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

WEDNESDAY, JUNE 15, 2005, 7:00 P.M.

***** NOTE NEW START TIME *****

CALL TO ORDER

Pledge of Allegiance
Invocation – Eldon Coffey, Retired Pastor

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING JUNE 17 THROUGH JUNE 18, 2005 AS “GRAND JUNCTION RELAY FOR LIFE DAYS”

***PROCLAIMING JUNE 12 THROUGH JUNE 18, 2005 AS “KIWANIS WEEK” AND RENAME MAIN STREET AS “KIWANIS PANCAKE AVENUE” FOR JUNE 17, 2005

RECOGNITION OF NEIGHBORHOOD ORGANIZATIONS – EL POSO, RIVERSIDE, NIAGARA VILLAGE, THE FALLS, CANYON VISTA, SKYLER SUBDIVISION, AND TRAILS WEST VILLAGE

APPOINTMENTS

TO THE DOWNTOWN DEVELOPMENT AUTHORITY

***TO THE PARKS AND RECREATION ADVISORY BOARD

CITIZEN COMMENTS

***** CONSENT CALENDAR ***®**

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

Action: Approve the Minutes of the Special Sessions May 18, 2005 and June 1, 2005 and June 1, 2005 Regular Meeting

2. **Amending the City Council Meeting Schedule** [Attach 2](#)

The City's Code of Ordinances, Sec. 2-26, requires a meeting schedule and provides a procedure for calling special meetings. The meeting schedule is to be determined by resolution. Typically the scheduled is set annually. Because resolutions are statements of the policy of the Council, a resolution may be amended by another, subsequent resolution.

Resolution No. 97-05 – A Resolution of the City of Grand Junction Amending Resolution No. 01-05 Changing the Start Time for City Council Meetings

®Action: *Adopt Resolution No. 97-05*

Staff presentation: Stephanie Tuin, City Clerk

3. **Setting a Hearing for the Pear Park School Annexation, Located at 2927 and 2927 ½ D ½ Road** [File #ANX-2005-125] [Attach 4](#)

Resolution referring a petition for annexation and introduction of proposed ordinances. The 20.42 acre Pear Park School Annexation consists of 2 parcels, a portion of the D ½ Road right-of-way, and is a 2 part serial annexation.

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

Resolution No. 106-05 – 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, Pear Park School Annexations #1 & #2, Located at 2927 and 2927 ½ D ½ Road

®Action: *Adopt Resolution No.106-05*

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Pear Park School Annexation #1, Approximately 0.11 Acres, Located at 2927 D ½ Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Pear Park School Annexation #2, Approximately 20.31 Acres, Located at 2927 and 2927 ½ D ½ Road

Action: *Introduction of Proposed Ordinances and Set a Hearing for July 20, 2005*

Staff presentation: Senta L. Costello, Associate Planner

4. **Setting a Hearing for the Koch/Fisher Annexation, Located at 2041 and 2043 Conestoga Drive** [File #ANX-2005-108] [Attach 5](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The .79 acres Koch/Fisher annexation consists of two parcels and a portion of Conestoga Drive.

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

Resolution No. 107-05 – 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, Koch/Fisher Annexation, Located at 2041 and 2043 Conestoga Drive and Including a Portion of Conestoga Drive

®Action: *Adopt Resolution No. 107-05*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Koch/Fisher Annexation, Approximately 0.79 Acres, Located at 2041 and 2043 Conestoga Drive and Including a Portion of Conestoga Drive

Action: *Introduction of Proposed Ordinances and Set a Hearing for July 20, 2005*

Staff presentation: Ronnie Edwards, Associate Planner

5. **Setting a Hearing for the Schultz Annexation, Located at 513 29 ¼ Road** [File #ANX-2005-112] [Attach 6](#)

Resolution referring a petition for annexation and introduction of a proposed ordinances. The .73 acre Schultz annexation consists of one parcel and 1133.51' of North Avenue and 29 ¼ Road Right-of-Way.

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

Resolution No. 108-05 – 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, Schultz Annexation, a Serial Annexation Comprising Schultz Annexation No. 1 and Schultz Annexation No. 2, Located at 513 29 ¼ Road and Including a Portion of North Avenue and 29 ¼ Road Rights-of-Way

®Action: *Adopt Resolution No. 108-05*

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schultz Annexation No. 1, Approximately 0.02 Acres of North Avenue and 29 ¼ Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schultz Annexation No. 2, Approximately 0.71 Acres, Located at 513 29 ¼ Road and Including a Portion of North Avenue and 29 ¼ Road Right-of-Way

Action: *Introduction of Proposed Ordinances and Set a Hearing for July 20, 2005*

Staff presentation: Ronnie Edwards, Associate Planner

6. **Setting a Hearing for Zoning the Beanery Annexation, Located at 556 29 Road** [File #ANX-2005-078] [Attach 8](#)

Introduction of a proposed zoning ordinance to zone the Beanery Annexation RMF-8, located at 556 29 Road.

Proposed Ordinance Zoning the Beanery Annexation to RMF-8, Located at 556 29 Road

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

Staff presentation: Senta L. Costello, Associate Planner

7. **Setting a Hearing for Zoning the Munkres-Boyd Annexation, Located at 2866 A ¾ Road** [File #ANX-2005-089] [Attach 9](#)

Introduction of a proposed zoning ordinance to zone the Munkres-Boyd Annexation RSF-4, located at 2866 A ¾ Road.

Proposed Ordinance Zoning the Munkres-Boyd Annexation to RSF-4, Located at 2866 A ¾ Road

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

Staff presentation: Senta L. Costello, Associate Planner

8. **Setting a Hearing for Zoning the Beagley II Annexation, Located at 2932 and 2938 D ½ Road** [File #ANX-2005-099] [Attach 10](#)

Introduction of a proposed zoning ordinance to zone the Beagley II Annexation RMF-8, located at 2932 and 2938 D ½ Road.

Proposed Ordinance Zoning the Beagley II Annexation to RMF-8, Located at 2932 and 2938 D ½ Road

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

Staff presentation: Senta L. Costello, Associate Planner

9. **Setting a Hearing for Zoning the Bookcliff Middle School Annexation, Located at 2935 Orchard Avenue** [File #ANX-2005-101] [Attach 11](#)

Introduction of a proposed zoning ordinance to zone the Bookcliff Middle School Annexation CSR, located at 2935 Orchard Avenue.

Proposed Ordinance Zoning the Bookcliff Middle School Annexation to CSR, Located at 2935 Orchard Avenue

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

Staff presentation: Senta L. Costello, Associate Planner

10. **Setting a Hearing for Zoning the Theobold Annexation, Located at 3060 D Road** [File #ANX-2005-073] [Attach 13](#)

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 Zoning Ordinance, designating the property RMF-8, Residential Multi-family, not to exceed eight dwelling units per acre. The property is 5.19 acres in size.

Proposed Ordinance Zoning the Theobold Annexation to Residential Multi-Family – Eight (RMF-8), Located at 3060 D Road

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

Staff presentation: Lori V. Bowers, Senior Planner

11. **Construction Contract for 2005 Asphalt Overlays** [Attach 14](#)

The 2005 Asphalt Overlay project consists of asphalt resurfacing on twelve selected streets throughout the City.

Action: Authorize the City Manager to Sign a Construction Contract for the 2005 Asphalt Overlay Project to United Companies of Mesa County in the Amount of \$1,069,449.00

Staff presentation: Mark Relph, Public Works and Utilities Director

***12. **Extend School Land Dedication Fee to December 2005** [Attach 24](#)

In December, 2004, City Council authorized a letter to the School Board extending the School Land Dedication fee at its current amount until June, 2005. The working group continues to study the fee and anticipates a recommendation in December, 2005. The letter from December, 2004 will be updated to extend the existing fee until December 31, 2005 and drafted for the Mayor's signature if authorized.

Action: Authorize the Mayor to Sign the Letter and Send it to Ron Rowley, School Board President.

Staff presentation: Kelly Arnold, City Manager

*** END OF CONSENT CALENDAR ***

*** ITEMS NEEDING INDIVIDUAL CONSIDERATION ***

***13. **Economic Development Incentive to GJEP** [Attach 25](#)

The attached resolution authorizes an incentive to GJEP for the benefit of Prospect #04025 in the amount of \$40,000.

Resolution No. 108-05 – A Resolution Authorizing an Economic Incentive for GJEP Prospect #04025 for \$40,000 for their Job Creation and Relocation to Grand Junction

®Action: Adopt Resolution No. 108-05

Staff presentation: Sheryl Trent, Assistant to the City Manager

14. **Public Hearing - Chatfield III Annexation and Zoning, Located at 3156 and 3164 D ½ Road** [File #ANX-2005-057] [Attach 18](#)

Acceptance of a petition to annex and consider the annexation and zoning for the Chatfield III Annexation. The Chatfield III Annexation is located at 3156 and

3164 D ½ Road and consists of 2 parcels on 24.781 acres. The zoning being requested is RMF-5.

a. Accepting Petition

Resolution No. 112-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Chatfield III Annexation, Located at 3156 and 3164 D ½ Road, Including a Portion of the D ½ Road Right-of-Way, is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3774 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Chatfield III Annexation, Approximately 24.781 Acres, Located at 3156 and 3164 D ½ Road, Including a Portion of the D ½ Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 3777 - An Ordinance Zoning the Chatfield III Annexation to RMF-5, Located at 3156 and 3164 D ½ Road

®Action: Adopt Resolution No. 112-05 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinances No. 3774 and 3777

Staff presentation: Senta L. Costello, Associate Planner

15. **Public Hearing - Reynolds Annexation and Zoning, Located at 3077 D ½ Road** [File #ANX-2005-058] [Attach 19](#)

Acceptance of a petition to annex and consider the annexation and zoning for the Reynolds Annexation. The Reynolds Annexation is located at 3077 D ½ Road and consists of 1 parcel on 6.55 acres. The zoning being requested is RMF-8.

a. Accepting Petition

Resolution No. 113-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Reynolds Annexations #1 and #2, Located at 3077 D ½ Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3778 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reynolds Annexation #1, Approximately 1.48 Acres, Located at 3077 D ½ Road

Ordinance No. 3779 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reynolds Annexation #2, Approximately 5.07 Acres, Located at 3077 D ½ Road

c. Zoning Ordinance

Ordinance No. 3780 - An Ordinance Zoning the Reynolds Annexation to RMF-8, Located at 3077 D ½ Road

®Action: Adopt Resolution No. 113-05 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinances No. 3778, 3779, and 3780.

Staff presentation: Senta L. Costello, Associate Planner

16. **Public Hearing - Swan Lane Annexation and Zoning, Located at the South End of Swan Lane** [File #ANX-2004-249] [Attach 20](#)

Acceptance of a petition to annex and consider the annexation and zoning for the Swan Lane Annexation. The Swan Lane Annexation is located at the south end of Swan Lane and consists of 6 parcels on 4.47 acres. The zoning being requested is RSF-4.

a. Accepting Petition

Resolution No. 114-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Swan Lane Annexation, Located at the South End of Swan Lane and Including a Portion of the Broadway and Swan Lane Rights-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3781- An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Swan Lane Annexation, Approximately 4.47 Acres, Located at the South End of Swan Lane and Including a Portion of the Broadway and Swan Lane Rights-of-Way

c. Zoning Ordinance

Ordinance No. 3782- An Ordinance Zoning the Swan Lane Annexation to RSF-4, Located at the South End of Swan Lane

®Action: Adopt Resolution No. 114-05 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinances No. 3781 and 3782

Staff presentation: Senta L. Costello, Associate Planner

17. **Public Hearing – Vacate Rights-of-Way for an Alley and Hoesch Street Within the Riverside School/Proposed Dual Immersion Academy Site**

[File #VR-2005-067]

[Attach 21](#)

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

Ordinance No. 3783 - An Ordinance Vacating Rights-of-Way for an Alleyway and Hoesch Street within the Riverside School Site

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance 3783

Staff presentation: Kristen Ashbeck, Senior Planner

18. **Request to Acquire Access for Development of Redlands Mesa, Phase IV**

[File #PP-2005-019]

[Attach 22](#)

Ron Austin/Sunflower Investment, LLC has a development application (PP-2005-019) pending for a Preliminary Plan and revised zoning ordinance for Redlands Mesa, Phase IV. As was previously discussed with City Council at its December 13, 2004 work session, the developer is interested in obtaining street access to the development across City owned property.

Resolution No. 115-05 – A Resolution Approving Designation of City Owned Land as Right-of-Way

®Action: Adopt Resolution No.115-05

Staff presentation: John Shaver, City Attorney

19. **Public Hearing – Rezone of Redlands Mesa, Phase IV, Located at Monument Road and Mariposa Road** [File #PP-2005-019] [Attach 23](#)

Hold a public hearing and consider final passage of an ordinance to amend the PD zoning for Redlands Mesa, Phase IV.

Ordinance No. 3784 - An Ordinance Zoning Land Located South and West of The Ridges Known as Redlands Mesa, Phase IV

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance 3784

Staff presentation: Kathy Portner, Planning Manager

20. **Public Hearing – 2005 CDBG Program Year Action Plan, a Part of the 2001 Five Year Consolidated Plan** [Attach 17](#)

City Council will consider final adoption of the 2005 Program Year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of CDBG funds. The Action Plan includes the CDBG projects for the 2005 Program Year City Council approved for funding on May 18, 2005.

Resolution No. 111-05 – A Resolution Adopting the 2005 Program Year Action Plan as a part of the City of Grand Junction 2001 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: Adopt Resolution No. 111-05

Staff presentation: David Thornton, Principal Planner

21. **Purchase of Property at 1101 Kimball Avenue for the Riverside Parkway Project** [Attach 15](#)

The City has entered into a contract to purchase the property at 1101 Kimball Avenue from BESS Investments. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Resolution No. 109-05 – A Resolution Authorizing the Purchase of Real Property at 1101 Kimball Avenue from BESS Investments

®Action: Adopt Resolution No. 109-05

Staff presentation: Mark Relph, Public Works and Utilities Director

22. **Purchase of Property at 2902 D Road for the Riverside Parkway Project**

[Attach 16](#)

The City has entered into a contract to purchase a portion of the property at 2902 D Road from Daniel H. Feuerborn. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Resolution No. 110-05 – A Resolution Authorizing the Purchase of Real Property at 2902 D Road from Daniel H. Feuerborn

®Action: *Adopt Resolution No. 110-05*

Staff presentation: Mark Relph, Public Works and Utilities Director

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

24. **OTHER BUSINESS**

25. **ADJOURNMENT**

Attach 1
Minutes

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

MAY 18, 2005

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, May 18, 2005 at 5:38 p.m. in the Administration Conference Room, 2nd Floor of City Hall. 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 was City Manager Kelly Arnold.

Other staff members present were City Attorney John Shaver, Assistant City Manager David Varley, Public Works and Utilities Director Mark Relph, Riverside Parkway Project Manager Jim Shanks, and Project Engineer Trent Prall.

Council President Hill called the meeting to order.

Council President Pro Tem Palmer moved to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a) relative to the Riverside Parkway and noted that Council will not be returning to open session. Councilmember Thomason seconded the motion. The motion carried.

The City Council convened into executive session at 5:39 p.m.

Stephanie Tuin, MMC
City Clerk

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

JUNE 1, 2005

The City Council of the City of Grand Junction convened into regular session on the 1st day of June 2005, at 7:35 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 Deputy City Clerk Juanita Peterson.

Council President Hill called the meeting to order. Councilmember Spehar led in the pledge of allegiance. The audience remained standing for the invocation by Pastor Jerry Boschen, First Assembly of God.

CITIZEN COMMENTS

Council President Pro Tem Palmer announced a press release from CML which recognized Elected Officials that go the extra mile. He said Council President Bruce Hill, Mayor of Grand Junction, has completed his leadership training and will be recognized at the annual CML Conference in June.

CONSENT CALENDAR

It was moved by Council President Pro Tem Palmer, seconded by Councilmember Coons and carried by roll call vote to approve Consent Items #1 through #9.

1. **Minutes of Previous Meetings**

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]

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*

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

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

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

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

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]

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*

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

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*

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

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*

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

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*

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

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*

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Construction and Design Contracts

a. Construction Contract for Redlands Parkway Trail Replacement Phase II

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

Mark Relph, Public Works and Utilities Director, reviewed this item. He stated that the project would begin June 13th and the completion would be no later than August 5th.

Councilmember Doody asked about the drainage improvements. Mr. Relph said asphalt would be used again for the construction of the sidewalk. He felt with the conditions of the area it would be best to use asphalt to help with the drainage improvements instead of using concrete.

b. Construction Contract for New Sidewalk Construction

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

Mark Relph, Public Works and Utilities Director, reviewed this item. He reviewed each of the areas where the new sidewalk construction will be completed. He said it will be completed mostly within the school walking routes.

Council President Pro Tem Palmer moved to 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; authorize the City Manager to sign a construction contract for the new sidewalk construction to Vista Paving in the amount of \$251,199.70. Councilmember Doody seconded the motion. Motion carried.

Purchase of Real Property at 1220 South 7th Street for the Riverside Parkway Project

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.

Mark Relph, Public Works and Utilities Director, reviewed this item and stated they are looking at a closing date around June 15, 2005.

Council President Pro Tem Palmer noted an error in the amount on the Resolution, the correct amount should be \$53,900 for the Housing Supplement. Mr. Relph agreed with Council President Pro Tem Palmer regarding the error. City Attorney John Shaver stated the resolution will be corrected.

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

Councilmember Spehar moved to adopt Resolution No. 98-05 as amended with the correct amount. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Purchase of Real Property at 934 South 4th Street for the Riverside Parkway Project

The City has entered into a contract to purchase the property at 934 S. 4th 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.

Mark Relph, Public Works and Utilities Director, said this item was reviewed at a Council Meeting a few weeks ago where there was a conflict between the two appraisals, so the item was continued until a later time. He said since then there has been negotiations and a price has been settled between both parties.

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

Council President Pro Tem Palmer moved to adopt Resolution No. 99-05. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

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

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.

Tim Moore, Public Works Manager, reviewed this item. He stated that the plan will be very similar to the plan from last year.

Councilmember Coons disclosed that she is President of the Mesa County Board of Health. Council saw no problem with that.

