Peterson   |                      | Associate Planner                   |                                     |                                 |
| <b>Report results back to Council</b> |          | <input checked="" type="checkbox"/>   | No                   | <input type="checkbox"/>            | Yes                                 | When                            |
| <b>Citizen Presentation</b>           |          | <input type="checkbox"/>  | Yes                  | <input checked="" type="checkbox"/> | No                                  | Name                            |
| <input type="checkbox"/>              | Workshop | <input checked="" type="checkbox"/>   | <b>Formal Agenda</b> |                                     | <input type="checkbox"/>            | Consent                         |
| <input type="checkbox"/>              |          | <input type="checkbox"/>  |                      |                                     | <input checked="" type="checkbox"/> | <b>Individual Consideration</b> |

**Summary:** Resolution for acceptance of a petition to annex and hold a public hearing and consider final passage of the Annexation and Zoning Ordinance for the Irwin/Riverfront Annexation located at 586 Rio Verde Lane & 616 22 ¾ Road. The proposed annexation consists of two (2) parcels of land that total 19.69 acres. The zoning being requested is RSF-4, Residential Single Family – 4 units/acre and CSR, Community Services & Recreation respectfully.

**Budget:** N/A

**Action Requested/Recommendation:** 1) Approve Resolution accepting a Petition for Annexation, 2) Public Hearing to consider final passage of Annexation and Zoning Ordinances.

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

**Attachments:**

1. Staff report/Background information
2. Location Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance

6. Zoning Ordinance

| <i>STAFF REPORT/BACKGROUND INFORMATION</i> |              |  |     |    |
|--|--------------|--|-----|----|
| <b>Location:</b>                           |              | <i>586 Rio Verde Lane &amp; 616 22 ¾ Road</i>  |     |    |
| <b>Applicants:</b>                         |              | Phillip & Helene Irwin & State of Colorado, Owners   |     |    |
| <b>Existing Land Use:</b>                  |              | <i>Single-Family Home &amp; Vacant land along Colorado River</i>   |     |    |
| <b>Proposed Land Use:</b>                  |              | <i>Two (2) lot single-family home subdivision &amp; N/A</i>  |     |    |
| <b>Surrounding Land Use:</b>               | <b>North</b> | <i>Gravel Pit</i>  |     |    |
|  | <b>South</b> | Single-Family Residential  |     |    |
|  | <b>East</b>  | Single-Family Residential & Gravel Pit   |     |    |
|  | <b>West</b>  | Single-Family Residential (County) & Colorado River  |     |    |
| <b>Existing Zoning:</b>                    |              | RSF-4, Residential Single Family – 4 units/acre (County) & RSF-R, Residential Single Family – Rural (County) |     |    |
| <b>Proposed Zoning:</b>                    |              | RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation                       |     |    |
| <b>Surrounding Zoning:</b>                 | <b>North</b> | <i>CSR, Community Services &amp; Recreation (City)</i>   |     |    |
|  | <b>South</b> | RSF-4, Residential Single Family – 4 units/acre (City)   |     |    |
|  | <b>East</b>  | PD, Planned Development (Residential – City) & CSR, Community Services & Recreation (City)                   |     |    |
|  | <b>West</b>  | RSF-4, Residential Single Family – 4 units/acre (County) & CSR, Community Services & Recreation (City)       |     |    |
| <b>Growth Plan Designation:</b>            |              | Residential Medium Low (2-4 DU/Ac.) & Conservation   |     |    |
| <b>Zoning within density range?</b>        |              | <b>X</b>   | Yes | No |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 19.69 acres of land and is comprised of two (2) parcels of land owned by separate parties. The property owners have requested annexation into the City in order to develop their property into two (2) single-family residential lots and the other requesting annexation due to the fact that a portion of their property is already in the City limits. Under the 1998 Persigo Agreement all new development activities and 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 Irwin/Riverfront 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.

**Zone of Annexation:** The requested zone of annexations to the RSF-4, Residential Single Family – 4 units/acre and CSR, Community Services & Recreation districts are consistent with the Growth Plan density of Residential Medium Low (2 – 4 DU/Acre) & Conservation. The existing County zoning is RSF-4, Residential Single Family – 4 units/acre & RSF-R, Residential Single Family - Rural. Section 2.14 F. 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:**

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

N/A. The proposed zoning of RSF-4 & CSR upon annexation is consistent with the Growth Plan Future Land Use Map and also current County zoning for the Irwin property.

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

The Irwin property is located in an area of existing residential development with all public utilities available in the area. The State of Colorado property is located along the Colorado River and has no development potential with the exception of a few acres that will be utilized in the future as part of the State Park trail system.

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

The proposed zoning of RSF-4 & CSR 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 RSF-4 & CSR zoning districts, therefore this criterion is met.

- 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.**

The proposed zoning (RSF-4) for the Irwin property is equivalent to the current County zoning and the existing residential land uses in the area and is also in conformance with the Goals and polices of the Growth Plan and Zoning and Development Code. The proposed zoning (CSR) of the State of Colorado property is also in conformance with the Growth Plan and Zoning & Development Code and was created specifically for environmental open space areas with limited development.

- 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 or will be supplied at the time of further development of the properties and can address the impacts of development consistent with the RSF-4 & CSR zoning districts.

**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. The proposals are to zone the properties to be in conformance with current and proposed development in the area.

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

The Irwin property is requesting a zoning designation (RSF-4) that is the same as the current County zoning and also adjacent City residential zoning to the south for the Loma Rio Subdivision. This subdivision has a residential density of 2.55 units/acre. Also to the east is City zoning of PD, Planned Development for the Vista Del Rio Subdivision which has an average residential density of 1.97 units/acre. The State of

Colorado property is located along the Colorado River and has no development potential with the exception of a few acres that will be developed as part of the trail system in the future. The proposed CSR zoning is the most appropriate zone for this type of area as it will preserve open space and environmental areas.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommends approval of the requested zones of annexation to the City Council, finding the zoning to the RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation districts to be consistent with the Growth Plan, the existing County Zoning for the Irwin property and Sections 2.6 and 2.14 of the Zoning and Development Code.

The following annexation and zoning schedule is being proposed.

| <i>ANNEXATION SCHEDULE</i> |   |
|----------------------------|---|
| <b>April 20, 2005</b>      | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>April 26, 2005</b>      | Planning Commission considers Zone of Annexation  |
| <b>May 18, 2005</b>        | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>June 1, 2005</b>        | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>July 3, 2005</b>        | Effective date of Annexation and Zoning   |