Steve Defeyter, Mesa County Health, presented the plan for this year. He said there is drastic difference with West Nile Virus between 2003 and 2004 on the Front Range and nationally it is moving west and to the north. He said if the City has several positive cases, then that will have to be discussed at that time.

Councilmember Coons stated the public needs to be aware of the sprayings and will need to take personal precautions.

Councilmember Doody asked about the complementary larvacide that is being given away. Councilmember Coons explained where the public could receive the larvacide.

Council President Pro Tem Palmer moved to authorize the Mayor to sign the Intergovernmental Agreement with Mesa County for the 2005 West Nile Virus Plan. Councilmember Spehar seconded the motion. Motion carried.

DOLA Grant for Radio Communications

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).

Greg Morrison, Police Chief, reviewed this item. Chief Morrison explained the costs related to the E911 and the surcharge on monthly phone bills. He said there is a statewide effort to convert to 800 megahertz to improve the day to day first responders. He introduced Paula Creasy, Communications Center Manager, for more detail.

Paula Creasy, Communications Center Manager, presented the technical side and reviewed several different sites for microwave and radio systems. She said there will

be four different sites that will give better coverage for the rural areas. Ms. Creasy said this is a goal between the local entities and the State which will enable the Emergency Telephone Service to cover a much greater area.

Council President Pro Tem Palmer asked if this was a statewide project.

Ms. Creasy said yes, but the City and the State will both benefit from this grant. She said this will create a much larger area, not just for Grand Junction and Mesa County, but for all of the surrounding counties to use as well.

Council President Pro Tem Palmer moved to authorize the Mayor to sign the grant application in the amount of \$1,305,424 from DOLA Energy and Mineral Impact Assistance. Councilmember Coons seconded the motion. Motion carried.

Public Facilities Construction and Maintenance Agreement

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.

John Shaver, City Attorney, reviewed this item and explained the different aspects and issues of the agreement for the canal sewer line construction.

Council President Hill went through some of the issues and felt it is good that both parties are working together to define the contract and plan to work through the issues together.

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

Council President Pro Tem Palmer moved to adopt Resolution No. 100-05. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Acquire Access for Development

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.

Councilmember Beckstein disclosed her client is Dynamic Investments. Council saw no problems with her participating.

John Shaver, City Attorney, reviewed this item regarding the approval of the right-of-way for the Harvest Group to cross City owned property.

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

Council President Pro Tem Palmer moved to adopt Resolution No. 101-05. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing - Shadow Run at the Ridges Planned Development [File #PP-2005-014]

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.

The public hearing was opened at 8:50 p.m.

Paul Schoukas, with PCS Group Inc., 850 Santa Fe Drive, representing the applicant, gave a presentation and handed out the complete presentation to Council. He explained the location, existing conditions, and comparisons of the dwelling units, the surrounding multi-family dwellings around the proposed property, architectural designs, landscape requirements, and parking per dwelling along with off-street parking areas.

Lori V. Bowers, Senior Planner, reviewed this item. She described the site location and stated that this is a 4.99 acre parcel. She said the Ridges was originally approved as a Planned Development and stated that in 1992 the Ridges was annexed into the City. She said the Growth Plan shows the plan as Residential Medium Low, 2 to 4 dwelling units per acre. She said 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. Ms. Bowers said that staff feels the criteria has been met and that there was never a maximum height limit provided in the Ridges plan for the multi-family sites. She said the Planning Commission recommends approval of the private streets and there will be an HOA to maintain the streets. Ms. Bowers said the Planning Commission has recommended 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 the density bonus provision in Chapter Three of the Zoning and Development Code. These amenities include: 1) Transportation

amenities, including but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities of 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 and 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. She said that 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, 2005. Ms. Bowers said at the Planning Commission meeting on April 27th there were several citizens present and the Planning Commission listened to the comments. She said the Planning Commission's recommendation of the conditional approval of the requested Planned Development, Preliminary Development Plan, and file number PP-2005-014 to the City Council with the findings and conclusions listed in the report 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.

Councilmember Doody disclosed that he lives in the Ridges. City Attorney John Shaver stated that does not affect his ability to participate.

Council President Hill inquired about emergency vehicles, if they had a problem with the 20 foot roadway. Ms. Bowers said the Fire Department did not have a problem with the 20 foot wide roadways.

Council President Pro Tem Palmer stated that Planning Commission minutes are usually attached when there is a deviation of the requirements. He asked if there are criteria for the Council to receive the Planning Commission minutes. Bob Blanchard, Director of Community Development, stated it was an oversight by staff that the Planning Commission minutes were not included into the staff report.

Councilmember Doody asked how the homeowners association became their own HOA.

City Attorney John Shaver gave the history of the Ridges ACC. He said when the City took over, there was a board already established. It would be a long complicated matter, but the City is in favor of working with the Ridges ACC and the homeowners.

Councilmember Thomason said that some of the citizens' concerns are regarding the drainage since the property slopes away from the current property. Ms. Bowers said since the property currently slopes away from their property, she does not see the concern.

Kevin Powers, 367 Plateau Drive, said he has been following this project from the beginning and that he wrote a letter to the Planning Commission addressing some issues and concerns he has regarding the development. He said that his first concern is regarding the \$3.00 per sq. ft. for the property that is being sold for the purpose of the right-of-way. He felt that the City is really accommodating this development and feels that the assigned value is a lot less than it should be. Secondly, he feels that the density is too high for the 20 foot wide streets and the excavation of dropping the units lower would benefit obstruction issues, and thirdly, he has concerns that there will be a street on both the front and the back side of his house. He said that he would recommend that this plan not be approved with these accommodations as planned.

Brian Langfitt, 365 Plateau Drive, said he also has some problems with the accommodations that are being proposed. He thought that the current walkways that have been used for 20 years should stay the same. He asked what the benefits are being done for the City and the surrounding landowners. Mr. Langfitt does not see any benefits and said he is also concerned about the drainage and feels that something needs to be addressed. Mr. Langfitt said that he was very disappointed that the City Council has not received the minutes from the Planning Commission. Council President Hill asked about the common ground beside the Langfitt property. He said that in the original design, there should have been a third roadway there. He asked Mr. Langfitt if he felt more comfortable with walkway instead of a roadway. Mr. Langfitt said that he did a lot of research of the area when he purchased the property and said he was told that the property would not be developed and that he is opposed to the roadway.

Dan Wilson, Attorney representing landowner Kevin Powers located at 367 Plateau Drive, said the lot cannot hold 7.5 units/acre. He said that he is not a planner but feels that there could be one road that runs right through the middle of the subdivision and have the houses on each side of the road, instead of having 2 different streets. He said that would solve Mr. Power's problem of being double impacted with the 2 roads. Mr. Wilson said there are many designs that could be addressed that would eliminate a lot of the problems. He then addressed the accommodation of the surrounding areas and said the last paragraph on the 3rd page of staff report addressed the proposed rezone as compatible with the surrounding residential uses to the west where other multi-family units are already constructed. He said that the staff report did not address the matter of the single family homes that are right next to the subdivision. He then talked about RMF-5 and said that would be a better fit for the development. Mr. Wilson pointed out on page 5 of the staff report the minimum set back per the current code is a minimum of a 20 foot set back from the property line. Mr. Wilson then reviewed each of the items that have been discussed. The first item is variation. He said that if the City is going to grant variation from the standards, then it should be based on the default zone for this development and provide more public benefit. The second item is the double frontage lots. He said that a single road through the middle would solve the problem of the double frontage roads. The third item is the City allowing a 20 foot wide road and which is viewed as an alley. The fourth item is an alley which is only to justify this many units

against single family homes. The fifth item is fencing and screening. He said on page 6 of the staff report it states that the Code requires a 14 foot landscape buffer with perimeter fence and yet staff states it is not necessary but there is no public benefit. The sixth item is the 20 foot road. He said that there is not enough road space for parked cars during a party situation. The seventh item is the width of the street and should be addressed. He feels that the 20 foot road is not wide enough for emergency vehicles when cars are parked along the street. He said the City packs too much into an area and feels that the City should require the street to be wider.

Mr. Mike Stubbs, the property owner, clarified the overall perspective. He said it is his belief that the mix of housing of multi-family and single family is a much more sensible and respectable plan. Mr. Stubbs said their plan allows development with an unusual terrain.

Mark Fenn, 513 Railroad Drive, was a previous homeowner in the Ridges for five years. He said that he has lived in both multi-family and single family homes in the Ridges and said that having both multi-family and single family homes are a standard feature in the Ridges. He said that he had no problems with having a multi-family home behind him. Mr. Fenn stated that he used to live in a newer multi-family home in Ridge Park, which had 2 private streets and the main public street behind his house, so he had a three street impact which he said did not bother him or affect him in anyway. He said with this plan, it is a 50% reduction from what the original Master Plan had planned. He feels this is a well planned development.

Paul Schoukas, PCS Group Inc., representing the applicant, addressed some issues that came up. He said initially they had about 30 homeowners attending the public hearings. He said they believe most of the issues brought to them have been addressed. He said regarding the private road, they met with Fire Department and the City Engineer and said they would not compromise the safety of the Fire Department or the citizens of this City. He addressed Mr. Hahn's comment regarding the drainage and said they have already discussed and engineered the drainage problem. He talked about the walkway and said they are trying to be responsible and not increase traffic. He said Mr. Wilson gave a massive interpretation of the Code and said the Ridges is a Planned Development and this is a Planned Development within the Ridges. He talked about the double frontage roads that are cut into the ground enough so the density is comparable with the surrounding areas. He stated that the Ridges is zoned for 37 units and with this development there will only be 34 units built.

The public hearing was closed at 10:08 p.m.

Councilmember Coons asked City Attorney Shaver to give a better feel of what they are looking for as public benefits that Mr. Wilson referred to.

City Attorney John Shaver referred to Chapter 5, Public Benefit of the Development Code. He said staff has determined that a benefit will be met. He said applying the

current Code to something that was developed in the 70's is a challenge. City Attorney Shaver took exception to Mr. Wilson's use of the word violation. He reviewed each of the items that Mr. Wilson said was a violation and noted that this is only a proposal, not a violation to the Code. He said the addendum that was mentioned pertains to the fees and does not need to be discussed. City Attorney Shaver wanted to take a minute to comment on the word violation from Mr. Wilson and wanted to reassure Council that the City is not in violation of the Code.

Councilmember Coons asked Bob Blanchard, Director of Community Development, for clarification on the 20 foot wide roads. Mr. Blanchard stated that the safety and traffic calming are taken into consideration. It is not an alley and that it is a street, but the applicant is requesting approval of a private road within this development. Mr. Blanchard stated that it would be appropriate if Council approved this as a private street.

Council President Pro Tem Palmer asked if the Fire Department looked at on-street parking.

Mr. Blanchard said no, that the development has specific parking areas with no on-street parking allowed. He said that each unit has a specific amount of parking and the overflow should park in the designated areas.

Councilmember Beckstein asked if the Planned Development zoning can make exceptions to the rule with this classification. City Attorney Shaver answered yes.

Council President Pro Tem Palmer stated that there can be more infill developed but there are a lot of deviations being requested. He is not comfortable with the setback deviation from 14 foot to 9.1 foot and does not like the 20 foot wide road. Council President Pro Tem Palmer doesn't believe the project is quite there.

Councilmember Spehar is really struggling to find the public benefit. He said the compatibility is something to struggle with and he will not be able to support this project at this time.

Councilmember Coons supports infill projects. She encourages creativity but can see some problems with the development and said in general it is a good attempt. She would like to hear from more of the neighbors instead of a 30 minute recitation from Mr. Wilson.

Councilmember Doody thanked the citizens who showed up for the meeting tonight and he appreciated the information from Mr. Wilson and the rebuttal from City Attorney Shaver as he found both of these very informative for a new Councilmember. He said that he would like to send this back and re-evaluate it when some of the items are addressed.

Councilmember Thomason stated the Ridges itself is a deviation and agrees with Councilmember Coons.

Councilmember Beckstein agrees with Councilmember Thomason and agrees it doesn't meet the requirements, but does not see that the congestion is anymore than any other areas in the Ridges and would support this project.

Council President Hill stated it is still the role of Council to make sure it is compatible and make sure that the plan works. He feels that the developer is trying to have sensitivity to the height elevations, but he is struggling with the 20 foot wide streets and feels that it is a safety hazard for children or anyone walking or riding bikes on that sidewalk. He said that he believes the density with adjustments might work, but he just cannot support this particular plan.

Councilmember Spehar grew-up in an area with 20 foot streets and believes maybe it is time to have a discussion with staff regarding 20 foot wide streets.

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

Councilmember Spehar moved to deny Ordinance No. 3774 on second reading. Council President Pro Tem Palmer seconded the motion. Roll was called with Councilmembers Thomason, Beckstein and Coons voting NO. Motion to deny carried 4-3.

The Council President called a recess at 10:45 p.m.

The meeting reconvened at 10:53 p.m.

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

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.

The public hearing was opened at 10:54 p.m.

Scott D. Peterson, Associate Planner, reviewed this item. He described the location and current uses.

Council President Hill asked why these were presented together. Mr. Peterson said that the State of Colorado property should have been annexed two or more years ago when they subdivided the property, but due to a staff oversight it was missed. Since the Irwin property was adjacent to the State property they were combined into one annexation.

There were no public comments.

The public hearing was closed at 10:55 p.m.

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

Council President Pro Tem Palmer moved to adopt Resolution No. 102-05 and Ordinance Nos. 3775 and 3776 on second reading and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – Hutto Annexation and Zoning, Located at 676 Peony Drive [File #ANX-2005-054]

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.

The public hearing was opened at 11:00 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and current uses.

There were no public comments.

The public hearing closed at 11:01 p.m.

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

Councilmember Spehar moved to adopt Resolution No. 103-05 and Ordinance Nos. 3777 and 3778 on second reading and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Twenty Three Park Plaza Annexation, Located at the Northwest Corner of 23 Road and I-70 [File #GPA-2005-045]

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.

The public hearing was opened at 11:04 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the current use and said they are in the process of requesting a Growth Plan Amendment for this parcel.

There were no public comments.

The public hearing was closed at 11:05 p.m.

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

Councilmember Coons moved to adopt Resolution No. 104-05 and Ordinance No. 3779 on second reading and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 11:09 p.m.

Juanita Peterson
Deputy City Clerk

Attach 2

Amending the City Council Meeting Schedule

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Amending the City Council Meeting Schedule					
Meeting Date		June 15, 2005					
Date Prepared		December 19, 2011					
Author		Stephanie Tuin		City Clerk			
Presenter Name		Stephanie Tuin		City Clerk			
Report results back to Council		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When	
Citizen Presentation			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name	
	Workshop	<input checked="" type="checkbox"/>		Formal Agenda	<input checked="" type="checkbox"/>	Consent	Individual Consideration

Summary: The City's Code of Ordinances, Sec. 2-26, requires a meeting schedule and provides a procedure for calling special meetings. The meeting schedule is to be determined by resolution. Typically the scheduled is set annually. Because resolutions are statements of the policy of the Council, a resolution may be amended by another, subsequent resolution.

On January 5, 2005, Council determined by Resolution No. 01-05 the meeting schedule for the year. By Resolution 01-05 meetings were designated to start at 7:30 p.m. The City Council is by this resolution amending Resolution No. 01-05, changing the time of Council meetings to 7:00 p.m.

Budget: None

Action Requested/Recommendation: Adopt resolution.

Attachments: Resolution

Background Information: As of 1994, the revised City Code of Ordinances includes a provision whereby the City Council determines annually the City Council meeting schedule and the procedure for calling a special meeting.

In 2005, the number and complexity of matters coming before Council have increased, causing regular Council meetings to run late into the night. In order to ease some of the late hours, the City Council has determined that it is necessary and prudent to start the

meetings slightly earlier. Wednesday meetings will now start at 7:00 p.m., one-half hour earlier than the time established by Resolution 01-05.

CITY OF GRAND JUNCTION

RESOLUTION NO. ___-05

A RESOLUTION OF THE CITY OF GRAND JUNCTION
AMENDING RESOLUTION NO. 01-05 CHANGING
THE START TIME FOR CITY COUNCIL MEETINGS

Recitals.

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The Grand Junction Code of Ordinances, Section 2-26, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall be established by resolution.

The City Council adopted Resolution No. 01-05 on January 5, 2005 which determined the meeting schedule.

The City Council has determined that it is necessary to change the meeting time for City Council meetings.

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

The meeting schedule for the regular meetings of the City Council is the first and third Wednesday of each month, at the hour of 7:00 p.m.

All other provisions of Resolution No. 01-05 shall remain in full force and effect.

Read and approved this ___ day of _____, 2005.

President of the Council

ATTEST:

City Clerk

Attach 4

Setting a Hearing for the Pear Park School Annexation, Located at 2927 and 2927 1/2 D 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Setting a hearing for the Pear Park School Annexation located at 2927 and 2927 1/2 D 1/2 Road						
Meeting Date	June 15, 2005						
Date Prepared	June 9, 2005				File #ANX-2005-125		
Author	Senta L. Costello		Associate Planner				
Presenter Name	Senta L. Costello		Associate Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Resolution referring a petition for annexation and introduction of proposed ordinances. The 20.42 acre Pear Park School Annexation consists of 2 parcels, a portion of the D 1/2 Road right-of-way, and is a 2 part serial annexation.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Pear Park School Annexation petition and introduce the proposed Pear Park School Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for July 20, 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

20.42 STAFF REPORT / BACKGROUND INFORMATION

Location:		2927 and 2927 ½ D ½ Road		
Applicants:		Owner: City of Grand Junction – Dave Thornton		
Existing Land Use:		Single Family Residential / Agricultural		
Proposed Land Use:		Elementary School / Public Park		
Surrounding Land Use:	North	Single Family Residential / Agricultural		
	South	Single Family Residential / Agricultural		
	East	Single Family Residential / Agricultural		
	West	Single Family Residential / Agricultural		
Existing Zoning:		County PUD – undeveloped		
Proposed Zoning:		City CSR		
Surrounding Zoning:	North	County RSF-R, RSF-E; City RSF-4, I-1		
	South	County RSF-R		
	East	County RSF-R		
	West	County RSF-R		
Growth Plan Designation:		Current: Residential Medium 4-8 du/ac With GPA: Public		
Zoning within density range?	X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 20.42 acres of land and is comprised of 2 parcels. The property owners have requested annexation into the City as the result of a request to construct a elementary school and public park 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 Pear Park School 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>	
June 15, 2005	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
June 28, 2005	Planning Commission considers Growth Plan Amendment
July 6, 2005	City Council considers Growth Plan Amendment
July 12, 2005	Planning Commission considers Zone of Annexation
July 20, 2005	Introduction Of A Proposed Ordinance on Zoning, Acceptance of Petition and Public Hearing on Annexation by City Council
August 3, 2005	Public Hearing on Zoning by City Council
August 21, 2005	Effective date of Annexation

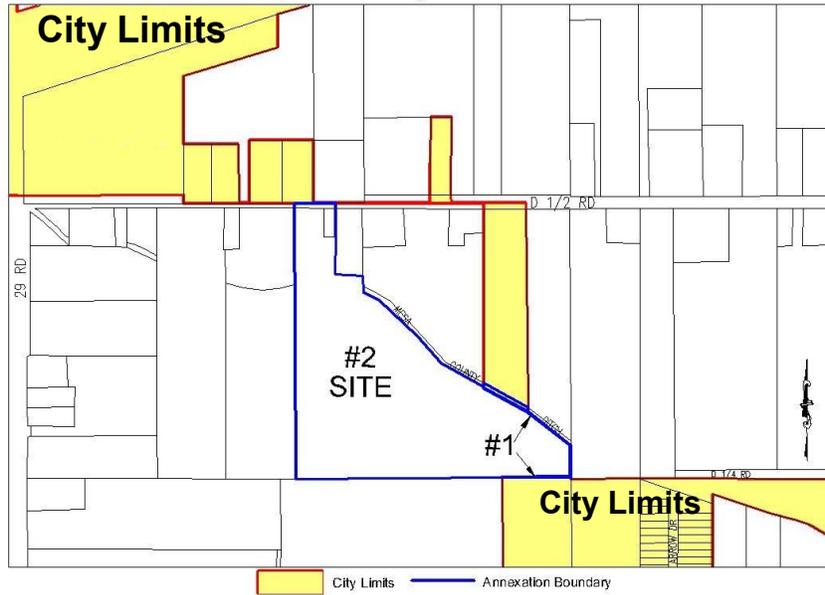
PEAR PARK SCHOOL ANNEXATION SUMMARY

File Number:		ANX-2005-125
Location:		2927 and 2927 ½ D ½ Road
Tax ID Number:		2943-173-00-189/190
Parcels:		2
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0 (Dwelling to be removed)
Acres land annexed:		20.42 ac
Developable Acres Remaining:		20 ac
Right-of-way in Annexation:		5609 sq ft of D ½ Road right-of -way
Previous County Zoning:		PUD – undeveloped
Proposed City Zoning:		CSR
Current Land Use:		Single Family Residential / Agricultural
Future Land Use:		Elementary School / Public Park
Values:	Assessed:	= \$20,880
	Actual:	= \$238,600
Address Ranges:		2926-2948 D ¼ Rd (even only); 426-448 29 ¼ Rd (even only); 2927-2927 ½ D ½ Road (odd only)
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural Fire District
	Irrigation/ Drainage:	Grand Valley Irrigation / Grand Jct Drainage
	School:	Mesa Co School Dist #51
	Pest:	N/A

Site Location Map

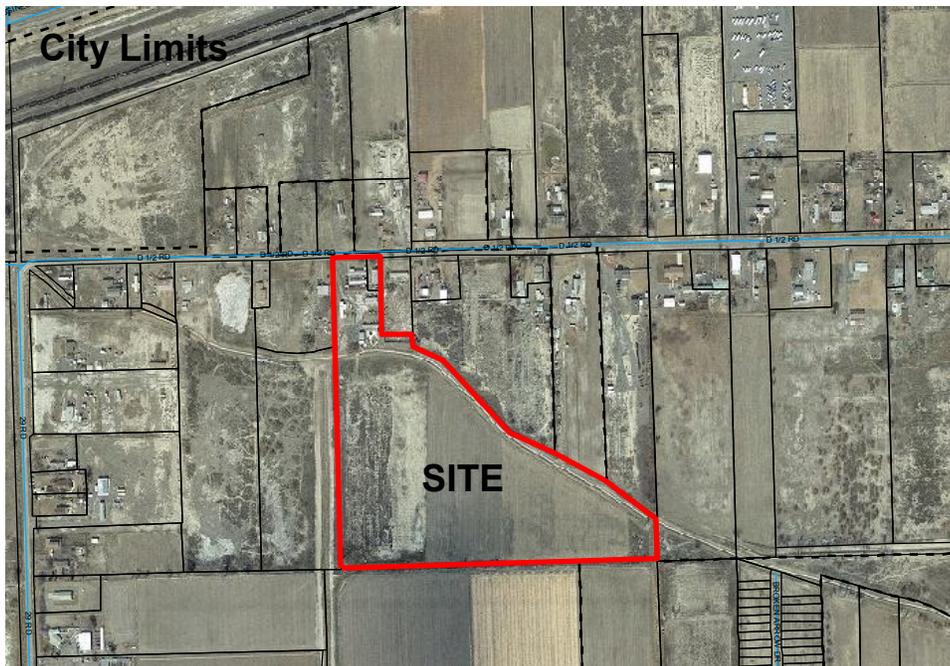
Figure 1

Pear Park School Annexations #1 & #2
Figure 5



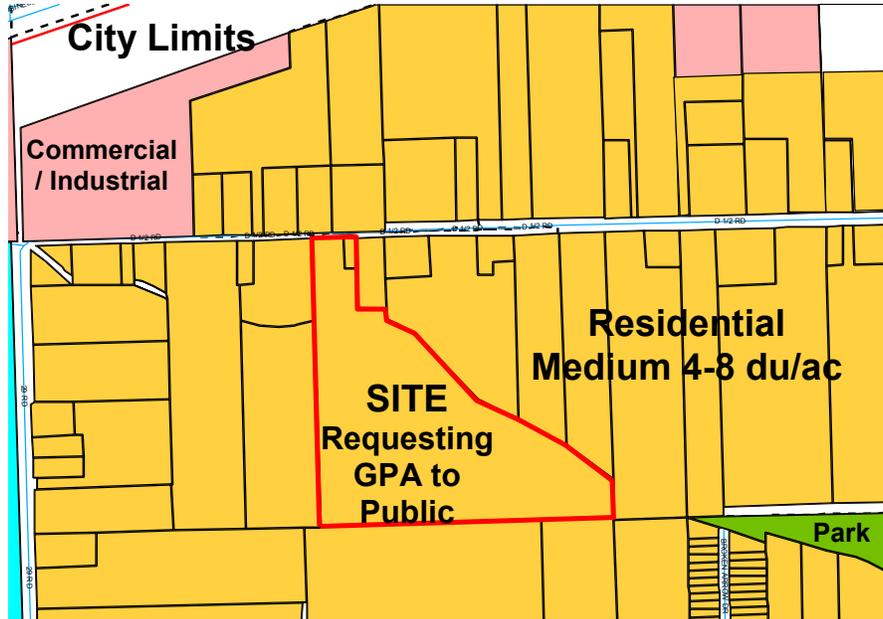
Aerial Photo Map

Figure 2



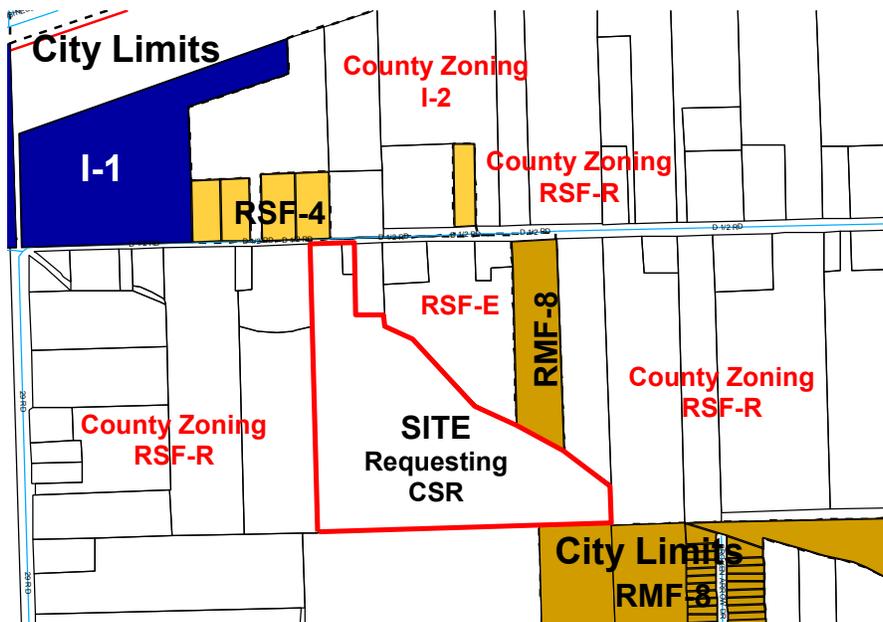
Future Land Use Map

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."

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 15th 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**

PEAR PARK SCHOOL ANNEXATIONS #1 & 2

LOCATED AT 2927 AND 2927 ½ D ½ ROAD.

WHEREAS, on the 15th 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:

Pear Park School Annexation No. 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) 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: Beginning at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet; thence N00°00'34"W a distance of 5.00 feet; thence N89°59'26"E along a line being 5.00 feet North of and parallel with the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence N00°00'25"W along a line being 5.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence N58°21'28"W along a line being 5.00 South of and parallel with the centerline of the Grand Valley Canal a distance of 477.96 feet; thence N00°02'58"E a distance of 5.88 feet to said centerline of the Grand Valley Canal; thence S58°21'28"E along said centerline of the Grand Valley Canal a distance of 483.84 feet to the East line of the NE 1/4 SW 1/4 of said Section 17; thence S00°00'25"E along the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 168.27 feet to the Point of Beginning. Said parcel contains 0.11 acres (4,886 square feet) more or less as described.

Pear Park School Annexation No. 2

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) 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 Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Commencement S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet to the Southwest corner of Pear Park School Annexation No. 1, Ordinance No. _____, City of Grand Junction also being the Point of Beginning; thence continuing S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 984.46 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 17; thence N00°07'35"W along the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 1319.08 feet to the South line of Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction; thence N89°59'38"E along the South line of said Siena View Annexation No. 2 also being a line being 2.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 17 a distance of 200.29 feet; thence S00°09'17"E a distance of 357.98 feet; thence N89°58'18"E a distance of 130.00 feet; thence S00°09'17"E a distance of 74.96 feet to the centerline of the Grand Valley Canal; thence along said centerline of the Grand Valley Canal the following three (3) courses: (1) S46°01'52"E a distance of 249.36 feet; (2) S42°08'07"E a distance of 169.97 feet; (3) S58°21'28"E a distance of 248.86 feet; thence N00°02'58"W a distance of 20.32 feet the Southwest corner of said Siena View Annexation No. 2; thence S60°16'02"E along the South line of Siena View Annexation No. 2 a distance of 239.08 feet to the Southeast corner of Siena View Annexation No. 2; thence S00°02'58"E a distance of 29.68 feet to a point on the North line of said Pear Park Annexation No. 1; thence N58°21'28"W along the North line of said Pear Park Annexation No. 1 a distance of 241.51 feet to the Northwest corner of said Pear Park Annexation No. 1; thence S00°02'58"E along the West line of said Pear Park Annexation No. 1 a distance of 5.88 feet; thence S58°21'28"E along the South line of said Pear Park Annexation No. 1 a distance of 477.96 feet; thence S00°00'25"E along a line being 5.00 feet West of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence S89°59'26"W along a line being 5.00 feet North of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence S00°00'34"E a distance of 5.00 feet to the Point of Beginning. Said parcel contains 20.31 acres (884,590 square feet) more or less as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 20th day of July, 2005, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at

7:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

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

ADOPTED this 15th 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>
June 17, 2005
June 24, 2005
July 1, 2005
July 8, 2005

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PEAR PARK SCHOOL ANNEXATION #1

APPROXIMATELY 0.11 ACRES

LOCATED AT 2927 D 1/2 ROAD

WHEREAS, on the 15th 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 20th 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:

Pear Park School Annexation No. 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) 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:

Beginning at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet; thence N00°00'34"W a distance of 5.00 feet; thence N89°59'26"E along a line being 5.00 feet North of and parallel with the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence N00°00'25"W along a line being 5.00

feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence N58°21'28"W along a line being 5.00 South of and parallel with the centerline of the Grand Valley Canal a distance of 477.96 feet; thence N00°02'58"E a distance of 5.88 feet to said centerline of the Grand Valley Canal; thence S58°21'28"E along said centerline of the Grand Valley Canal a distance of 483.84 feet to the East line of the NE 1/4 SW 1/4 of said Section 17; thence S00°00'25"E along the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 168.27 feet to the Point of Beginning.

Said parcel contains 0.11 acres (4,886 square feet) more or less as described.

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

INTRODUCED on first reading on the 15th day of June, 2005 and ordered published.

ADOPTED on second reading this 20th 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**

PEAR PARK SCHOOL ANNEXATION #2

APPROXIMATELY 20.31 ACRES

LOCATED AT 2927 AND 2927 ½ D ½ ROAD

WHEREAS, on the 15th 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 20th 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:

Pear Park School Annexation No. 2

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) 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 Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Commencement S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet to the Southwest corner of Pear Park School Annexation No. 1, Ordinance No. _____, City of Grand Junction also being the Point of Beginning; thence continuing S89°59'26"W along the South line of the NE 1/4 SW 1/4

of said Section 17 a distance of 984.46 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 17; thence N00°07'35"W along the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 1319.08 feet to the South line of Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction; thence N89°59'38"E along the South line of said Siena View Annexation No. 2 also being a line being 2.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 17 a distance of 200.29 feet; thence S00°09'17"E a distance of 357.98 feet; thence N89°58'18"E a distance of 130.00 feet; thence S00°09'17"E a distance of 74.96 feet to the centerline of the Grand Valley Canal; thence along said centerline of the Grand Valley Canal the following three (3) courses: (1) S46°01'52"E a distance of 249.36 feet; (2) S42°08'07"E a distance of 169.97 feet; (3) S58°21'28"E a distance of 248.86 feet; thence N00°02'58"W a distance of 20.32 feet the Southwest corner of said Siena View Annexation No. 2; thence S60°16'02"E along the South line of Siena View Annexation No. 2 a distance of 239.08 feet to the Southeast corner of Siena View Annexation No. 2; thence S00°02'58"E a distance of 29.68 feet to a point on the North line of said Pear Park Annexation No. 1; thence N58°21'28"W along the North line of said Pear Park Annexation No. 1 a distance of 241.51 feet to the Northwest corner of said Pear Park Annexation No. 1; thence S00°02'58"E along the West line of said Pear Park Annexation No. 1 a distance of 5.88 feet; thence S58°21'28"E along the South line of said Pear Park Annexation No. 1 a distance of 477.96 feet; thence S00°00'25"E along a line being 5.00 feet West of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence S89°59'26"W along a line being 5.00 feet North of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence S00°00'34"E a distance of 5.00 feet to the Point of Beginning.

Said parcel contains 20.31 acres (884,590 square feet) more or less as described.

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

INTRODUCED on first reading on the 15th day of June, 2005 and ordered published.

ADOPTED on second reading this 20th day of July, 2005.

Attest:

President of the Council

City Clerk

Attach 5

Setting a Hearing for the Koch/Fisher Annexation, Located at 2041 and 2043 Conestoga Drive

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Setting a hearing for the Koch/Fisher Annexation located at 2041 and 2043 Conestoga Drive						
Meeting Date	June 15, 2005						
Date Prepared	June 2, 2005				File #ANX-2005-108		
Author	Ronnie Edwards		Associate Planner				
Presenter Name	Ronnie Edwards		Associate Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Resolution referring a petition for annexation and introduction of a proposed ordinance. The .79 acre Koch/Fisher annexation consists of two parcels and a portion of Conestoga Drive.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Koch/Fisher Annexation petition and introduce the proposed Koch/Fisher Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for July 20, 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					
Location:		2041 and 2043 Conestoga Drive			
Applicants:		Elvin Koch and Michael Fisher			
Existing Land Use:		Residential Single Family			
Proposed Land Use:		Residential Single Family			
Surrounding Land Use:	North	Residential Single Family			
	South	Residential Single Family			
	East	Residential Single Family			
	West	Residential Single Family			
Existing Zoning:		County RSF-4			
Proposed Zoning:		City RSF-4			
Surrounding Zoning:	North	City RSF-4			
	South	County RSF-4			
	East	County RSF-4			
	West	City RSF-4			
Growth Plan Designation:		Residential Medium Low (2-4 du/ac)			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of .79 acres of land and is comprised of two parcels and a portion of Conestoga Drive. The property owners have requested annexation into the City as the result of a proposed replat of the subject parcels and an adjacent City parcel, which under the 1998 Persigo Agreement 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 Koch/Fisher Annexation is eligible to be annexed because of compliance with the following:

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

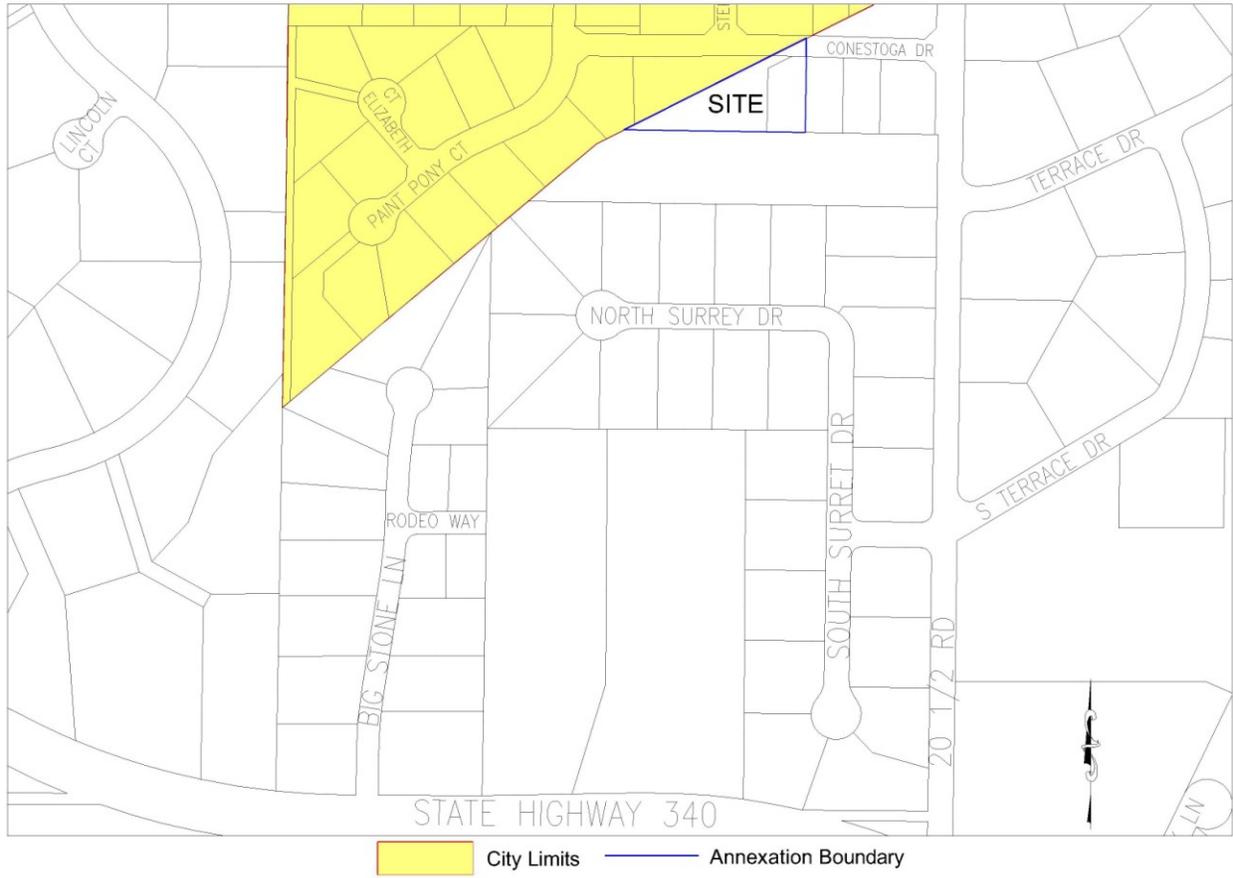
The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
June 15, 2005	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
June 28, 2005	Planning Commission considers Zone of Annexation
July 6, 2005	Introduction Of A Proposed Ordinance on Zoning by City Council
July 20, 2005	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
August 21, 2005	Effective date of Annexation and Zoning

KOCH/FISHER ANNEXATION SUMMARY

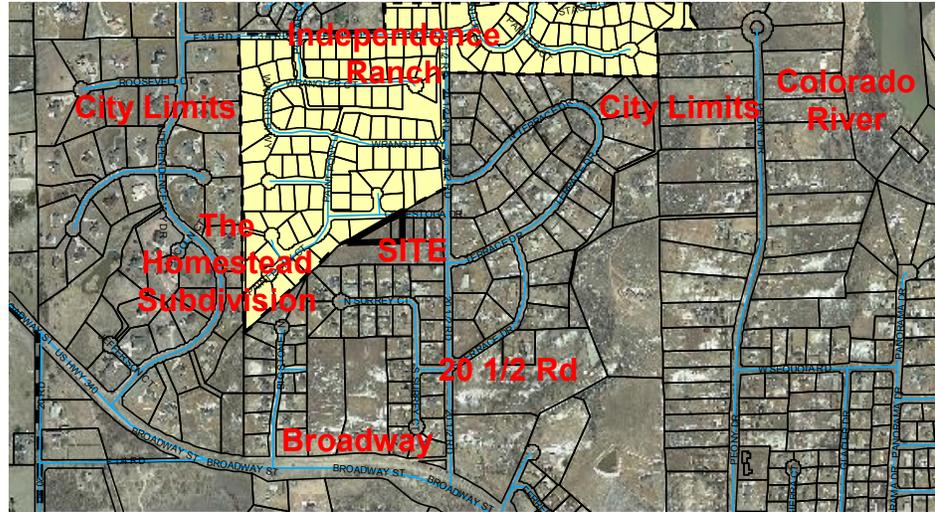
File Number:	ANX-2005-108	
Location:	2041 and 2043 Conestoga Drive	
Tax ID Number:	2947-152-38-004 & 2947-152-38-005	
Parcels:	2	
Estimated Population:	4 – 8	
# of Parcels (owner occupied):	2	
# of Dwelling Units:	2	
Acres land annexed:	.79	
Developable Acres Remaining:	.744	
Right-of-way in Annexation:	.046 acre of Conestoga Drive	
Previous County Zoning:	RSF-4	
Proposed City Zoning:	RSF-4	
Current Land Use:	Residential Single Family	
Future Land Use:	Residential Single Family	
Values:	Assessed:	\$51,600
	Actual:	\$648,340
Address Ranges:	2941 and 2943 Conestoga Drive	
Special Districts:	Water:	Ute Water District
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Redlands Fire District
	Irrigation/ Drainage:	Redlands Water and Power
	School:	District 51
	Pest:	Grand River Mosquito District

Koch/Fisher Annexation Figure 5



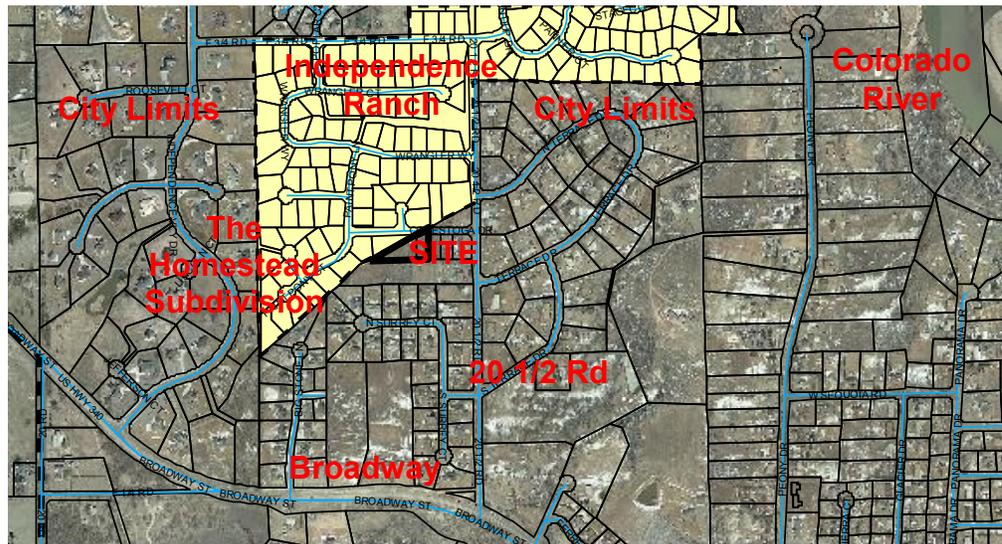
Site Location Map

Figure 1



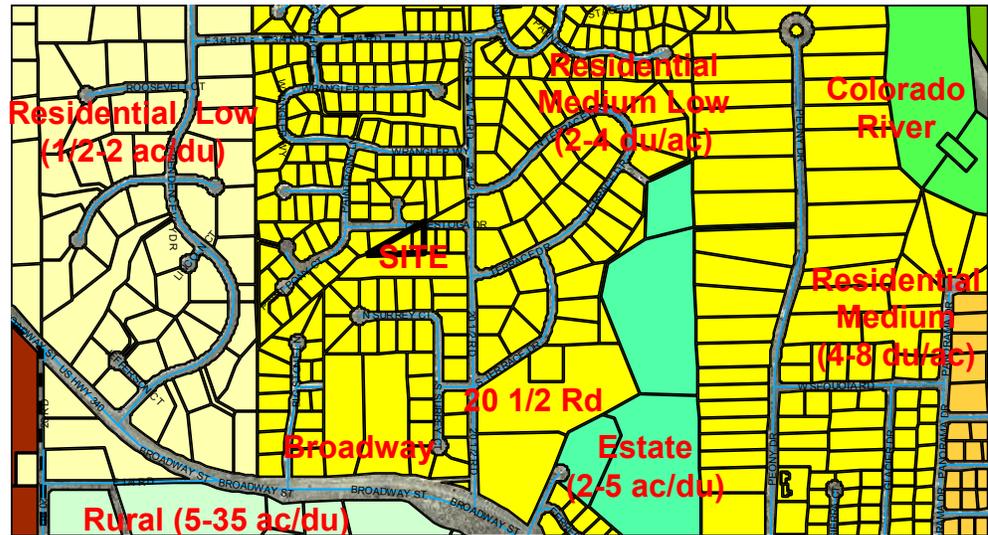
Aerial Photo Map

Figure 2



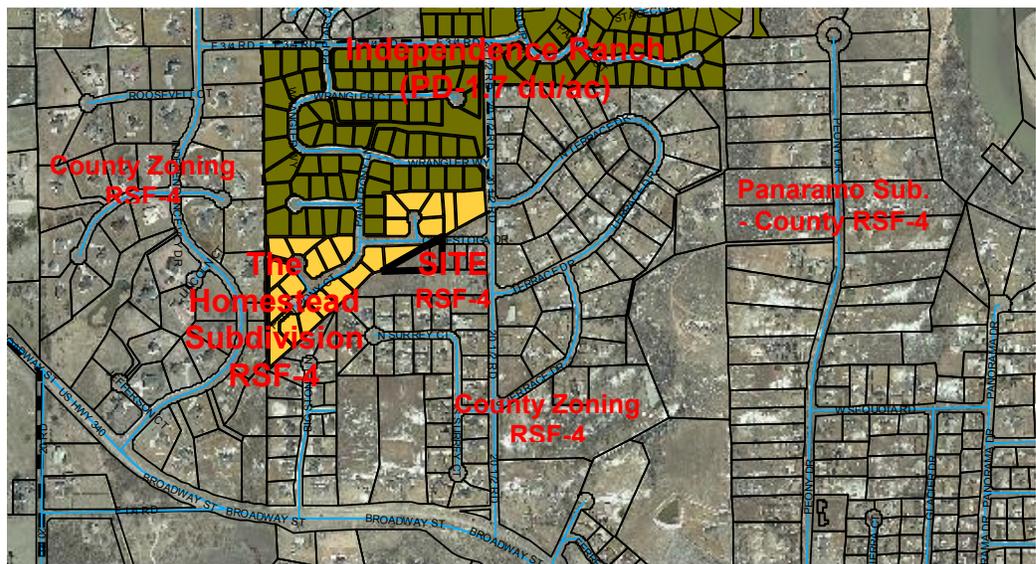
Future Land Use Map

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 15th 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**

KOCH/FISHER ANNEXATION

**LOCATED AT 2041 and 2043 CONESTOGA DRIVE AND INCLUDING
A PORTION OF CONESTOGA DRIVE**

WHEREAS, on the 15th 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:

KOCH/FISHER ANNEXATION

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the East line of the SE 1/4 NW 1/4 of said Section 15 to bear N00°58'57"E with all bearings contained herein relative thereto; thence N89°27'34"W along the South line of the SE 1/4 NW 1/4 of said Section 15 a distance of 284.30 feet to the intersection of the Southerly projection of the East line of Lot 4, Block 1, The Homestead Subdivision as recorded in Plat Book 16, Page 369 Mesa County, Colorado records; thence N00°59'16"E along said Southerly projected line of said Lot 4 a distance of 16.33 feet to the Southeast corner of said Lot 4 also being the Point of Beginning; thence N89°00'44"W along the South line of Lots 4 and 5, Block 1 of said Homestead Subdivision a distance of 362.30 to the Southwest corner of said Lot 5, also being the South line of The Zambrano Annexation, Ordinance No. 3427, City of Grand Junction; thence N63°27'57"E along the South line of said Zambrano Annexation a distance of 411.17 feet to a point on the North right of way of Conestoga Drive; thence S04°02'03"W a distance of 44.08 feet to the Northeast corner of said Lot 4; thence S00°59'16"W along the East line of said Lot 4 a distance of 145.98 feet to Point of Beginning.

Said parcel contains 0.79 acres (34,247 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 20th day of July, 2005, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 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 15th 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>
June 17, 2005
June 24, 2005
July 1, 2005
July 8, 2005

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

KOCH/FISHER ANNEXATION

APPROXIMATELY .79 ACRES

**LOCATED AT 2041 AND 2043 CONESTOGA DRIVE AND
INCLUDING A PORTION OF CONESTOGA DRIVE**

WHEREAS, on the 15th 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 20th 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:

KOCH/FISHER ANNEXATION

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southeast corner of the SE 1/4 NW 1/4 of said Section 15 and assuming the East line of the SE 1/4 NW 1/4 of said Section 15 to bear N00°58'57"E with all bearings contained herein relative thereto; thence N89°27'34"W along the South line of the SE 1/4 NW 1/4 of said Section 15 a distance of 284.30 feet to the intersection of the Southerly projection of the East line of Lot 4, Block 1, The Homestead Subdivision as recorded in Plat Book 16, Page 369 Mesa County, Colorado records; thence N00°59'16"E along said Southerly projected line of said Lot 4 a

distance of 16.33 feet to the Southeast corner of said Lot 4 also being the Point of Beginning; thence N89°00'44"W along the South line of Lots 4 and 5, Block 1 of said Homestead Subdivision a distance of 362.30 to the Southwest corner of said Lot 5, also being the South line of The Zambrano Annexation, Ordinance No. 3427, City of Grand Junction; thence N63°27'57"E along the South line of said Zambrano Annexation a distance of 411.17 feet to a point on the North right of way of Conestoga Drive; thence S04°02'03"W a distance of 44.08 feet to the Northeast corner of said Lot 4; thence S00°59'16"W along the East line of said Lot 4 a distance of 145.98 feet to Point of Beginning.

Said parcel contains 0.79 acres (34,247 sq. ft.) more or less as described.

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

INTRODUCED on first reading on the 6th day of July, 2005 and ordered published.

ADOPTED on second reading this 20th day of July, 2005.

Attest:

President of the Council

City Clerk

Attach 6

Setting a Hearing for the Schultz Annexation, Located at 513 29 1/4 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Setting a hearing for the Schultz Annexation located at 513 29 1/4 Road						
Meeting Date	June 15, 2005						
Date Prepared	June 2, 2005					File #ANX-2005-112	
Author	Ronnie Edwards			Associate Planner			
Presenter Name	Ronnie Edwards			Associate Planner			
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Resolution referring a petition for annexation and introduction of proposed ordinances. The .73 acre Schultz annexation consists of one parcel and 1133.51' of North Avenue and 29 1/4 Road right-of-way.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Schultz Annexation petition and introduce the proposed Schultz Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for July 20, 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

Location:		513 29 1/4 Road		
Applicants:		Scott Schultz		
Existing Land Use:		Residential Single Family		
Proposed Land Use:		Residential Single Family		
Surrounding Land Use:	North	Residential Single Family		
	South	Residential Single Family		
	East	Residential Duplexes		
	West	Residential Single Family		
Existing Zoning:		County RMF-8		
Proposed Zoning:		City RMF-8		
Surrounding Zoning:	North	County RMF-8		
	South	County RMF-8		
	East	County RMF-8		
	West	County RMF-8		
Growth Plan Designation:		Residential Medium (4-8 du/ac)		
Zoning within density range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of .73 acres of land and is comprised of one parcel and a portion of North Avenue and 29 1/4 Road right-of-way. The property owner has requested annexation into the City as the result of a proposed simple subdivision, which under the 1998 Persigo Agreement 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 Schultz Annexation is eligible to be annexed because of compliance with the following:

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

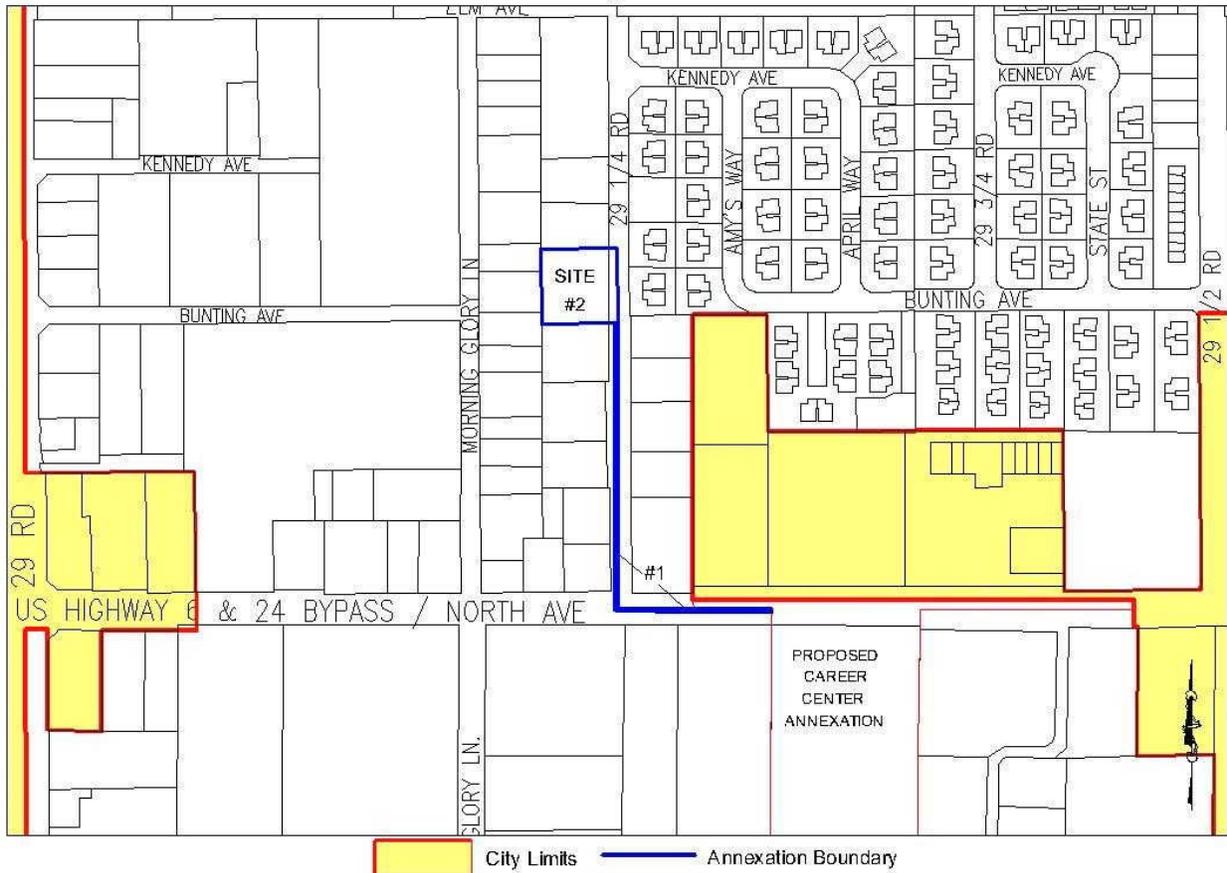
The following annexation and zoning schedule is being proposed.