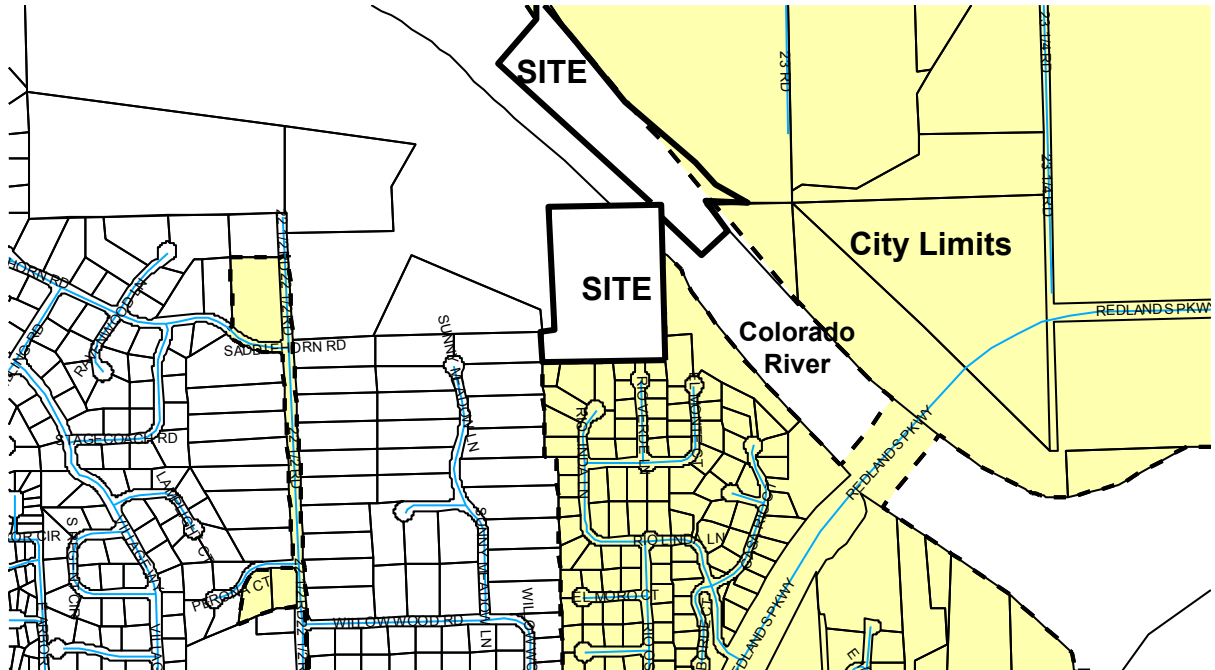
**IRWIN/RIVERFRONT ANNEXATION SUMMARY**

|                                       |  |
|---------------------------------------|--|
| <b>File Number:</b>                   | <b>ANX-2004-305</b>  |
| <b>Location:</b>                      | <b>586 Rio Verde Lane &amp; 616 22 <sup>3</sup>/<sub>4</sub> Road</b>                                      |
| <b>Tax ID Number:</b>                 | <b>2945-071-00-034 &amp; 2945-064-17-921</b>   |
| <b>Parcels:</b>                       | <b>Two (2)</b>   |
| <b>Estimated Population:</b>          | <b>Two (2)</b>   |
| <b># of Parcels (owner occupied):</b> | <b>One (1)</b>   |
| <b># of Dwelling Units:</b>           | <b>One (1)</b>   |
| <b>Acres land annexed:</b>            | <b>19.69</b>   |
| <b>Developable Acres Remaining:</b>   | <b>10.85</b>   |
| <b>Right-of-way in Annexation:</b>    | <b>0</b>   |
| <b>Previous County Zoning:</b>        | <b>RSF-4, Residential Single Family – 4 units/acre &amp; RSF-R, Residential Single Family - Rural</b>      |
| <b>Proposed City Zoning:</b>          | <b>RSF-4, Residential Single Family – 4 units/acre &amp; CSR, Community Services &amp; Recreation</b>      |
| <b>Current Land Use:</b>              | <b><i>Single-Family Home &amp; Vacant land along Colorado River</i></b>                                    |
| <b>Future Land Use:</b>               | <b><i>Two (2) lot single-family home subdivision &amp; Portion of Colorado State Park Trail System</i></b> |

|                           |                             |   |
|---------------------------|-----------------------------|---|
| <b>Values:</b>            | <b>Assessed:</b>            | <b>\$39,240 (Total for both)</b>                                      |
|                           | <b>Actual:</b>              | <b>\$467,200 (Total for both)</b>                                     |
| <b>Address Ranges:</b>    |                             | <b>586 Rio Verde Lane &amp; 616 22 <sup>3</sup>/<sub>4</sub> Road</b> |
| <b>Special Districts:</b> | <b>Water:</b>               | <b>Ute</b>  |
|                           | <b>Sewer:</b>               | <b>City</b>   |
|                           | <b>Fire:</b>                | <b>GJ Rural</b>   |
|                           | <b>Irrigation/Drainage:</b> | <b>Redlands Water &amp; Power &amp; GJ<br/>Drainage</b>               |
|                           | <b>School:</b>              | <b>District 51</b>  |

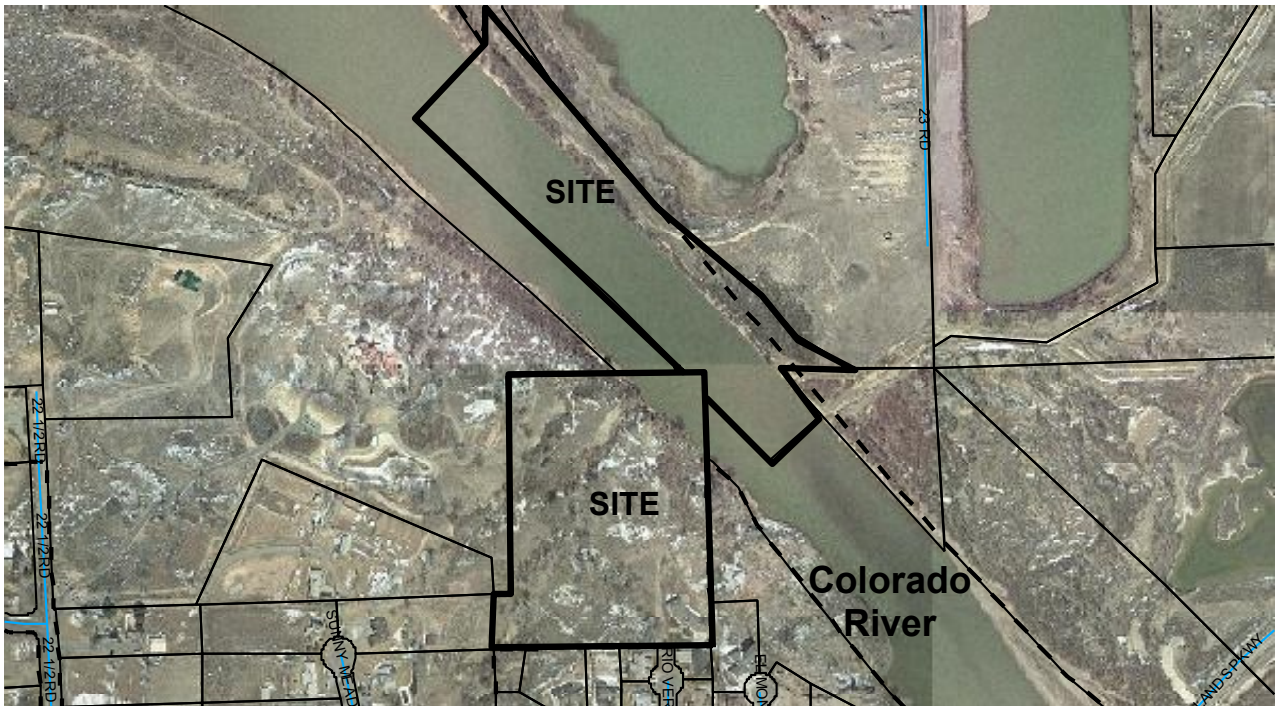
# Site Location Map – Irwin/Riverfront

Figure 1



# Aerial Photo Map – Irwin/Riverfront

Figure 2









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

**A RESOLUTION ACCEPTING A**

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

**IRWIN/RIVERFRONT ANNEXATION**

*LOCATED AT 586 RIO VERDE LANE & 616 22 ¾ ROAD*

**IS ELIGIBLE FOR ANNEXATION**

**WHEREAS**, on the 20th day of April, 2005, 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**

**IRWIN/RIVERFRONT ANNEXATION**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, 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 Northeast corner of Lot 5, Block 3, Plat of Loma Rio Subdivision, as same is recorded in Plat Book 11, Page 316, Public Records of Mesa County, Colorado and assuming the North line of said Loma Rio Subdivision bears N 89°41'00" W with all other bearings contained herein being relative thereto; thence N89°41'00"W, along the North line of said Loma Rio Subdivision, a distance of 638.53 feet to the Northwest corner of said Loma Rio Subdivision; thence N00°07'42"W, along the East line of Redlands Village Acres Filing No. 2, as same is recorded in Plat Book 11, Page 39, Public Records of Mesa County, Colorado, a distance of 160.43 feet; thence S89°48'10"E, a distance of 60.33 feet; thence N00°13'54"W, a distance of 641.63 feet to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 7; thence S89°39'42"E, along the North line of the NE 1/4 of said Section 7, a distance of 522.14 feet to a point on the Southwesterly line of Lot 2, 23 Road Subdivision, as same is recorded in Plat Book 19, Page 280 and 281, Public Records of Mesa County, Colorado; thence along said Southwesterly line the following three (3) courses: N43°07'28"W, a distance of 311.10 feet; thence N46°05'08"W, a distance of 562.98 feet; thence N45°52'51"W, a distance of 210.11

feet to the Northwest corner of said Lot 2; thence N44°07'09"E, along the North line of said Lot 2, a distance of 245.10 feet to its intersection with the South line of the River Road Annexation, City of Grand Junction Ordinance Number 2901; thence along the South line of said Annexation the following two (2) courses: N01°56'51"W, a distance of 103.79 feet; thence S41°34'52"E, a distance of 1,549.24 feet to a point on the South line of said Lot 2; thence S50°30'52"W, along the South line of said Lot 2, a distance of 232.71 feet to the Southwest corner of said Lot 2; thence N43°07'28"W, along the Southwesterly line of said Lot 2, a distance of 277.78 feet; thence S00°10'29"E, along the West line, and the Northerly projection thereof, of Vista Del Rio Subdivision Filing 2, as same is recorded in Plat Book 14, Page 335, Public Records of Mesa County, Colorado, a distance of 740.71 feet, more or less, to the Point of Beginning.

CONTAINING 19.690 acres (857,718.83 Sq. Ft.), more or less, as described.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> day of June, 2005; 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 \_\_\_\_\_, 2005.

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**

**IRWIN/RIVERFRONT ANNEXATION**

**APPROXIMATELY 19.69 ACRES**

**LOCATED AT 586 RIO VERDE LANE & 616 22 <sup>3</sup>/<sub>4</sub> ROAD**

**WHEREAS**, on the 20<sup>th</sup> day of April, 2005, 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 1<sup>st</sup> day of June, 2005; 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 properties situate in Mesa County, Colorado, and described to wit:

**PERIMETER BOUNDARY LEGAL DESCRIPTION**

**IRWIN/RIVERFRONT ANNEXATION**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, 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 Northeast corner of Lot 5, Block 3, Plat of Loma Rio Subdivision, as same is recorded in Plat Book 11, Page 316, Public Records of Mesa County, Colorado and assuming the North line of said Loma Rio Subdivision bears N 89°41'00" W with all other bearings contained herein being relative thereto; thence N89°41'00"W, along the North line of said Loma Rio Subdivision, a distance of 638.53 feet to the Northwest

corner of said Loma Rio Subdivision; thence N00°07'42"W, along the East line of Redlands Village Acres Filing No. 2, as same is recorded in Plat Book 11, Page 39, Public Records of Mesa County, Colorado, a distance of 160.43 feet; thence S89°48'10"E, a distance of 60.33 feet; thence N00°13'54"W, a distance of 641.63 feet to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 7; thence S89°39'42"E, along the North line of the NE 1/4 of said Section 7, a distance of 522.14 feet to a point on the Southwesterly line of Lot 2, 23 Road Subdivision, as same is recorded in Plat Book 19, Page 280 and 281, Public Records of Mesa County, Colorado; thence along said Southwesterly line the following three (3) courses: N43°07'28"W, a distance of 311.10 feet; thence N46°05'08"W, a distance of 562.98 feet; thence N45°52'51"W, a distance of 210.11 feet to the Northwest corner of said Lot 2; thence N44°07'09"E, along the North line of said Lot 2, a distance of 245.10 feet to its intersection with the South line of the River Road Annexation, City of Grand Junction Ordinance Number 2901; thence along the South line of said Annexation the following two (2) courses: N01°56'51"W, a distance of 103.79 feet; thence S41°34'52"E, a distance of 1,549.24 feet to a point on the South line of said Lot 2; thence S50°30'52"W, along the South line of said Lot 2, a distance of 232.71 feet to the Southwest corner of said Lot 2; thence N43°07'28"W, along the Southwesterly line of said Lot 2, a distance of 277.78 feet; thence S00°10'29"E, along the West line, and the Northerly projection thereof, of Vista Del Rio Subdivision Filing 2, as same is recorded in Plat Book 14, Page 335, Public Records of Mesa County, Colorado, a distance of 740.71 feet, more or less, to the Point of Beginning.

CONTAINING 19.690 acres (857,718.83 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 20<sup>th</sup> day of April, 2005 and ordered published.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Attest:

---

President of the Council

---

City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ZONING THE IRWIN/RIVERFRONT ANNEXATION TO  
RESIDENTIAL SINGLE FAMILY – 4 UNITS/ACRE (RSF-4) &  
COMMUNITY SERVICES & RECREATION (CSR)**

**LOCATED AT 586 RIO VERDE LANE & 616 22 ¾ ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying a RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation Zoning District to the Irwin/Riverfront Annexation 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 RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation zoning districts be established.

The Planning Commission and City Council find that the RSF-4, Residential Single Family – 4 units/acre & CSR, Community Services & Recreation 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 Residential Single Family with a density not to exceed four (4) units per acre.

**586 Rio Verde Lane**

Commencing at the Southwest corner of the NE ¼ of said Section 7; thence North 89°56'57" East along the South line of the SW ¼ of the NE ¼ of said Section 7 a distance of 1322.49 feet to the Southwest corner of the SE ¼ of the NE ¼ of said Section 7;

thence North 00°07'39" West along the West line of the SE ¼ of the NE ¼ of said Section 7 a distance of 1323.10 feet to the Northwest corner of the SE ¼ of the NE ¼ of said Section 7; thence South 89°51'38" West 60.00 feet; thence North 00°07'39" West 485.81 feet to

the true point of beginning; thence continuing North 00°07'39" West 161.53 feet; thence North 89°49'10" East 60.00 feet to a point on the West line of the NE ¼ of the NE ¼ of said Section 7; thence North 00°07'39" West along said West line of the NE ¼ of the NE ¼ of Section 7 a distance of 639.37 feet to the Northwest corner of the NE ¼ of the NE ¼ of said Section 7; thence South 89°40'41" East along the North Line of the NE ¼ of said Section 7 a distance of 577.50 feet; thence South 00°07'40" East 801.42 feet; thence North 89°40'41" West 637.51 feet to the true point of beginning.