<u>ANNEXATION SCHEDULE</u>	
June 15, 2005	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
June 28, 2005	Planning Commission considers Zone of Annexation
July 6, 2005	Introduction Of A Proposed Ordinance on Zoning by City Council
July 20, 2005	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
August 21, 2005	Effective date of Annexation and Zoning

SCHULTZ ANNEXATION SUMMARY

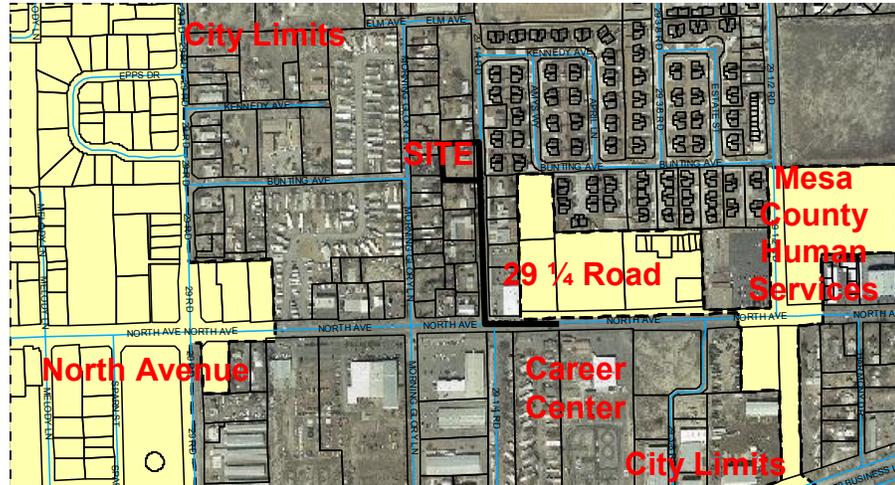
File Number:	ANX-2005-112	
Location:	513 29 1/4 Road	
Tax ID Number:	2943-083-00-056	
Parcels:	1	
Estimated Population:	2	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	1	
Acres land annexed:	.73	
Developable Acres Remaining:	.572	
Right-of-way in Annexation:	.158 acres of North Avenue & 29 1/4 Road	
Previous County Zoning:	RMF-8	
Proposed City Zoning:	RMF-8	
Current Land Use:	Residential Single Family	
Future Land Use:	Residential Single Family	
Values:	Assessed:	\$14,490
	Actual:	\$181,950
Address Ranges:	513 29 1/4 Road	
Special Districts:	Water:	Ute Water District
	Sewer:	Fruitvale Sanitation District
	Fire:	Grand Junction Rural Fire Department
	Irrigation/ Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	N/A

Schultz Annexations #1 & #2
Figure 5



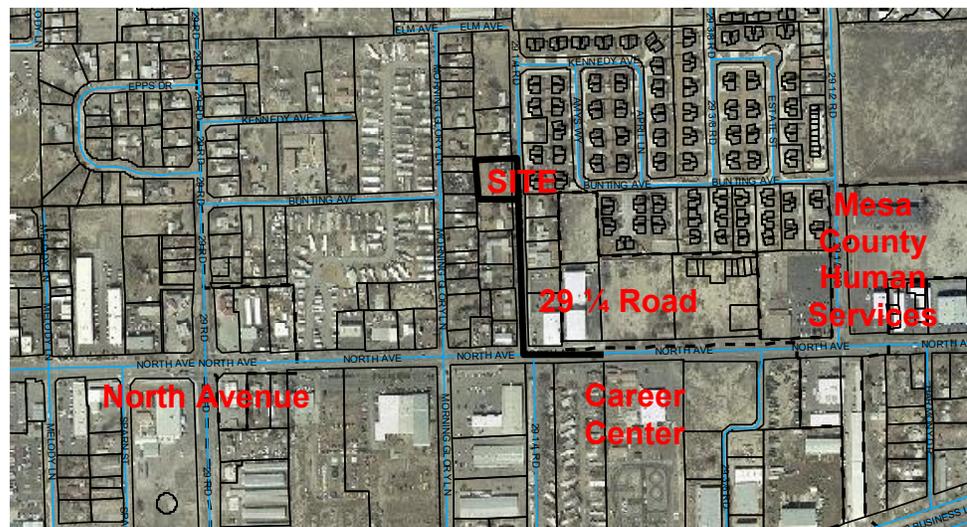
Site Location Map

Figure 1



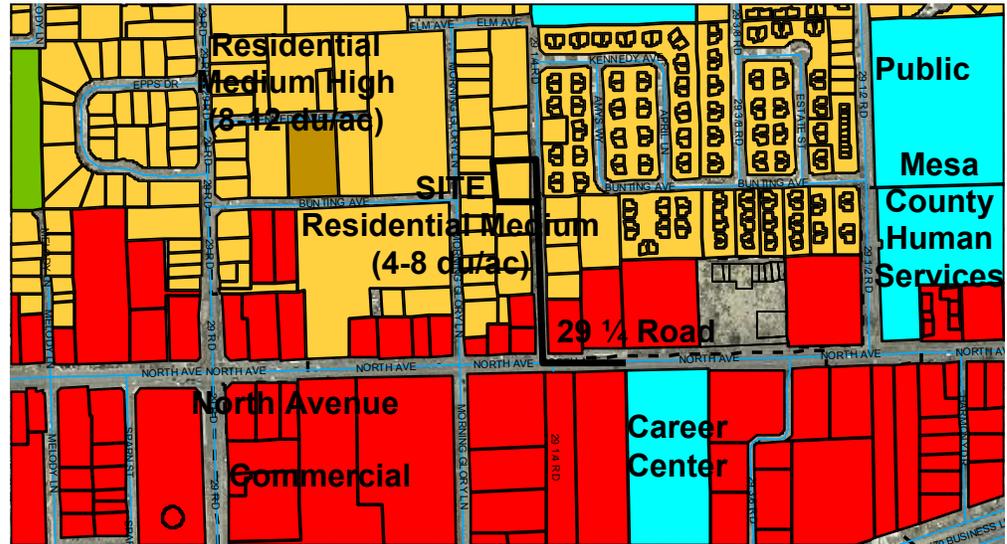
Aerial Photo Map

Figure 2



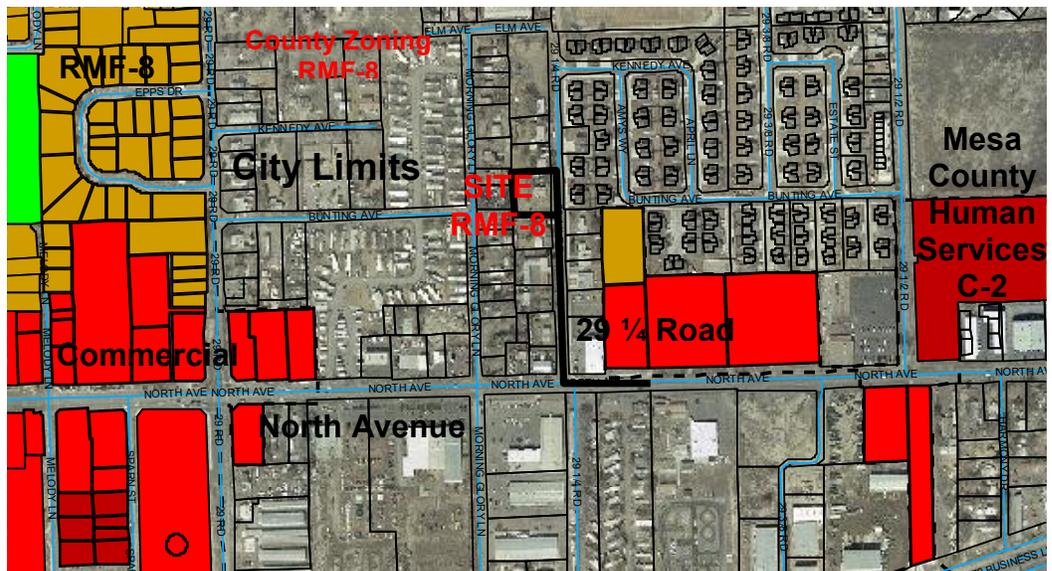
Future Land Use Map

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 thereo

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 15th 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**

**SCHULTZ ANNEXATION
A SERIAL ANNEXATION COMPRISING SCHULTZ ANNEXATION NO. 1
AND SCHULTZ ANNEXATION NO. 2**

**LOCATED AT 513 29 1/4 ROAD AND INCLUDING A PORTION
OF NORTH AVENUE AND 29 1/4 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 15th 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:

SCHULTZ ANNEXATION_NO. 1

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (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:

Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03'56"W with all bearings contained herein relative thereto; thence from said Point of Beginning N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet; thence S89°56'04"W a distance of 2.00 feet; thence S00°03'56"E along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet; thence S00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet; thence S89°57'27"E along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 2.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, Ordinance No. ____, City of Grand Junction; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 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 330.53 feet to the Point of Beginning.

Said parcel contains 0.02 acres (985 sq. ft.) more or less as described.

SCHULTZ ANNEXATION NO. 2

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (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 Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear $N00^{\circ}03'56''W$ with all bearings contained herein relative thereto; thence from said Point of Commencement $N89^{\circ}57'27''W$ along the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the Point of Beginning; thence $N00^{\circ}03'56''W$ along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet to the Northwest corner of the Schultz Annexation No. 1, Ordinance No. _____, City of Grand Junction; thence $N89^{\circ}56'04''E$ along the North line of said Schultz Annexation No. 1, a distance of 2.00 feet to the East line of the SW 1/4 SW 1/4 of said Section 8; thence $N00^{\circ}03'56''W$ along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 643.00 feet; thence $S89^{\circ}56'04''W$ a distance of 170.00 feet; thence $S00^{\circ}03'56''E$ a distance of 164.00 feet; thence $N89^{\circ}56'04''E$ a distance of 166.00 feet; thence $S00^{\circ}03'56''E$ feet along a line being 4.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 638.99 feet to the South line of the SW 1/4 SW 1/4 of said Section 8; thence $S00^{\circ}11'03''E$ along a line being 4.00 feet West of and parallel with the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 4.00 feet; thence $S89^{\circ}57'27''E$ along a line being 4.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 4.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence $S89^{\circ}57'29''E$ along a line being 4.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, Ordinance No. _____, City of Grand Junction; thence $N00^{\circ}02'31''E$ along the West line of said Career Center Annexation a distance of 2.00 feet to the Southeast corner of said Schultz Annexation No. 1; thence $N89^{\circ}57'29''W$ along the South line of said Schultz Annexation No. 1 a distance of 330.52 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence $N89^{\circ}57'27''W$ along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet; thence $N00^{\circ}11'03''E$ along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet Point of Beginning.

Said parcel contains 0.71 acres (30,789 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 20th day of July, 2005, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 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 15 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>
June 17, 2005
June 24, 2005
July 2, 2005
July 8, 2005

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

SCHULTZ ANNEXATION NO. 1

APPROXIMATELY .02 ACRES

INCLUDING A PORTION OF NORTH AVENUE AND 29 1/4 ROAD RIGHTS-OF-WAY

WHEREAS, on the 15th 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 20th 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:

SCHULTZ ANNEXATION NO. 1

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (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:

Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03'56"W with all bearings contained herein relative thereto; thence from said Point of Beginning N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet; thence S89°56'04"W a distance of 2.00 feet; thence

S00°03'56"E along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet; thence S00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet; thence S89°57'27"E along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 2.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, Ordinance No. _____, City of Grand Junction; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 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 330.53 feet to the Point of Beginning.

Said parcel contains 0.02 acres (985 sq. ft.) more or less as described.

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

INTRODUCED on first reading on the 6th day of July, 2005 and ordered published.

ADOPTED on second reading this 20th 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**

SCHULTZ ANNEXATION NO. 2

APPROXIMATELY .71 ACRES

**LOCATED AT 513 29 1/4 ROAD AND INCLUDING A PORTION
OF NORTH AVENUE AND 29 1/4 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 15th 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 20th 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:

SCHULTZ ANNEXATION NO. 2

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (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 Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03'56"W with all bearings contained herein relative thereto; thence from said Point of Commencement N89°57'27"W along the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the Point of Beginning; thence N00°03'56"W along

a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet to the Northwest corner of the Schultz Annexation No. 1, Ordinance No. _____, City of Grand Junction; thence N89°56'04"E along the North line of said Schultz Annexation No. 1, a distance of 2.00 feet to the East line of the SW 1/4 SW 1/4 of said Section 8; thence N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 643.00 feet; thence S89°56'04"W a distance of 170.00 feet; thence S00°03'56"E a distance of 164.00 feet; thence N89°56'04"E a distance of 166.00 feet; thence S00°03'56"E feet along a line being 4.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 638.99 feet to the South line of the SW 1/4 SW 1/4 of said Section 8; thence S00°11'03"E along a line being 4.00 feet West of and parallel with the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 4.00 feet; thence S89°57'27"E along a line being 4.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 4.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 4.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, Ordinance No. _____, City of Grand Junction; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 feet to the Southeast corner of said Schultz Annexation No. 1; thence N89°57'29"W along the South line of said Schultz Annexation No. 1 a distance of 330.52 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'27"W along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet; thence N00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet Point of Beginning.

Said parcel contains 0.71 acres (30,789 sq. ft.) more or less as described.

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

INTRODUCED on first reading on the 6th day of July, 2005 and ordered published.

ADOPTED on second reading this 20th day of July, 2005.

Attest:

President of the Council

City Clerk

Attach 8

Setting a Hearing for Zoning the Beanery Annexation, Located at 556 29 road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Zoning the Beanery Annexation, located at 556 29 Road.					
Meeting Date		June 15, 2005					
Date Prepared		June 9, 2005			File #ANX-2005-078		
Author		Senta L. Costello		Associate Planner			
Presenter Name		Senta L. Costello		Associate Planner			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
	Workshop	X		Formal Agenda	X	Consent	Individual Consideration

Summary: Introduction of a proposed zoning ordinance to zone the Beanery Annexation RMF-8, located at 556 29 Road.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for July 6, 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. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		556 29 Road		
Applicants:		Owner: The Beanery Company Inc – Richard Moffit Representative: John & Stephanie Morris		
Existing Land Use:		Vacant		
Proposed Land Use:		7-plex		
Surrounding Land Use:	North	Apartments		
	South	Apartments		
	East	Apartments / Vacant		
	West	Apartments		
Existing Zoning:		County RMF-8		
Proposed Zoning:		City RMF-8		
Surrounding Zoning:	North	County RSF-4 / RMF-8		
	South	County RMF-8		
	East	City RMF-8		
	West	County RMF-8		
Growth Plan Designation:		Residential Medium 4-8 du/ac		
Zoning within density range?		X	Yes	No

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 RMF-8. 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 with the development of the property will be dealt with through the review 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 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.

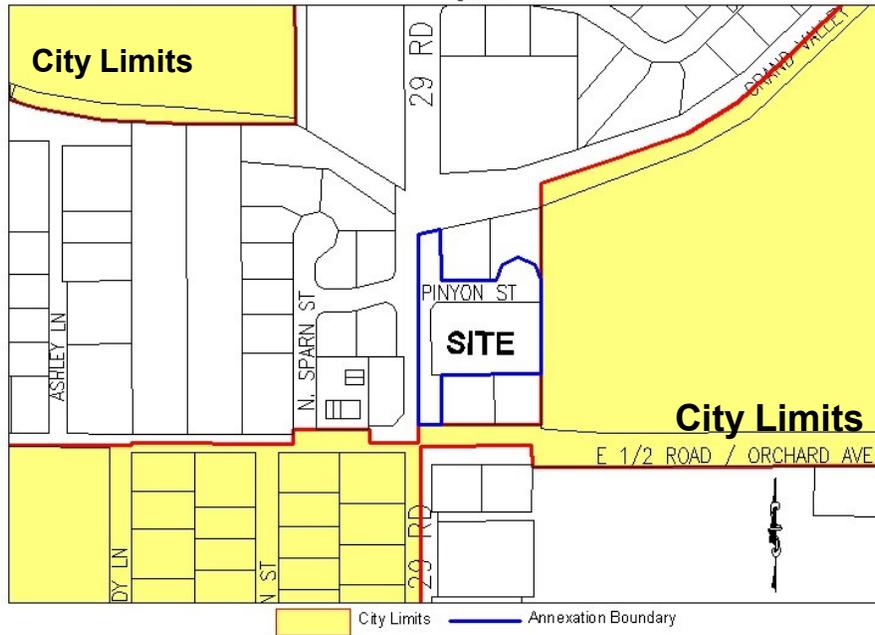
PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding

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.