CONTAINING 10.12 Acres (440,827 Sq. Ft.), more or less, as described.

Housing type, density and bulk standards shall be for the RSF-4 zone district.

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

The following property shall be rezoned Community Services & Recreation (CSR).

**616 22 ¾ Road**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL of Lot 2, Plat of 23 Road Subdivision, as same is recorded in Plat Book 19, Pages 280 and 281, Public Records of Mesa County, Colorado, lying South of and adjacent to, the River Road Annexation, City of Grand Junction Ordinance Number 2901.

CONTAINS 8.86 Acres (385,942 Sq. Ft.), more or less, as described.

Introduced on first reading this 18<sup>th</sup> day of May, 2005 and ordered published.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

ATTEST:

City Clerk

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**Attach 21**

Public Hearing Hutto Annexation &amp; Zoning Located at 676 Peony Drive

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA                   |  |                          |                                     |                          |                          |                          |                                     |
|---------------------------------------|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>Subject</b>                        | Annexation and zoning of the Hutto Annexation located at 676 Peony Drive |                          |                                     |                          |                          |                          |                                     |
| <b>Meeting Date</b>                   | June 1, 2005   |                          |                                     |                          |                          |                          |                                     |
| <b>Date Prepared</b>                  | May 26, 2005   |                          |                                     |                          | File #ANX-2005-054       |                          |                                     |
| <b>Author</b>                         | Senta L. Costello  |                          | Associate Planner                   |                          |                          |                          |                                     |
| <b>Presenter Name</b>                 | Senta L. Costello  |                          | Associate Planner                   |                          |                          |                          |                                     |
| <b>Report results back to Council</b> | <input checked="" type="checkbox"/>                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Yes</b>               | <b>When</b>              |                                     |
| <b>Citizen Presentation</b>           |  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <b>No</b>                | <b>Name</b>                         |
|                                       | <input checked="" type="checkbox"/>                                      | <b>Workshop</b>          | <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"/> | <b>Formal Agenda</b>     |                                     |
|                                       |  |                          |                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|                                       |  |                          |                                     |                          | <input type="checkbox"/> | <b>Consent</b>           | <input checked="" type="checkbox"/> |
|                                       |  |                          |                                     |                          |                          |                          | <b>Individual Consideration</b>     |

**Summary:** Acceptance of a petition to annex and consider the annexation and zoning for the Hutto Annexation. The Hutto Annexation is located at 676 Peony Drive and consists of 1 parcel on 13.47 acres. The zoning being requested is RSF-2.

**Budget:** N/A

**Action Requested/Recommendation:** 1) approve resolution accepting a petition for annexation, 2) public hearing to consider final passage of annexation and zoning ordinances.

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

**Attachments:**

19. Staff report/Background information
20. Annexation - Location Map / Aerial Photo
21. Growth Plan Map / Zoning Map
22. Acceptance Resolution
23. Annexation Ordinance
24. Zoning Ordinance

| STAFF REPORT / BACKGROUND INFORMATION |              |                                       |            |
|---------------------------------------|--------------|---------------------------------------|------------|
| <b>Location:</b>                      |              | 676 Peony Drive                       |            |
| <b>Applicants:</b>                    |              | Owner/Applicant: Francis Hutto        |            |
| <b>Existing Land Use:</b>             |              | 1 Single Family Residence             |            |
| <b>Proposed Land Use:</b>             |              | 3 Single Family Residences            |            |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Colorado River / Panorama Sewer Ponds |            |
|                                       | <b>South</b> | Single Family Residential             |            |
|                                       | <b>East</b>  | Single Family Residential             |            |
|                                       | <b>West</b>  | Single Family Residential             |            |
| <b>Existing Zoning:</b>               |              | County RSF-4                          |            |
| <b>Proposed Zoning:</b>               |              | City RSF-2                            |            |
| <b>Surrounding Zoning:</b>            | <b>North</b> | Colorado River                        |            |
|                                       | <b>South</b> | County RSF-4                          |            |
|                                       | <b>East</b>  | County RSF-4                          |            |
|                                       | <b>West</b>  | PD – 1.7 du/ac                        |            |
| <b>Growth Plan Designation:</b>       |              | Residential Medium Low 2-4 du/ac      |            |
| <b>Zoning within density range?</b>   |              | <b>X</b>                              | <b>Yes</b> |
|                                       |              |                                       | <b>No</b>  |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 13.47 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City as the result of a request to subdivide the property in the County.. Under the 1998 Persigo Agreement all residential subdivisions on the Redlands within ¼ mile of existing City Limits 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 Hutto 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.

**Zone of Annexation:** The requested zone of annexation to the RSF-2 district is consistent with the Growth Plan density of Residential Medium Low 2-4 du/ac. The existing County zoning is RSF-4. 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:

3. 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 criterion 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 criterion is not applicable.

9. The proposed zone 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 zone district is compatible with the neighborhood and will not create any adverse impacts.

10. 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.

11. 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 criterion is not applicable.

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

Response: The zoning request is in conjunction with an annexation request. Therefore this criterion 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 RSF-2 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.

The following annexation and zoning schedule is being proposed.

| <i><u>ANNEXATION SCHEDULE</u></i> |   |
|-----------------------------------|---|
| <b>April 20, 2005</b>             | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>May 10, 2005</b>               | Planning Commission considers Zone of Annexation  |
| <b>May 18, 2005</b>               | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>June 1, 2005</b>               | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>July 3, 2005</b>               | Effective date of Annexation and Zoning   |

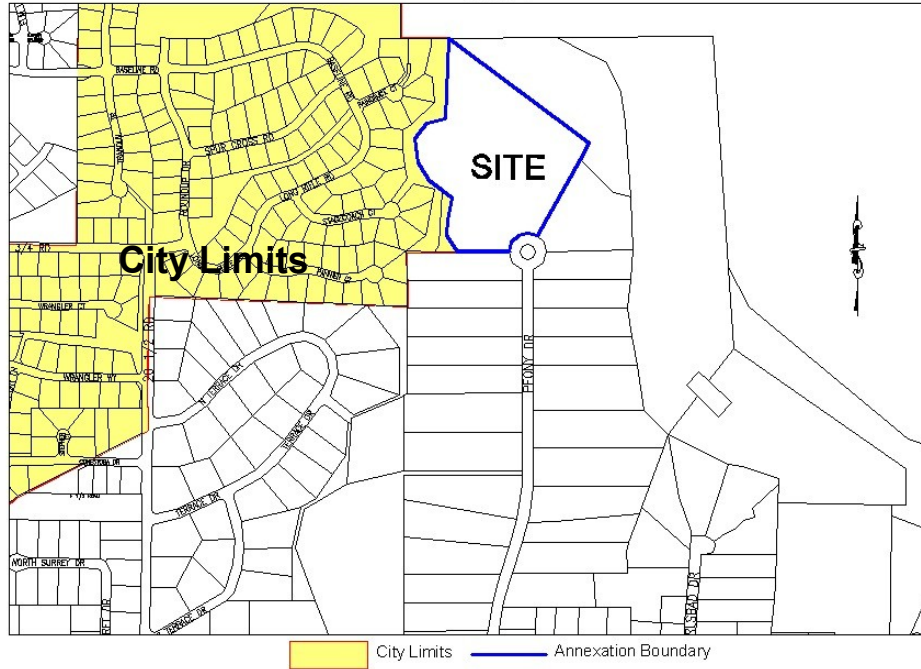
**HUTTO ANNEXATION SUMMARY**

|                                       |                              |                           |
|---------------------------------------|------------------------------|---------------------------|
| <b>File Number:</b>                   | ANX-2005-054                 |                           |
| <b>Location:</b>                      | 676 Peony Drive              |                           |
| <b>Tax ID Number:</b>                 | 2947-151-45-001              |                           |
| <b>Parcels:</b>                       | 1                            |                           |
| <b>Estimated Population:</b>          | 2                            |                           |
| <b># of Parcels (owner occupied):</b> | 1                            |                           |
| <b># of Dwelling Units:</b>           | 1                            |                           |
| <b>Acres land annexed:</b>            | 13.47 acres                  |                           |
| <b>Developable Acres Remaining:</b>   | 13.47 acres                  |                           |
| <b>Right-of-way in Annexation:</b>    | 0.0 acres                    |                           |
| <b>Previous County Zoning:</b>        | RSF-4                        |                           |
| <b>Proposed City Zoning:</b>          | RSF-2                        |                           |
| <b>Current Land Use:</b>              | 1 Single Family Residence    |                           |
| <b>Future Land Use:</b>               | 3 Single Family Residences   |                           |
| <b>Values:</b>                        | <b>Assessed:</b>             | = \$33,510                |
|                                       | <b>Actual:</b>               | = \$421,010               |
| <b>Address Ranges:</b>                | 675 – 678 Peony Drive (all)  |                           |
| <b>Special Districts:</b>             | <b>Water:</b>                | Ute Water                 |
|                                       | <b>Sewer:</b>                | City of Grand Junction    |
|                                       | <b>Fire:</b>                 | Grand Junction Rural      |
|                                       | <b>Irrigation/Drainage :</b> | Redlands Water & Power    |
|                                       | <b>School:</b>               | Mesa Co School Dist #51   |
|                                       | <b>Pest:</b>                 | Redlands Mosquito Control |

# Site Location Map

Figure 1

Hutto Annexation  
Figure 5



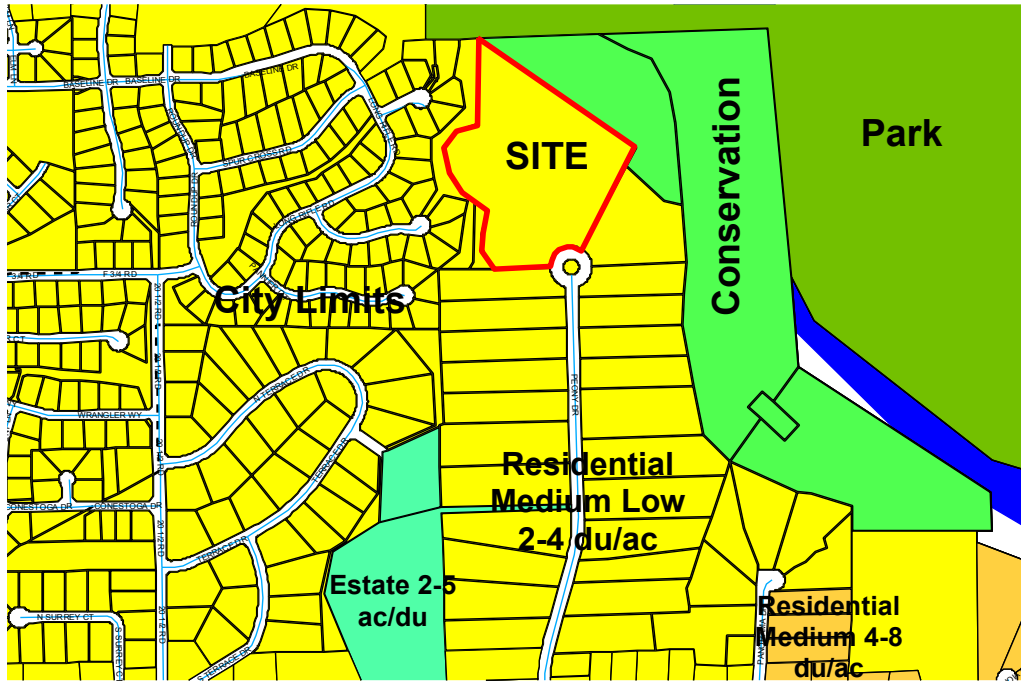
# Aerial Photo Map

Figure 2



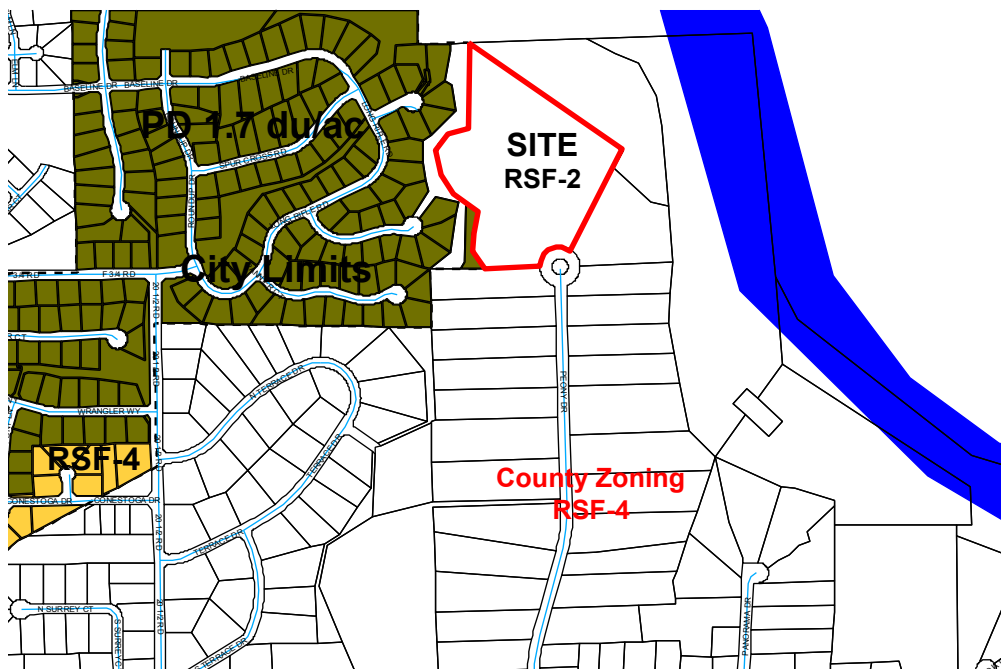
# Future Land Use Map

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."

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

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

**HUTTO ANNEXATION**

**LOCATED at 676 PEONY DRIVE**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 20<sup>th</sup> day of April, 2005, 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:

**HUTTO ANNEXATION**

Parcel 2 of Hutto Subdivision as recorded in plat book 18, page 134 Mesa County Colorado records.