Site Location Map

Figure 1

Beanery Annexation
Figure 5



Aerial Photo Map

Figure 2



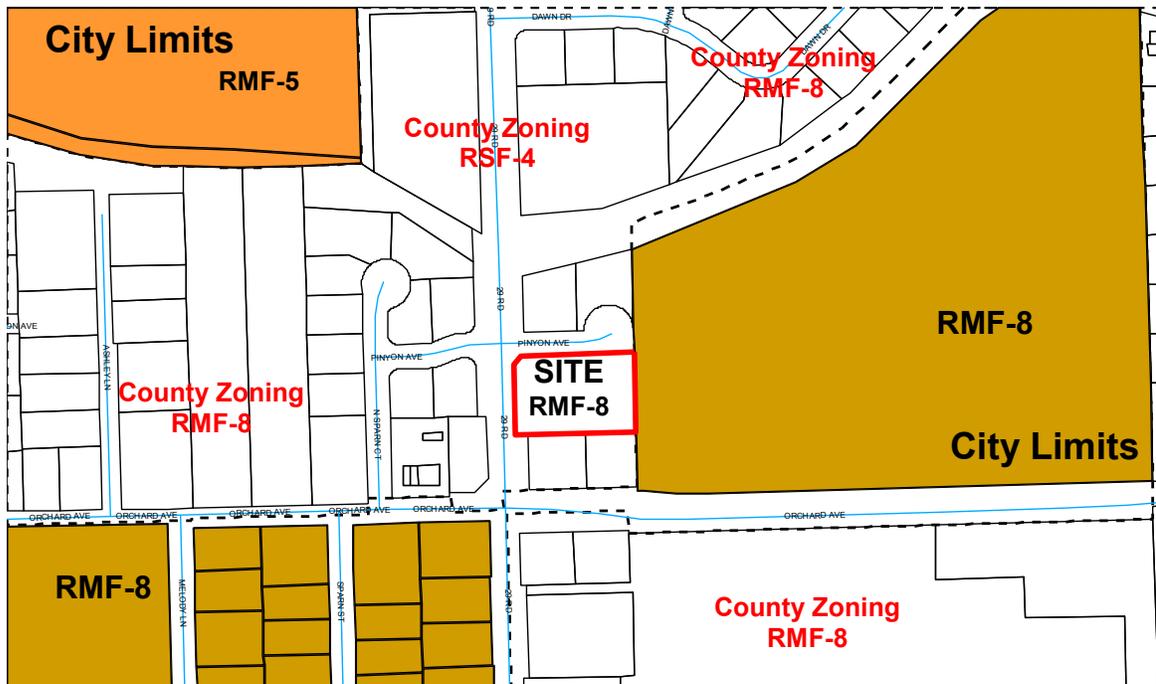
Future Land Use Map

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 BEANERY ANNEXATION TO
RMF-8**

LOCATED AT 556 29 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 Beanery 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.

BEANERY 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 50.0 feet to the Point of Beginning; thence N00°04'18"W continuing along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 423.52 feet; thence N77°47'42"E a distance of 51.14 feet to the East right of way of 29 Road also being the Northwest corner of Lot 1, Woods Subdivision as recorded in Plat Book 12, Page 96, Mesa County, Colorado records; thence S00°04'18"E along the West line of said Lot 1 a distance of 114.27 feet to the Southwest corner of Lot 1 of said Woods Subdivision also the North right of way of Pinyon Street; thence N89°55'42"E along the South line of lots 1 and 2 of said Woods Subdivision a distance of 122.00 feet; thence 157.08 feet along the arc of a 50.00 foot radius curve, concave South, through a central angle of 180°00'00", whose long chord bears N89°55'42"E a distance of 100.00 feet to the West line of Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S00°04'18"E along the West line of said Arbors Annexation a distance of 209.99 feet to the Northeast corner of Lot 2, Ditto Addition as recorded in Plat Book 11, Page 350 of the Mesa County Colorado records; thence S89°55'38"W along the North line of Lots 1 and 2 of said Ditto Addition a distance of 222.00 feet to the Northwest corner of Lot 1 of said Ditto Addition, also being the East right of way of 29 Road; thence S00°04'18"E along the West line of Lot 1 of said Ditto Addition a distance of 110.00 feet to the Southwest corner of Lot 1 of said Ditto Addition; thence S89°55'38"W along a line 50.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 8 a distance of 50.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.65 acres (71,990 sq. ft.) more or less as described.

Introduced on first reading this 15th day of June, 2005 and ordered published.

Adopted on second reading this 6th day of July, 2005.

Mayor

ATTEST:

City Clerk

Attach 9

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

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Zoning the Munkres-Boyd Annexation, located at 2866 A ¾ Road.					
Meeting Date		June 15, 2005					
Date Prepared		June 9, 2005			File #ANX-2005-089		
Author		Senta L. Costello		Associate Planner			
Presenter Name		Senta L. Costello		Associate Planner			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Introduction of a proposed zoning ordinance to zone the Munkres-Boyd Annexation RSF-4, located at 2866 A ¾ Road.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for July 6, 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. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		2866 A ¾ Road			
Applicants:		Owner: Munkres-Boyd Investment, LLC – Ted Munkres Developer: Freestyle – Ted Munkres Representative: Robert Jasper			
Existing Land Use:		Single Family Residential			
Proposed Land Use:		Single Family Residential subdivision			
Surrounding Land Use:	North	Single Family Residential			
	South	Single Family Residential			
	East	Single Family Residential			
	West	Single Family Residential			
Existing Zoning:		County RSF-4			
Proposed Zoning:		City RSF-4			
Surrounding Zoning:	North	County RSF-4			
	South	County RSF-4			
	East	County RSF-4			
	West	County RSF-4			
Growth Plan Designation:		Residential Medium Low 2-4 du/ac			
Zoning within density range?		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 is compatible with the neighborhood and will not create adverse impacts. The property owners do plan to subdivide the property into a single family development and any issues that arise with that request will be addressed through the review process for that development.

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.

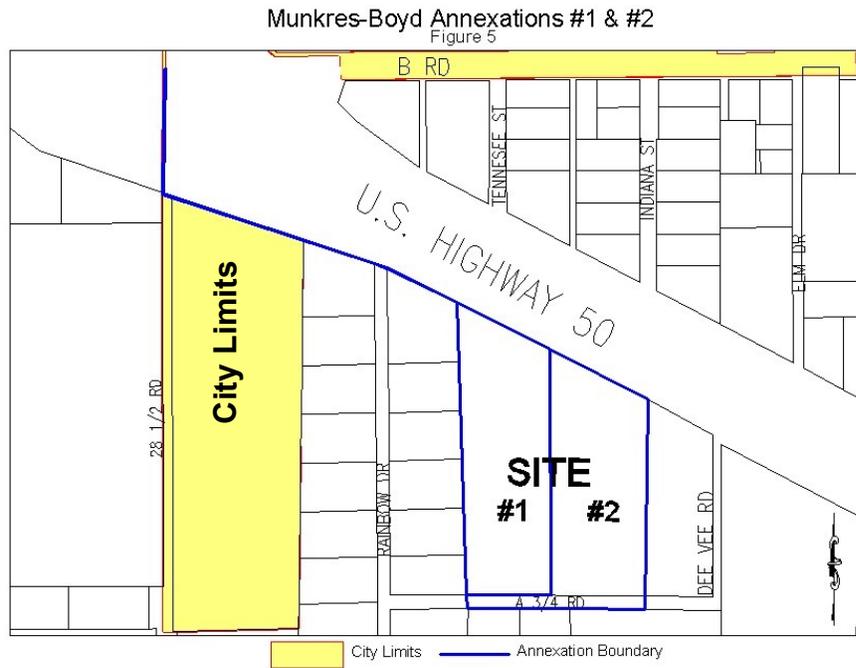
STAFF RECOMMENDATION

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



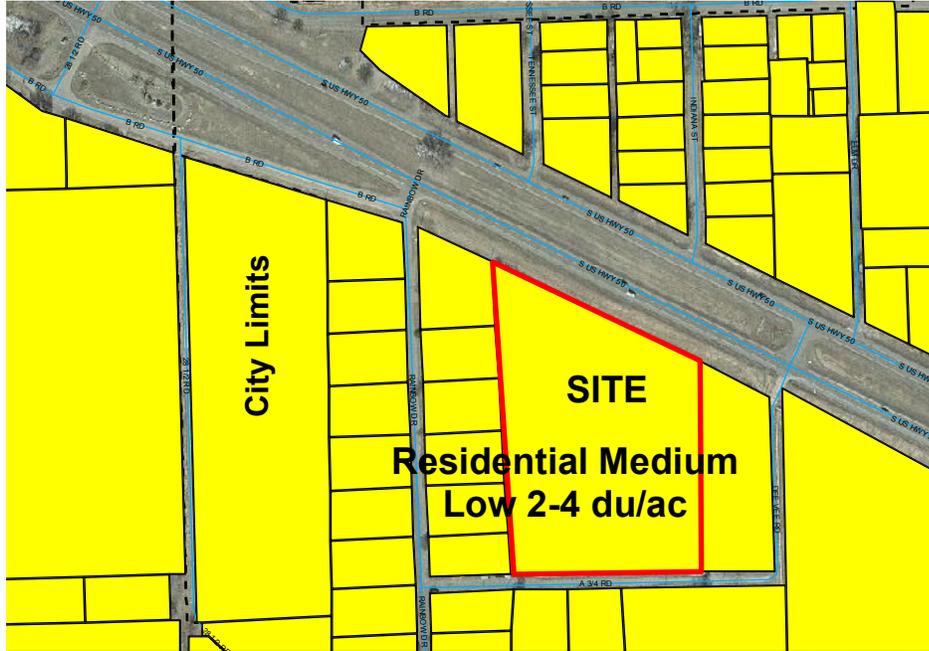
Aerial Photo Map

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 MUNKRES-BOYD ANNEXATION TO
RSF-4**

LOCATED AT 2866 A 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 zoning the Munkres-Boyd 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.

MUNKRES-BOYD ANNEXATION

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 $S00^{\circ}00'45''E$ 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 $S71^{\circ}11'18''E$ along the Southerly right of way of said Highway 50 a distance of 523.30 feet; thence $S62^{\circ}30'17''E$ 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 $S02^{\circ}27'54''E$ 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 $N89^{\circ}58'49''E$ along the North right of way of said A 3/4 Road a distance of 199.87 feet; thence $N00^{\circ}11'48''W$ 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; $N62^{\circ}30'17''W$ a distance of 481.88 feet; thence $N71^{\circ}11'18''W$ a distance of 522.02 feet; thence $N00^{\circ}00'45''W$ 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 $S89^{\circ}59'56''W$ 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. And also, 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 $S00^{\circ}00'45''E$ for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement $S00^{\circ}00'45''E$ 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 $S71^{\circ}11'17''E$ along the Southerly right of way of said Highway 50 a distance of a distance of 524.36 feet; thence $S62^{\circ}30'17''E$ 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 $S62^{\circ}30'17''E$ continuing along the Southerly right of way of said Highway 50 a distance of 247.64 feet; thence $S00^{\circ}11'48''E$ a distance of 490.37 feet to the South right of way of A 3/4 Road (Rainbow Drive); thence $S89^{\circ}58'49''W$ along the South right of way of said A 3/4 Road a distance of 417.96 feet; thence $N02^{\circ}27'54''W$ 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 $N89^{\circ}58'49''E$ 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 $N00^{\circ}11'48''W$ 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.

Introduced on first reading this 15th day of June, 2005 and ordered published.

Adopted on second reading this 6th day of July, 2005.

Mayor

ATTEST:

City Clerk

Attach 10

Setting a Hearing for Zoning the Beagley II Annexation Located at 2932 and 2938 D 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Zoning the Beagley II Annexation, located at 2932 and 2938 D 1/2 Road.					
Meeting Date	June 15, 2005					
Date Prepared	June 9, 2005			File #ANX-2005-099		
Author	Senta L. Costello		Associate Planner			
Presenter Name	Senta L. Costello		Associate Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Introduction of a proposed zoning ordinance to zone the Beagley II Annexation RMF-8, located at 2932 and 2938 D 1/2 Road.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for July 6, 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. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2932 and 2938 D ½ Road		
Applicants:		Owner: Lawrence Beagley Representative: Richard Kirby		
Existing Land Use:		Residential / Agricultural		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Railroad		
	South	Residential / Agricultural		
	East	Residential / Agricultural		
	West	Residential / Agricultural		
Existing Zoning:		County RSF-R and I-2		
Proposed Zoning:		City RMF-8		
Surrounding Zoning:	North	County I-2		
	South	County RSF-R / RSF-E		
	East	County RSF-R / I-2		
	West	County RSF-R / I-2		
Growth Plan Designation:		Residential Medium 4-8 du/ac		
Zoning within density range?		X	Yes	No

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. The existing County zoning is RSF-R and I-2. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: The requested zoning is to place the property into an appropriate City zoning designation due to the annexation request. Therefore, this criteria is not applicable.

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

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

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

Response: The proposed zoning is compatible with the neighborhood and will not create any adverse impacts to the area. Any issues that arise with development of the property will be addressed through the review of the development.

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

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

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

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

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

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

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

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

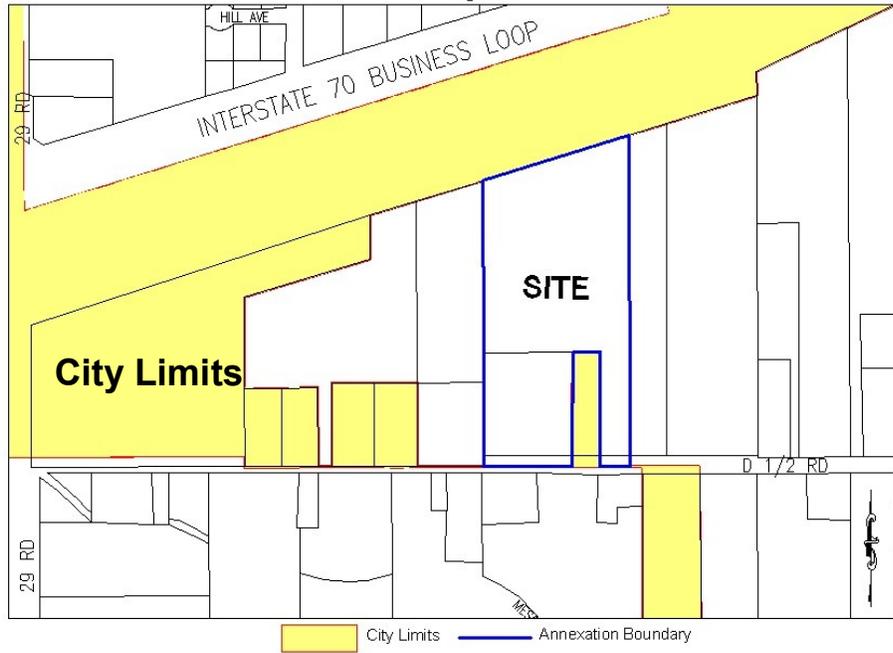
STAFF RECOMMENDATION: Staff recommends approval of the RMF-8 zone district, with the finding that the proposed zone district is consistent with the Growth Plan and with Sections 2.6 and 2.14 of the Zoning and Development Code.

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.

Site Location Map

Figure 1

Beagley II Annexation
Figure 5



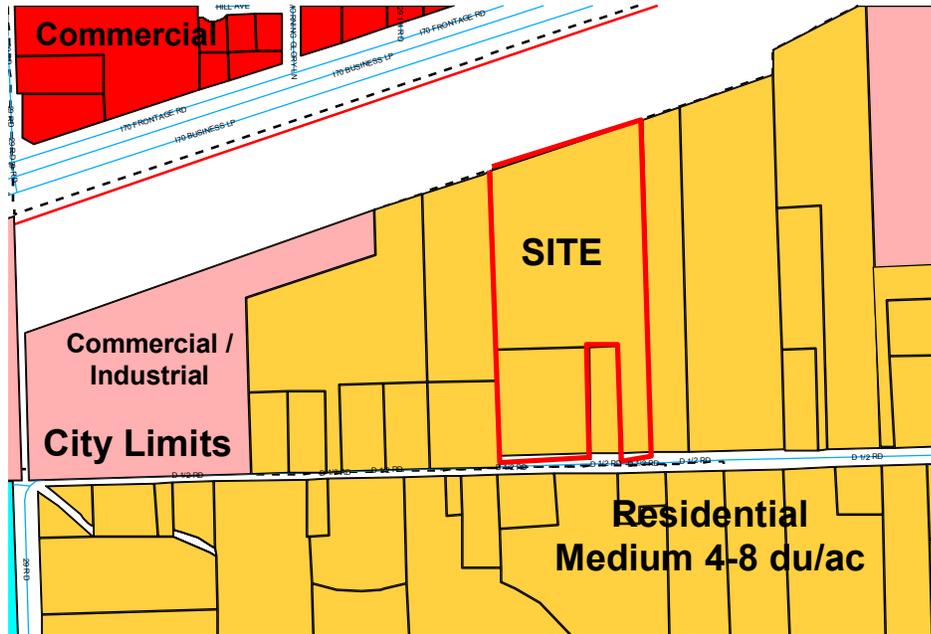
Aerial Photo Map

Figure 2



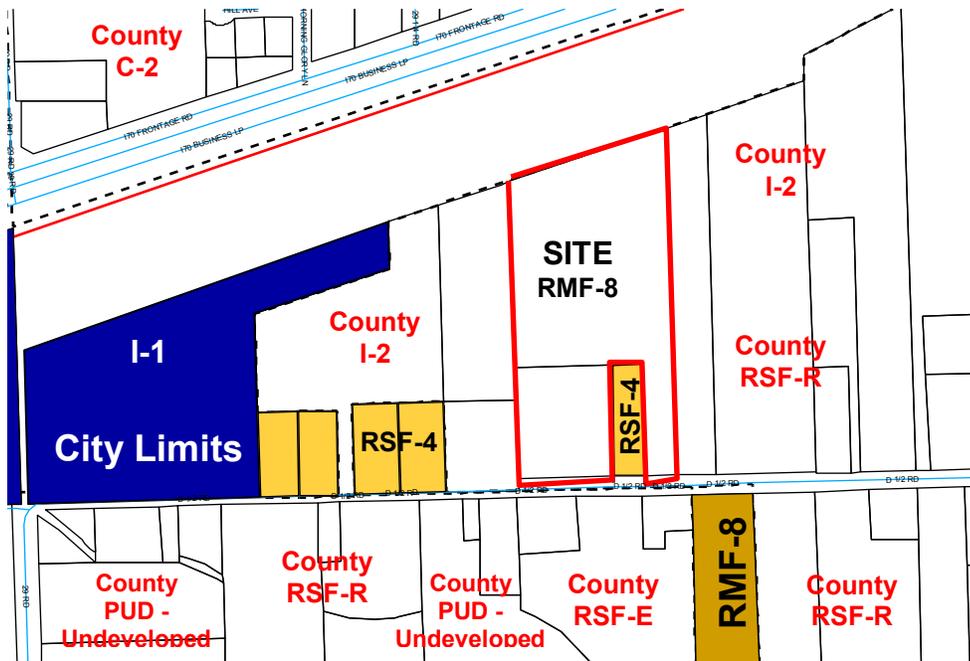
Future Land Use Map

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 BEAGLEY II ANNEXATION TO
RMF-8**

LOCATED AT 2932 AND 2938 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 Beagley II 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.