CONTAINING 13.47 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> day of June, 2005; 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 1<sup>st</sup> day of June, 2005.

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**

**HUTTO ANNEXATION**

**APPROXIMATELY 13.47 ACRES**

**LOCATED AT 676 PEONY DRIVE**

**WHEREAS**, on the 20<sup>th</sup> day of April, 2005, 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 1<sup>st</sup> day of June, 2005; 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:

**HUTTO ANNEXATION**

Parcel 2 of Hutto Subdivision as recorded in plat book 18, page 134 Mesa County Colorado records.

CONTAINING 13.47 Acres (586,998 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 20<sup>th</sup> day of April, 2005 and ordered published.

**ADOPTED** on second reading this 1<sup>st</sup> day of June, 2005.



Attest:

---

President of the Council

---

City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE HUTTO ANNEXATION TO  
RSF-2**

**LOCATED AT 676 PEONY DR**

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 Hutto Annexation to the RSF-2 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 RSF-2 zone district be established.

The Planning Commission and City Council find that the RSF-2 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 RSF-2 with a density not to exceed 2 units per acre.

**HUTTO ANNEXATION**

Parcel 2 of Hutto Subdivision as recorded in plat book 18, page 134 Mesa County Colorado records.

CONTAINING 13.47 Acres (586,998 Sq. Ft.), more or less, as described.

Introduced on first reading this 18<sup>th</sup> day of May, 2005 and ordered published.

Adopted on second reading this 1<sup>st</sup> day of June, 2005.

---

Mayor

ATTEST:

---

City Clerk

**Attach 22**

Public Hearing Twenty Three Park Plaza

**CITY OF GRAND JUNCTION**

| <b>CITY COUNCIL AGENDA</b>            |          |  |                      |                          |                          |         |   |
|---------------------------------------|----------|--|----------------------|--------------------------|--------------------------|---------|---|
| <b>Subject</b>                        |          | Annexation of the Twenty Three Park Plaza Annexation located at the northwest corner of 23 Road and I-70 |                      |                          |                          |         |   |
| <b>Meeting Date</b>                   |          | June 1, 2005   |                      |                          |                          |         |   |
| <b>Date Prepared</b>                  |          | May 26, 2005   |                      |                          | File #GPA-2005-045       |         |   |
| <b>Author</b>                         |          | Senta L. Costello  |                      | Associate Planner        |                          |         |   |
| <b>Presenter Name</b>                 |          | Senta L. Costello  |                      | Associate Planner        |                          |         |   |
| <b>Report results back to Council</b> |          | <input checked="" type="checkbox"/>  | No                   | <input type="checkbox"/> | Yes                      | When    |   |
| <b>Citizen Presentation</b>           |          | <input type="checkbox"/>   | Yes                  | <input type="checkbox"/> | No                       | Name    |   |
| <input type="checkbox"/>              | Workshop | <input checked="" type="checkbox"/>  | <b>Formal Agenda</b> |                          | <input type="checkbox"/> | Consent | <input checked="" type="checkbox"/> <b>Individual Consideration</b> |

**Summary:** Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Twenty Three Park Plaza Annexation, located at the northwest corner of 23 Road and I-70. The 35.52 acre Twenty Three Park Plaza Annexation consists of 30 parcels.

**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:**

- 25. Staff report/Background information
- 26. General Location Map / Aerial Photo
- 27. Growth Plan Map / Zoning Map
- 28. Acceptance Resolution
- 29. Annexation Ordinance

| <i>STAFF REPORT / BACKGROUND INFORMATION</i> |              |   |            |    |
|--|--------------|---|------------|----|
| <b>Location:</b>                             |              | <i>Northwest corner of 23 Road and I-70</i>                                   |            |    |
| <b>Applicants:</b>                           |              | Owner: Karen Marquette; Representative: Triwest Group Inc – Doug Gilliland    |            |    |
| <b>Existing Land Use:</b>                    |              | <i>Vacant</i>   |            |    |
| <b>Proposed Land Use:</b>                    |              | <i>Residential (or commercial)</i>  |            |    |
| <b>Surrounding Land Use:</b>                 | <b>North</b> | <i>Vacant</i>   |            |    |
|  | <b>South</b> | Agricultural  |            |    |
|  | <b>East</b>  | Agricultural  |            |    |
|  | <b>West</b>  | Residential 1 du/2 ac +/-   |            |    |
| <b>Existing Zoning:</b>                      |              | Planned Industrial  |            |    |
| <b>Proposed Zoning:</b>                      |              | RSF-4   |            |    |
| <b>Surrounding Zoning:</b>                   | <b>North</b> | <i>County AFT</i>   |            |    |
|  | <b>South</b> | City I-1  |            |    |
|  | <b>East</b>  | County Planned Commercial   |            |    |
|  | <b>West</b>  | <i>County RSF-E</i>   |            |    |
| <b>Growth Plan Designation:</b>              |              | Commercial / Industrial; Requesting a GPA to Residential Medium Low 2-4 du/ac |            |    |
| <b>Zoning within density range?</b>          |              | X   | Yes w/ GPA | No |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 35.52 acres of land and is comprised of 30 parcels. The property owners have requested annexation into the City as the result of needing a Growth Plan Amendment and rezone in the County. Under the 1998 Persigo Agreement all Growth Plan Amendments within the Persigo service area and 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

Twenty Three Park Plaza 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.

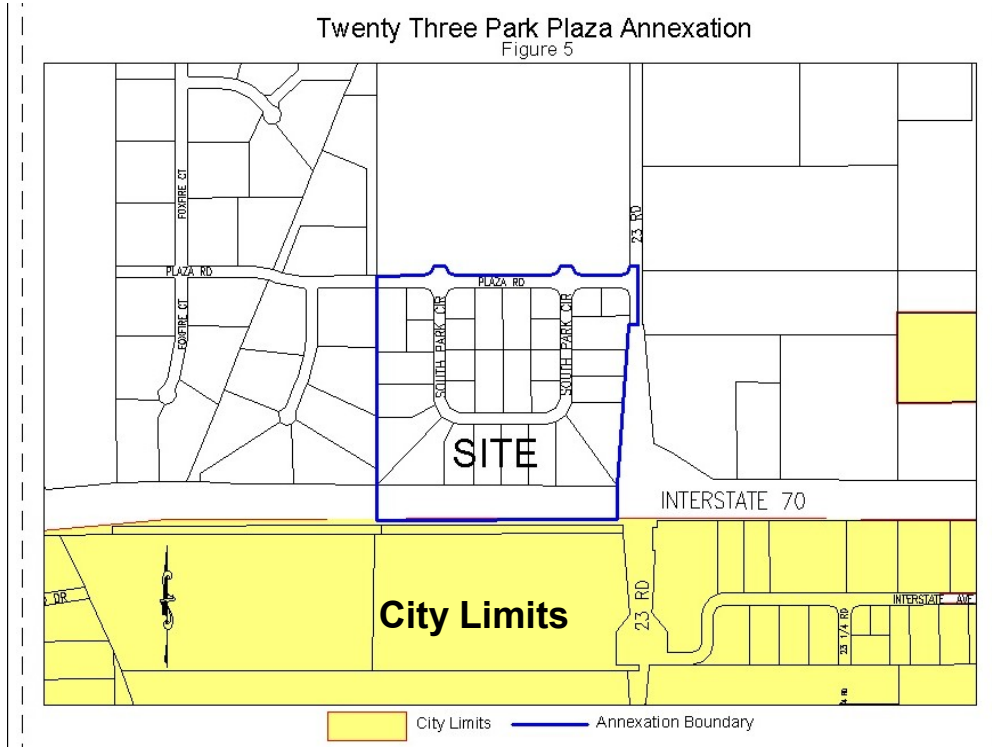
| <i>ANNEXATION SCHEDULE</i>           |   |
|--------------------------------------|---|
| <b>April 20, 2005</b>                | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>To be scheduled following GPA</b> | Planning Commission considers Zone of Annexation  |
| <b>To be scheduled following GPA</b> | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>June 1, 2005</b>                  | Acceptance of Petition and Public Hearing on Annexation by City Council                         |
| <b>July 3, 2005</b>                  | Effective date of Annexation  |

**TWENTY THREE PARK PLAZA ANNEXATION SUMMARY**

|                                       |  |   |
|---------------------------------------|--|---|
| <b>File Number:</b>                   | GPA-2005-045   |   |
| <b>Location:</b>                      | Northwest corner of 23 Road and I-70                                 |   |
| <b>Tax ID Number:</b>                 | 2701-311-10-005 to 016; 2701-311-09-009 to 026                       |   |
| <b># of Parcels:</b>                  | 30   |   |
| <b>Estimated Population:</b>          | 0  |   |
| <b># of Parcels (owner occupied):</b> | 0  |   |
| <b># of Dwelling Units:</b>           | 0  |   |
| <b>Acres land annexed:</b>            | 35.52 acres  |   |
| <b>Developable Acres Remaining:</b>   | 30 acres +/-   |   |
| <b>Right-of-way in Annexation:</b>    | 4.82 ac of Plaza Road and South Park Circle; 4.68 ac of I-70         |   |
| <b>Previous County Zoning:</b>        | PI (Planned Industrial)  |   |
| <b>Proposed City Zoning:</b>          | RSF-4  |   |
| <b>Current Land Use:</b>              | Vacant   |   |
| <b>Future Land Use:</b>               | Residential (or Commercial)  |   |
| <b>Values:</b>                        | <b>Assessed:</b>   | = \$52,810  |
|                                       | <b>Actual:</b>   | = \$182,140                                       |
| <b>Address Ranges:</b>                | 2277-2299 Plaza Road (odd only)<br>2277-2299 South Park Circle (all) |   |
| <b>Special Districts:</b>             | <b>Water:</b>  | Ute Water   |
|                                       | <b>Sewer:</b>  | Persigo   |
|                                       | <b>Fire:</b>   | Grand Junction Rural Fire                         |
|                                       | <b>Irrigation/Drainage:</b>  | Grand Valley Irrigation / Grand Junction Drainage |
|                                       | <b>School:</b>   | Mesa Co School District 51                        |
|                                       | <b>Pest:</b>   | N/A   |

# Site Location Map

Figure 1



# Aerial Photo Map

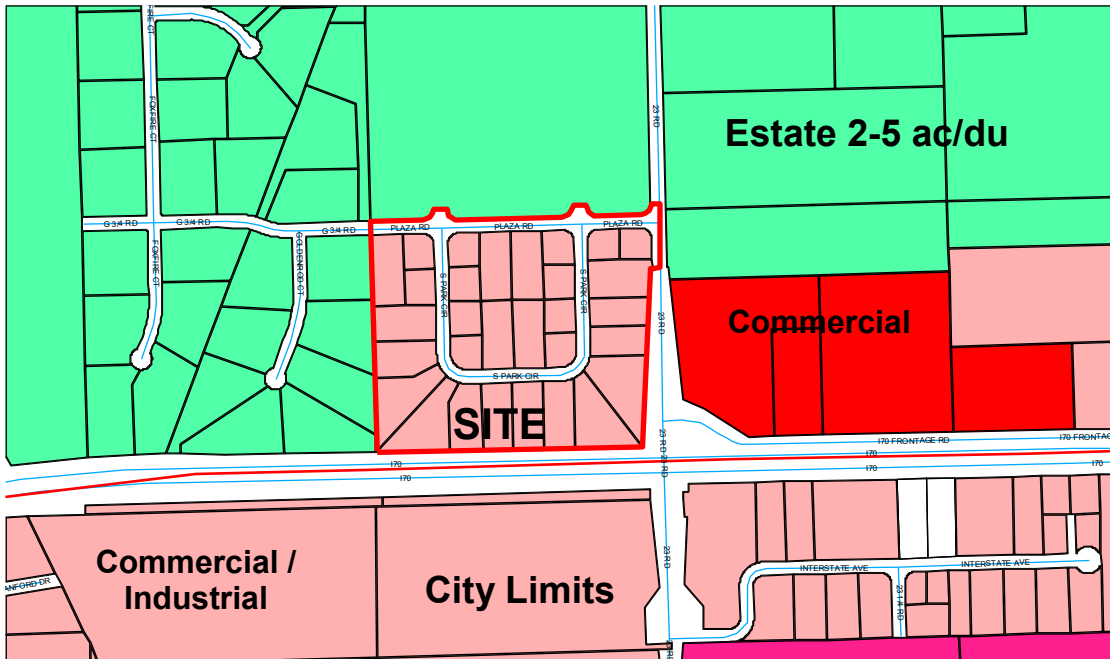
Figure 2





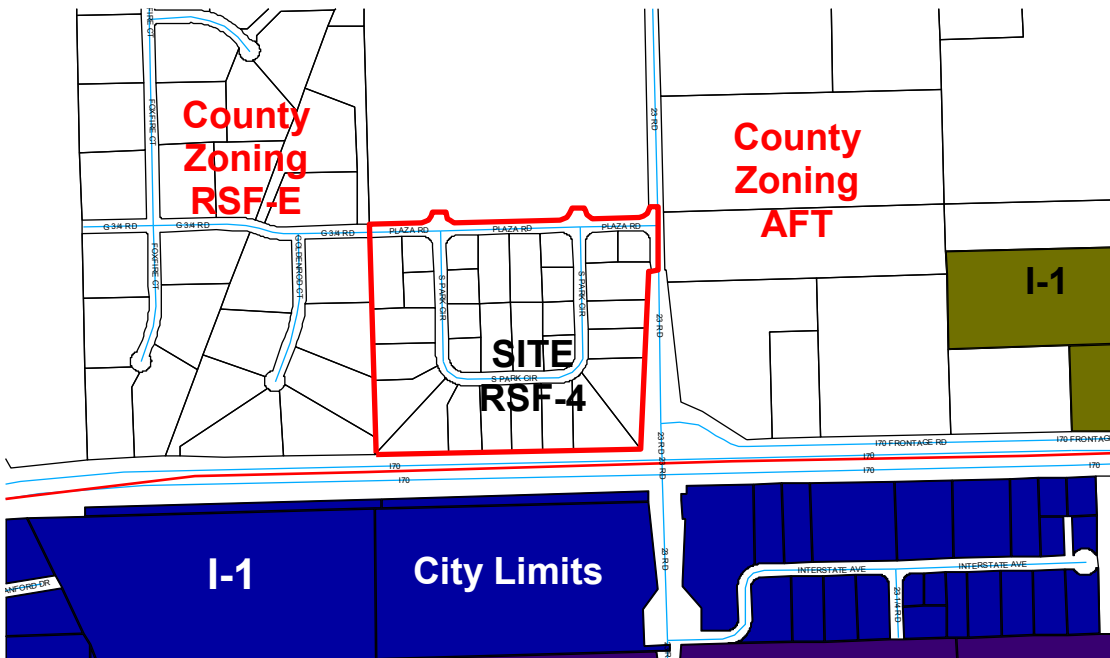
# Future Land Use Map

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."