BEAGLEY II ANNEXATION

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW 1/4) of Section 17, Township 1South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the SW corner of the SE 1/4 NW 1/4 of said Section 17, and assuming the South line of the SE 1/4 NW 1/4 of said Section 17 to bear S89°59'32"E with all bearings contained herein relative thereto; thence S89°59'32"E along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.36 feet to the Point of

Beginning; thence N00°00'28"E a distance of 1012.95 feet to the South line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction; thence N73°02'58"E along the South line of said Southern Pacific Railroad Annexation No. 1 a distance of 552.61 feet; thence S00°00'28"W a distance of 1174.13 feet to the South line of the SE 1/4 NW 1/4 of said Section 17, thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 106.72 feet to the Southeast corner of Holley Annexation No. 1, Ordinance No. 3638, City of Grand Junction; thence N00°00'28"E along the East line of said Holley Annexation No. 1 and Holley Annexation No. 2, Ordinance No. 3639, City of Grand Junction, a distance of 400.00 feet to the Northeast corner of said Holley Annexation No. 2; thence N89°59'32"W along the North line of said Holley Annexation No. 2 a distance of 91.50 feet to the Northwest corner of said Holley Annexation No. 2; thence S00°00'28"W along the West line of said Holley Annexation No. 1 and 2 a distance of 400.00 feet to the South line of the SE 1/4 NW 1/4 of said Section 17; thence N89°59'32"W along the South line of the SE 1/4 NW 1/4 of said Section 17 a distance of 330.37 feet to the Point of Beginning.

Said parcel contains 12.43 acres (541,425 sq. ft.) more or less as described.

Introduced on first reading this 15th day of June, 2005 and ordered published.

Adopted on second reading this 6th day of July, 2005.

Mayor

ATTEST:

City Clerk

Attach 11

Setting a Hearing for Zoning the Bookcliff Middle School Annexation, Located at 2935 Orchard Avenue

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Zoning the Bookcliff Middle School Annexation, located at 2935 Orchard Avenue.					
Meeting Date	June 15, 2005					
Date Prepared	June 9, 2005				File #ANX-2005-101	
Author	Senta L. Costello		Associate Planner			
Presenter Name	Senta L. Costello		Associate Planner			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Introduction of a proposed zoning ordinance to zone the Bookcliff Middle School Annexation CSR, located at 2935 Orchard Avenue.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for July 6, 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. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2935 Orchard Avenue		
Applicants:		Owner: Mesa Co School District #51 Representative: Blythe Design – John Potter		
Existing Land Use:		Middle School		
Proposed Land Use:		Middle School		
Surrounding Land Use:	North	Single Family Residential		
	South	Single Family Residential		
	East	Single Family and Multi-Family Residential		
	West	Single Family and Multi-Family Residential		
Existing Zoning:		County RMF-8		
Proposed Zoning:		City CSR		
Surrounding Zoning:	North	City and County RMF-8		
	South	County RMF-8		
	East	County RMF-8		
	West	County RMF-8		
Growth Plan Designation:		Public		
Zoning within Future Land Use Designation?		X	Yes	No

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the CSR district is consistent with the Growth Plan designation of Public. The existing County zoning is RMF-8. 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 propose zone district is compatible with the neighborhood and does not create any adverse impacts to the area.

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

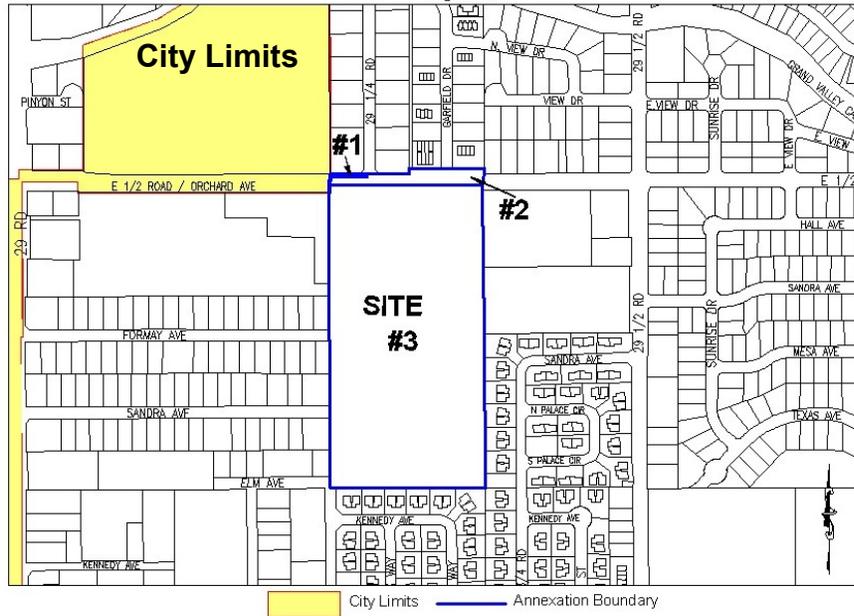
Staff recommends approval of the CSR zone district, with the finding that the proposed zone district is consistent with the Growth Plan and with Sections 2.6 and 2.14 of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the CSR 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

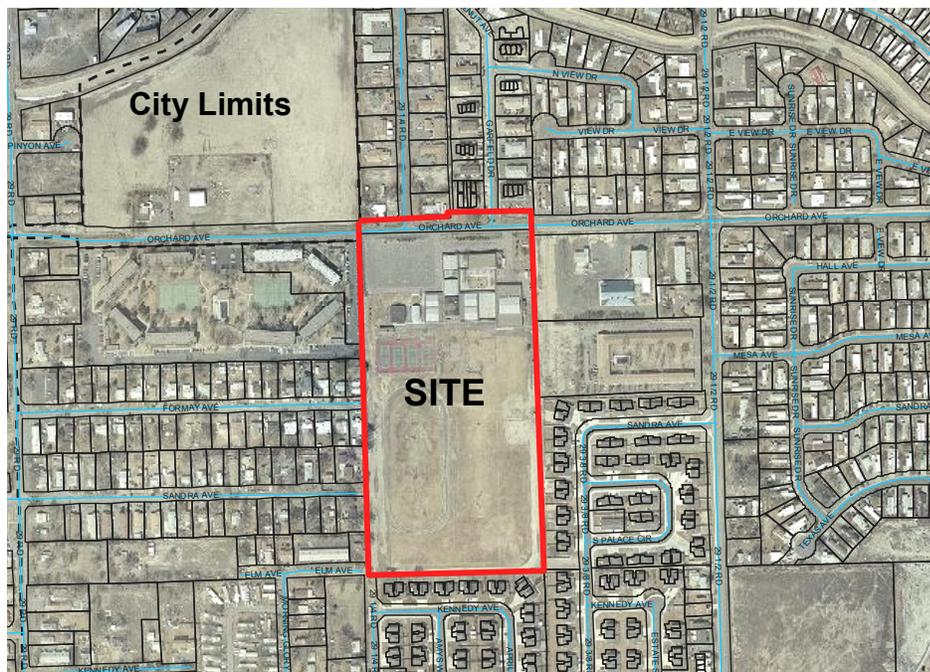
Figure 1

Bookcliff Middle School Annexations No. 1-3
Figure 5



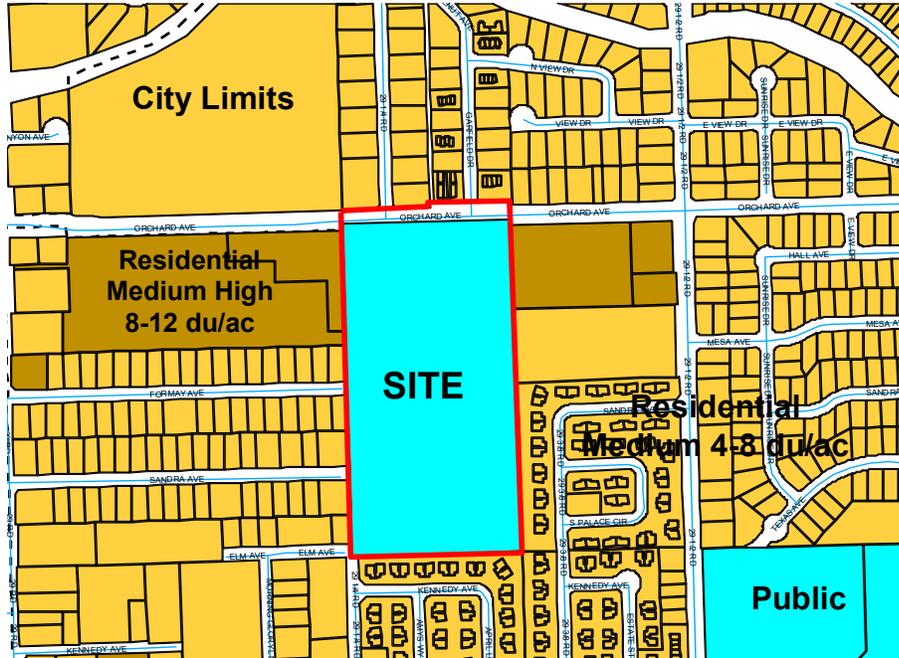
Aerial Photo Map

Figure 2



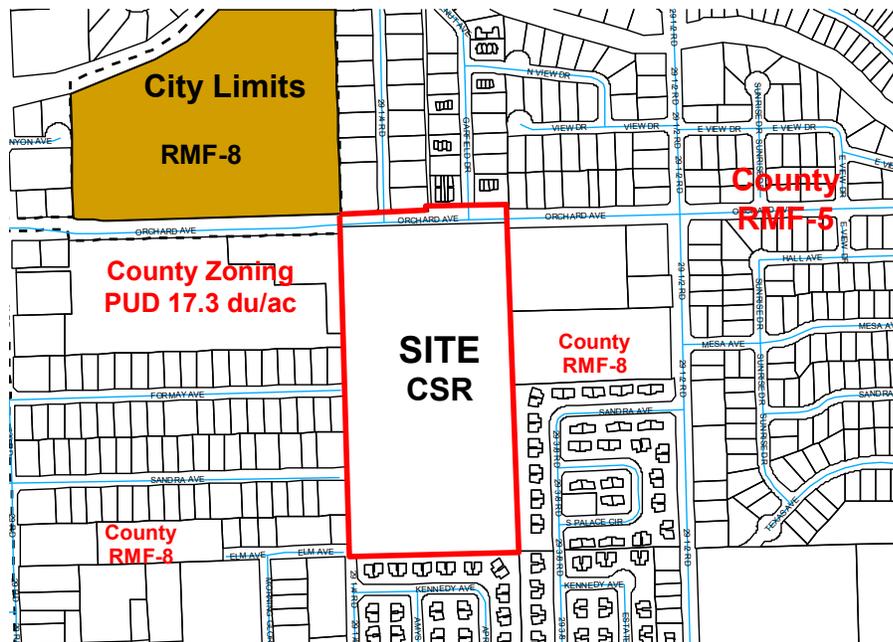
Future Land Use Map

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 BOOKCLIFF MIDDLE SCHOOL ANNEXATION TO
CSR**

LOCATED AT 2935 ORCHARD AVE

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 Bookcliff Middle School Annexation to the CSR 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 CSR zone district be established.

The Planning Commission and City Council find that the CSR 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 CSR.

BOOKCLIFF MIDDLE SCHOOL ANNEXATION

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

BEGINNING at the Southwest corner of the NE 1/4 SW 1/4 of said Section 8 and assuming the West line of the NE 1/4 SW 1/4 of said Section 8 bears N 00°04'03"W with all other bearings contained herein relative thereto; thence from said POINT OF BEGINNING, along the West line of the NE 1/4 SW 1/4 of said Section 8, N00°04'03"W a distance of 1269.36 feet to the Southwest corner of Bookcliff Middle School

Annexation No. 1, Ordinance No. ????, City of Grand Junction; thence along the South line of said Bookcliff Middle School Annexation No. 1, N89°55'59"E a distance of 5.00 feet to the Southeast corner of said Bookcliff Middle School Annexation No.1; thence along the East line of said Bookcliff Middle School Annexation No.1, N00°00'00"E a distance of 42.85 feet to the Southwest corner of Bookcliff Middle School Annexation No. 2 Ordinance No. ????.; thence along the South line of said Bookcliff Middle School Annexation No. 2 N90°00'00"E a distance of 655.92 feet to the Southeast corner of said Bookcliff Middle School Annexation No. 2; thence S00°01'29"E a distance of 1311.82 feet to the Southwest corner of Palace Estates Subdivision Filing No. Three, as recorded in Plat Book 17, Page 21, public records of Mesa County, Colorado, also being a point on the South line of the NE 1/4 SW 1/4 of said Section 8; thence along the South line of the NE 1/4 SW 1/4 of said Section 8, S89°57'59"W a distance of 659.99 feet to the POINT OF BEGINNING.

Said parcel contains 19.89 acres (866,342 sq. ft.) more or less, as described.

Introduced on first reading this 15th day of June, 2005 and ordered published.

Adopted on second reading this 6th day of July, 2005.

Mayor

ATTEST:

City Clerk

Attach 13

Setting a Hearing for Zoning the Theobold Annexation, Located at 3060 D Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Introduction of a proposed ordinance zoning the Theobold Annexation No. 1 and 2.						
Meeting Date	June 15, 2005						
Date Prepared	June 6, 2005				File #ANX-2005-073		
Author	Lori V. Bowers		Senior Planner				
Presenter Name	Lori V. Bowers		Senior Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: The 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 Zoning Ordinance, designating the property RMF-8, Residential Multi-family, not to exceed eight dwelling units per acre. The property is 5.19 acres in size.

Budget: N/A

Action Requested/Recommendation: Approve the Introduction of a Proposed Ordinance, and set a hearing for July 6, 2005.

Background Information: See attached Staff Report/Background Information

Attachments:

- 5. Staff report/Background information
- 6. Annexation Map
- 7. Aerial Photo
- 8. Growth Plan Map
- 9. Zoning Map
- 10. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		3060 D Road			
Applicants:		Reford and Karen Theobold, owners; Development Construction Services, representative			
Existing Land Use:		Vacant			
Proposed Land Use:		Single family residential			
Surrounding Land Use:	North	Residential & canal			
	South	Colorado River Wildlife Area			
	East	Residential			
	West	Residential			
Existing Zoning:		County RMF-5			
Proposed Zoning:		RMF-8			
Surrounding Zoning:	North	County PUD			
	South	Conservation (future land use map) County PUD			
	East	County RSF-4			
	West	County RSF-R			
Growth Plan Designation:		Residential Medium (4 to 8 dwelling units per ace)			
Zoning within density range?		X	Yes		No

ANALYSIS:

1. Background: The applicants for the Theobold Annexation, located at 3060 D Road, have presented a petition for annexation as part of a preliminary subdivision plan. The annexation area consists of 4.41 acres of land and 0.78 acres of canal easement, totaling 5.19 acres. This is a serial annexation.

2. Consistency with the Growth Plan:

The requested zone district is consistent with the Future Land Use designation of RMF-8 and therefore is consistent with the Growth Plan.

3. Section 2.6.A of the Zoning and Development Code:

Zone of Annexation: The requested zone of annexation to the RMF-8 zone district is consistent with the Growth Plan density of Residential Medium, 4 to 8 dwelling units per acre. The existing County zoning is RMF-5. 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 is compatible with the neighborhoods in and around the area, although there are some larger lots adjacent to the property. The applicant's staff report states that the proposed project is asking for a density of 5 units per acre, yet they request the zoning designation of RMF-8.

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.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Theobald Annexation, ANX-2005-073 for a Zone of Annexation, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The requested zone is consistent with the Growth Plan
2. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

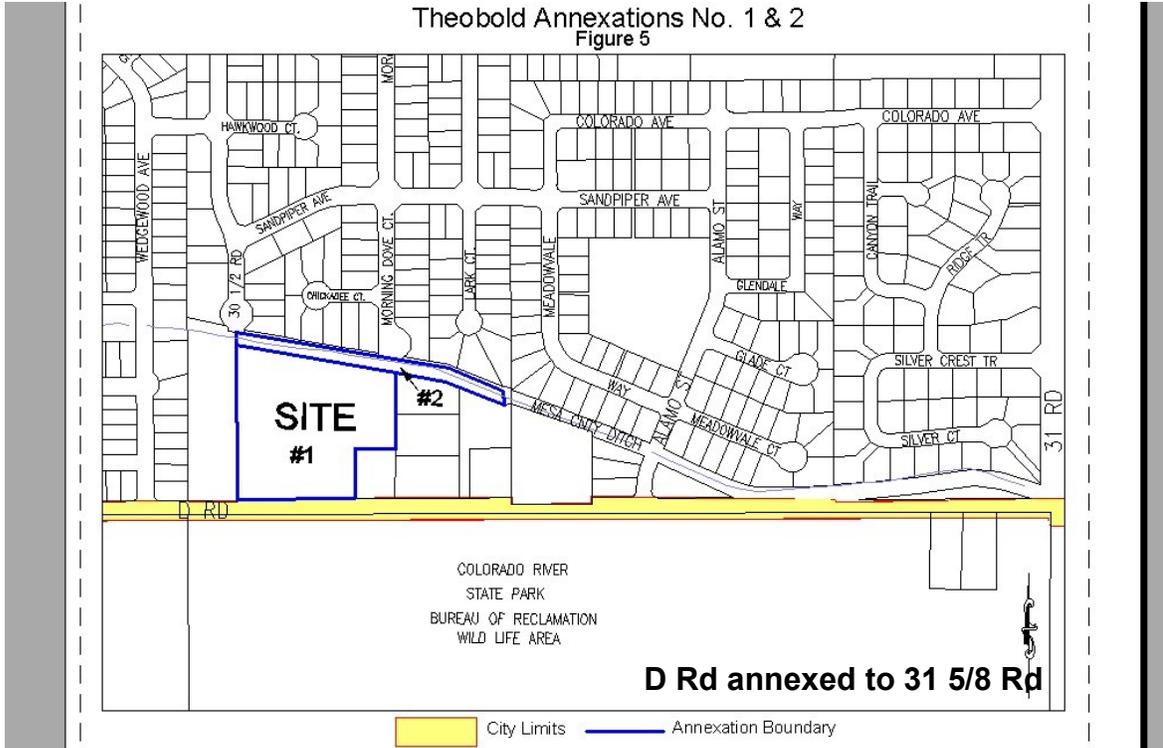
PLANNING COMMISSION RECOMMENDATION:

At their regularly scheduled meeting of May 24, 2005, the Planning Commission recommended approval to the City Council of the zone of RMF-8 (Residential Multi-Family, not to exceed eight dwelling units per acre) finding that the proposal is consistent with the Growth Plan, the Persigo Agreement and Section 2.6 of the Zoning and Development Code.