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

**A RESOLUTION ACCEPTING A**

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

**TWENTY THREE PARK PLAZA ANNEXATION**

**LOCATED AT NORTHWEST CORNER OF 23 ROAD AND I-70 AND INCLUDING A  
PORTION OF THE PLAZA ROAD, SOUTH PARK CIRCLE, AND I-70 RIGHTS-OF-  
WAY IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 20<sup>th</sup> day of April, 2005, 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:

**TWENTY THREE PARK PLAZA ANNEXATION**

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) Section 31, 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 Southwest corner of the SE 1/4 NE 1/4 of said Section 31, whence the Northwest corner of the SE 1/4 NE 1/4 of said Section 31 bears N00°08'00"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement, N00°08'00"E along the West line of the SE 1/4 NE 1/4 of said Section 31 a distance of 81.55 feet to the Point of Beginning; thence continuing N00°08'00"E along the West line of the SE 1/4 NE 1/4 of said Section 31 a distance of 1217.50 feet to the Northwest corner of A Replat of Twenty Three Park Plaza Filing No. One, Plat Book 13, Pages 250 through 252, public records of Mesa County, Colorado ; thence S89°53'39"E along the North right of way of Plaza Road as recorded in said Replat of Twenty Three Park Plaza Filing No. One the following ten courses: (1) S89°53'39"E a distance of 239.58 feet, (2) thence 78.52 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 89°58'51", whose long chord bears N45°06'56"E with a long chord length of 70.70 feet; (3) thence S89°55'34"E a distance of 60.00 feet; (4) thence 78.56 feet along the arc of a 50.00 foot radius curve, concave Northeast, through a central angle of 90°01'09", whose long chord bears S44°53'04"E with a long chord length of 70.72 feet; (5) thence S89°53'39"E a distance of 479.12 feet; (6) thence 78.52 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 89°58'51", whose long chord bears N45°06'56"E with a long chord length of 70.70 feet; (7) thence S89°55'34"E a distance of 60.00 feet; (8) thence 78.56 feet along the arc of a 50.00 foot radius curve, concave

Northeast, through a central angle of 90°01'09", whose long chord bears S44°53'04"E with a long chord length of 70.72 feet; (9) thence S89°53'39"E a distance of 198.99 feet; (10) thence 81.32 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 93°09'35", whose long chord bears N45°05'45"E with a long chord length of 70.70 feet; thence 89°56'00"E a distance of 33.00 feet to the East line of the NE 1/4 NE 1/4 of said Section 31; thence S00°04'00"W along the East line of the NE 1/4 NE 1/4 of said Section 31 a distance of 26.96 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 31; thence S00°03'12"W along the East line of the SE 1/4 NE 1/4 a distance of 266.21 feet; thence S89°58'41"W a distance of 41.93 feet to the East line of said Replat of Twenty Three Park Plaza Filing No. One; thence S04°09'11"W along the East line of said Replat of Twenty Three Park Plaza Filing No. One, a distance of 816.50 feet to the North line of Grand Junction West Annexation Ordinance No. 2555, City of Grand Junction ; thence N89°37'19"W along the North line of said Grand Junction West Annexation a distance of 1219.83 feet to the Point of Beginning.

Said parcel contains 35.52 acres more or less as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1<sup>st</sup> day of June, 2005; 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 1<sup>st</sup> day of June, 2005.

Attest:

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President of the Council

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City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**TWENTY THREE PARK PLAZA ANNEXATION**

**APPROXIMATELY 35.52 ACRES**

**LOCATED AT NORTHWEST CORNER OF 23 ROAD AND I-70 AND INCLUDING A  
PORTION OF THE PLAZA ROAD, SOUTH PARK CIRCLE, AND I-70 RIGHTS-OF-  
WAY**

**WHEREAS**, on the 20<sup>th</sup> day of April, 2005, 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 1<sup>st</sup> day of June, 2005; 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:

**TWENTY THREE PARK PLAZA ANNEXATION**

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) Section 31, 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 Southwest corner of the SE 1/4 NE 1/4 of said Section 31, whence the Northwest corner of the SE 1/4 NE 1/4 of said Section 31 bears N00°08'00"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement, N00°08'00"E along the West line of the SE 1/4 NE 1/4 of said Section 31 a distance of 81.55 feet to the Point of Beginning; thence continuing

N00°08'00"E along the West line of the SE 1/4 NE 1/4 of said Section 31 a distance of 1217.50 feet to the Northwest corner of A Replat of Twenty Three Park Plaza Filing No. One, Plat Book 13, Pages 250 through 252, public records of Mesa County, Colorado ; thence S89°53'39"E along the North right of way of Plaza Road as recorded in said Replat of Twenty Three Park Plaza Filing No. One the following ten courses: (1) S89°53'39"E a distance of 239.58 feet, (2) thence 78.52 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 89°58'51", whose long chord bears N45°06'56"E with a long chord length of 70.70 feet; (3) thence S89°55'34"E a distance of 60.00 feet; (4) thence 78.56 feet along the arc of a 50.00 foot radius curve, concave Northeast, through a central angle of 90°01'09", whose long chord bears S44°53'04"E with a long chord length of 70.72 feet; (5) thence S89°53'39"E a distance of 479.12 feet; (6) thence 78.52 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 89°58'51", whose long chord bears N45°06'56"E with a long chord length of 70.70 feet; (7) thence S89°55'34"E a distance of 60.00 feet; (8) thence 78.56 feet along the arc of a 50.00 foot radius curve, concave Northeast, through a central angle of 90°01'09", whose long chord bears S44°53'04"E with a long chord length of 70.72 feet; (9) thence S89°53'39"E a distance of 198.99 feet; (10) thence 81.32 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 93°09'35", whose long chord bears N45°05'45"E with a long chord length of 70.70 feet; thence 89°56'00"E a distance of 33.00 feet to the East line of the NE 1/4 NE 1/4 of said Section 31; thence S00°04'00"W along the East line of the NE 1/4 NE 1/4 of said Section 31 a distance of 26.96 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 31; thence S00°03'12"W along the East line of the SE 1/4 NE 1/4 a distance of 266.21 feet; thence S89°58'41"W a distance of 41.93 feet to the East line of said Replat of Twenty Three Park Plaza Filing No. One; thence S04°09'11"W along the East line of said Replat of Twenty Three Park Plaza Filing No. One, a distance of 816.50 feet to the North line of Grand Junction West Annexation Ordinance No. 2555, City of Grand Junction ; thence N89°37'19"W along the North line of said Grand Junction West Annexation a distance of 1219.83 feet to the Point of Beginning.

Said parcel contains 35.52 acres more or less as described.

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

**INTRODUCED** on first reading on the 20<sup>th</sup> day of April, 2005 and ordered published.

**ADOPTED** on second reading this 1<sup>st</sup> day of June, 2005.

Attest:

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President of the Council

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City Clerk