Annexation Map

3060 D Road

Theobald Annexations No. 1 & 2
Figure 5



Aerial Photo Map

3060 D Road



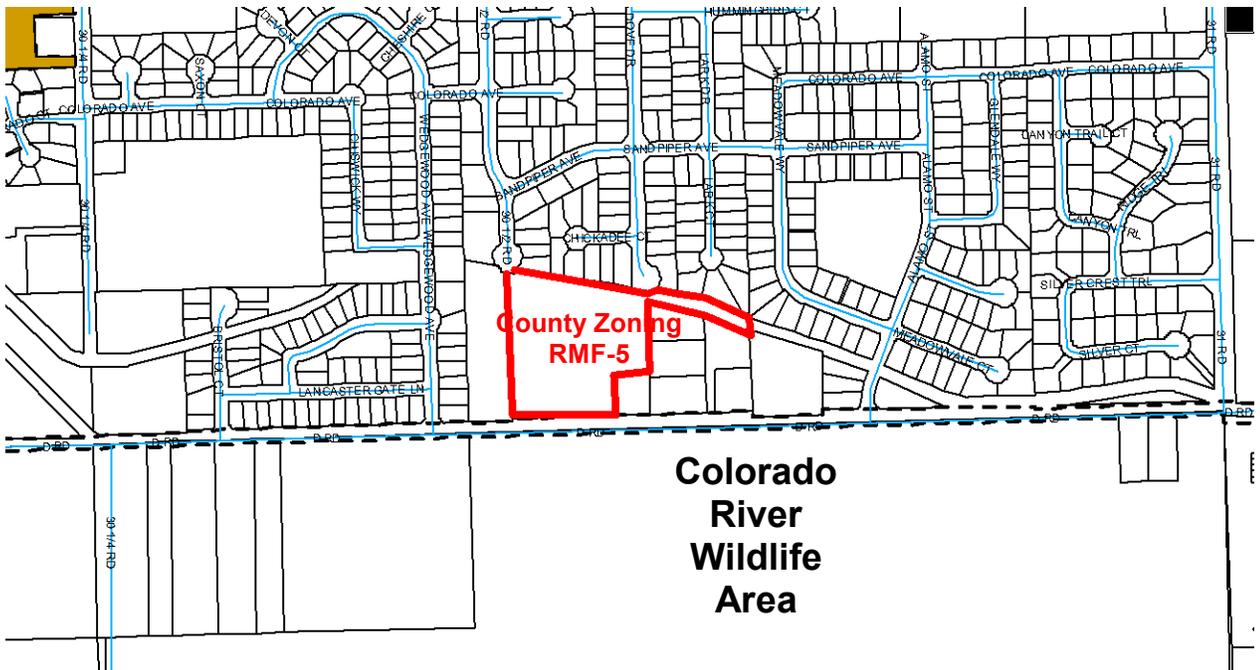
Future Land Use Map

3060 D Road



Existing City and County Zoning

3060 D Road



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 THEOBOLD ANNEXATION TO
RESIDENTIAL MULTI-FAMILY - EIGHT (RMF-8)**

LOCATED AT 3060 D ROAD

Recitals.

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 zone district be established for the following reasons:

- This zone district meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned the Residential Multi-family - eight (RMF-8) zone district

Includes the following tax parcel 2943-164-48-001

**PERIMETER BOUNDARY LEGAL DESCRIPTION
THEOBOLD ANNEXATION**

A Serial Annexation Comprising Theobold Annexation No. 1 and Theobold Annexation No. 2

Theobold Annexation No. 1

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE 1/4) of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 SE 1/4 of said Section 16 and assuming the West line of the SW 1/4 SE 1/4 of said Section 16 to bear N00°02'37"E

for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N00°02'37"E along the West line of the SW 1/4 SE 1/4 of said Section 16 a distance of 30.00 to a point on the North right of way of "D" Road; thence along said right of way the following two (2) courses: N89°55'25"E a distance of 150.07 feet; thence N00°03'33"E a distance of 20.00 feet to the Southwest corner of Lot 1 Junction East Subdivision as recorded in Plat Book 12, Page 263, Mesa County, Colorado records also being the Point of Beginning; thence from said Point of Beginning N00°03'33"E along the West line of said Lot 1 a distance of 470.95 to the Northwest corner of said Lot 1; thence S80°20'12"E along the North line of said Lot 1 a distance of 504.16 feet to the Northeast corner of said Lot 1; thence S01°41'33"W along the East line of said Lot 1 a distance of 234.64 feet to the Northeast corner of Lot 2 of said Junction East Subdivision; thence S89°55'25"W along the North line of said Lot 2 a distance of 125.00 feet to the Northwest corner of said Lot 2; thence S01°41'33"W along the West line of said Lot 2 a distance of 151.20 feet to the Southeast corner of said Lot 1 and the North right of way of said "D" Road; thence S89°55'25"W along the North right of way of said "D" Road a distance of 361.10 feet to the Point of Beginning.

Said parcel contains 4.41 acres (191,895 sq. ft.) more or less as described.

Theobold Annexation No. 2

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE 1/4) of Section 16, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 SE 1/4 of said Section 16 and assuming the West line of the SW 1/4 SE 1/4 of said Section 16 to bear N0°02'37"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement N00°02'37"E along the West line of the SW 1/4 SE 1/4 of said Section 16 a distance of 546.70 feet; thence S80°20'12"E a distance of 152.28 feet to the Northwest corner of Junction East Subdivision as recorded in Plat Book 12, Page 263, Mesa County, Colorado records, also being the Point of Beginning; thence from said Point of Beginning N00°03'33"E a distance of 40.57 feet to a point on the South line of Parkwood Estates Subdivision as recorded in Plat Book 12, Pages 354 and 355, Mesa County, Colorado records; thence along the South line of said Parkwood Estates Subdivision the following two (2) courses; S80°20'12"E a distance of 661.96 feet; thence S67°24'08"E a distance of 181.96 feet to a point on the West line of Tract A, Block 5 of said Parkwood Estates Subdivision also being the Northeast Corner of said Junction East Subdivision; thence S00°02'55"W along the East line of said Junction East Subdivision a distance of 43.31 feet to the Northeast corner of Lot 4 of said Junction East Subdivision; thence N67°24'08"W along the North line of Lots 3 and 4 of said Junction East Subdivision a distance of 194.03 feet; thence N80°20'12"W along

the North line of Lots 1 and 3 of said Junction East Subdivision a distance of 650.66 feet to the Point of Beginning.

Said parcel contains 0.78 acres (33,772 sq. ft.) more or less as described.

Introduced on first reading this 15th day of June, 2005.

PASSED and ADOPTED on second reading this ___ day of _____, 2005.

Attest:

President of the Council

City Clerk

Attach 14

Construction Contract for 2005 Asphalt Overlays

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	2005 Asphalt Overlays						
Meeting Date	June 15, 2005						
Date Prepared	June 9, 2005	File # - N/A					
Author	Justin J. Vensel	Project Manager					
Presenter Name	Mark Relph	Public Works and Utilities Director					
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: The 2005 Asphalt Overlay project consists of asphalt resurfacing on twelve selected streets throughout the City.

Budget: Project No.: 2011-F00401

Project costs:

Construction contract (low bid)	\$1,069,449.00
Design	\$40,700.00
Construction Inspection and Administration (est.)	\$35,000.00
Total Project Costs	\$1,145,149.00

Project funding:

<u>Funding Source</u>	<u>Funds Available</u>	<u>Allocation for this Contract</u>	<u>Remaining Balance</u>
Fund 2011-F00401 Contract Street Maintenance	\$ 1,220,000.00	\$ 1,009,649.00	\$ 176,051.00
Fund 2011-F21500 Urban Trials	\$ 6,830.00	\$ 6,000.00	\$ 830.00
County Share for work on 26 1/2 Rd	\$ 9,500.00	\$ 9,500.00	\$ 0.00

State Contribution for Work along I-70B	\$ 120,000.00	\$ 120,000.00	\$ 0.00
Totals:	\$ 1,386,330.00	\$ 1,179,449.00	\$ 176,881.00

Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the **2005 Asphalt Overlay to United Companies of Mesa County** in the amount of **\$1,069,449.00**.

Attachments: none

Background Information:

This annual street maintenance project generally consists of resurfacing existing streets with 2" of new asphalt pavement. Work items associated with the paving include: milling of existing asphalt pavement where needed, adjusting manhole lids and valve covers, and placing shoulder gravel on roads that do not have curb and gutter. Curb and gutter repairs and crack sealing have been completed ahead of the street overlay project. Various streets were selected through field observation. Some of the parameters used to identify streets in need of an overlay are pavement quality, structural adequacy and surface distress. The 2005 Asphalt Overlay Project includes 58,900 square yards of milling and 14,725 tons of hot bituminous pavement.

The locations are:

- 1) Main Street: Crosby Avenue to 1st Street
- 2) Spruce Street: Colorado Avenue to Hwy 340
- 3) Grand Avenue: 1st Street to 6th Street
- 4) Horizon Drive: 7th Street to 12 Street
- 5) 4th Street: Grand Avenue to Rood Avenue
- 6) 7th Street: Glenwood Avenue to Bookcliff Avenue
- 7) 26 Road: F ½ Road to G Road
- 8) 26 ½ Road: H Road to H ¾ Road
- 9) D Road: 30 Road to 31 Road
- 10) White Avenue: 7th Street to 11th Street
- 11) 12th St: Pitkin Avenue to North Avenue
- 12) I-70B (First Street): 2nd Street to Grand Avenue

Colorado Department of Transportation (CDOT) has requested that I-70B (First Street): 2nd Street to Grand Avenue be included in the City's overlay contract and is providing funding for resurfacing this street. CDOT will be delivering a contract to

cover the cost of this work. Our contractor will not be given authorization to proceed with this street segment until the CDOT contract is approved by City Council.

This project is scheduled to begin on July 5, 2005 and be completed on September 13, 2005.

The following bids were opened on May 31, 2005:

Bidder	From	Bid Amount
United Companies	Grand Junction	\$1,069,449.00
Elam Construction	Grand Junction	\$1,114,872.50
Engineer's Estimate		\$1,119,117.50

Attach 15

Purchase of Property at 1101 Kimball Avenue

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Purchase of Property at 1101 Kimball Ave for the Riverside Parkway Project					
Meeting Date	June 15, 2005					
Date Prepared	June 9, 2005				File #	
Author	Trent Prall		Riverside Pkwy Project Manager			
Presenter Name	Mark Relph		Public Works and Utilities Director			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: The City has entered into a contract to purchase the property at 1101 Kimball Avenue from BESS Investments. 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:

2005 Right-of-Way Budget	\$10,000,000
2005 Right-of-Way Related Expenses to Date:*	\$6,933,168
Costs Related to this Property Purchase:	
Purchase Price	\$121,500
Closing Costs	\$500
Environmental Inspections	\$0
Asbestos Removal	\$0
Demolition and Misc environmental cleanup	\$4,500
Total Costs Related to This Request	\$121,500
2005 Remaining Right-of-Way Funds	\$2,945,332
Total Project Budget	\$91,495,000
Estimated Project Costs:	
Prelim. Engineering / 1601 Process	\$5,486,000
Other Prelim. 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
Right-of-Way Land Purchases and Relocations (Project inception to date: \$10,139,989)	\$19,000,000
Total Estimated Project Costs	\$91,495,000
Remaining Funds / Contingency	\$0
*Includes UPRR Property approved 4/20/05 and 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 1101 Kimball Avenue from BESS Investments.

Attachments: Proposed Resolution.

Background Information: On November 4, 2003, a majority of the City electorate voted to authorize the City to issue \$80 million in bonds to fund the Riverside Parkway. The authorized funding will expedite the design, property acquisition and construction of this transportation corridor.

The property is located just north of the proposed Las Colonias Park site. It is located east of 9th Street south of Kimball Avenue. The project requires 32,594 square feet (0.748 acres) of right of way and 6,937 square feet (0.159 acres) from the 6.7 acre, I-2 zoned parcel.

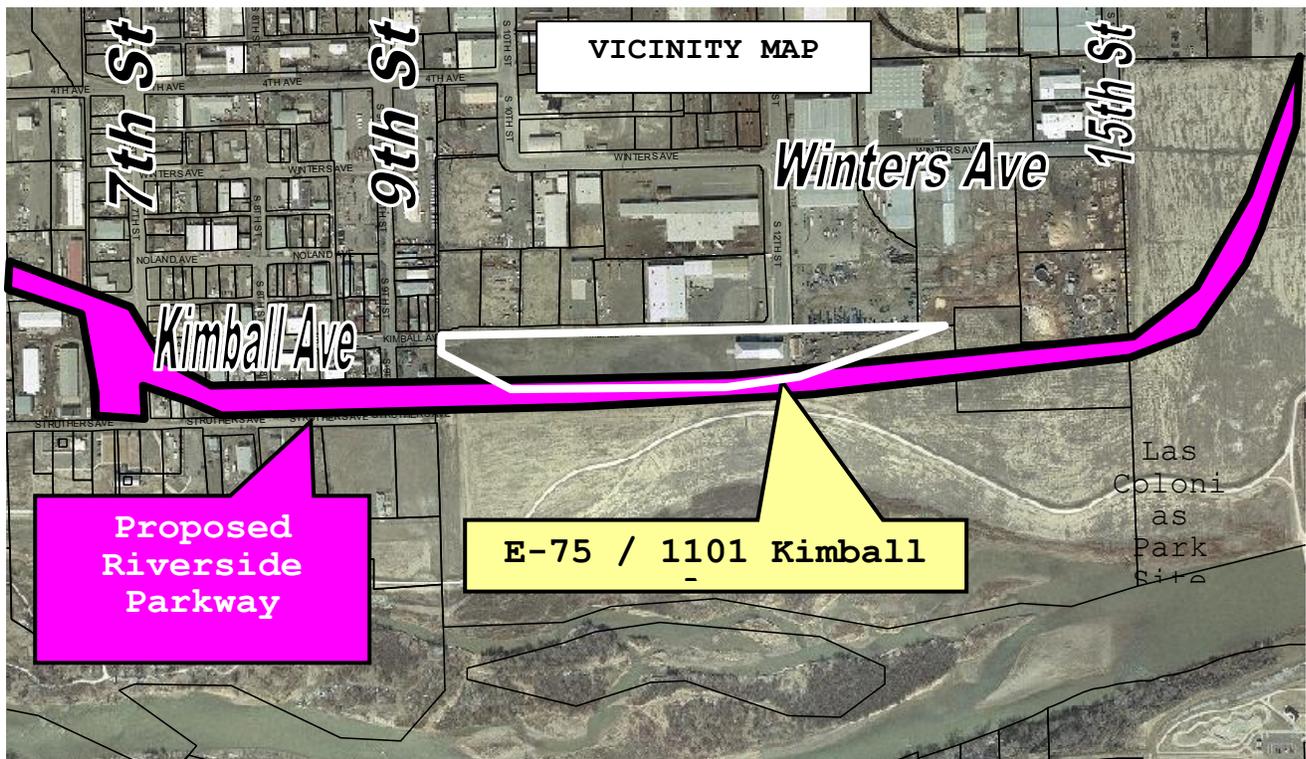
A Phase I Environmental Audit has been completed for the purchase. No special remediation requirements are anticipated.

In accordance with Right-of-Way acquisition policy the City has an official appraisal completed by an appraiser hired by the City. The owner is given the option of getting their own appraisal, if they desire, for comparison purposes. The City's appraisal for this property is \$121,500 which is \$3.25 per square foot. The comparable sales in the

City's appraisal include properties located 3 blocks to the west of this property that sold for an average of \$3.58 per square ft. (land value only) within the last 2 years. The appraisal also included industrial property along River Road. The concluded value was \$3.25 per square ft. The owner provided his appraisal which showed an opinion of value of \$1.75 per square ft. for a total of \$69,000. Comparable sales in the Owner's appraisal ranged from \$0.86 per square ft. for property located at 30 Road and Gunnison to \$7.41 per square ft. for property located 3 blocks west of the subject property that included improvements at "modest value". The Owner's appraiser did not use this property because it had some existing improvements on it whereas the City's appraiser used the property as a comparison by discounting it for the value of the improvements. City staff believes that the offer of \$121,500 from the agency's approved appraisal represents the Fair Market Value and is keeping with the City's policy of following the State of Colorado and Federal law for acquiring public right-of-way. The owner's appraiser was given the City's approved appraisal and asked to comment on it. He concluded "An appraisal is not a scientific result or document. It is an opinion. Opinions can vary."

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

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 1101 KIMBALL AVE FROM BESS INVESTMENTS.

Recitals.

A. The City of Grand Junction has entered into a contract with BESS Investments, 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 1101 Kimball Avenue and the Mesa County Assessor parcel number is 2945-231-00-038, designated as Project Parcel No. E-75.

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 1101 Kimball Avenue.

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 \$121,500. 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 \$121,500 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 _____, 2005.

Attest:
Council

President of the

City Clerk

Attach 16

Purchase of Property 2902 D Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA								
Subject	Purchase of Property at 2902 D Road for the Riverside Parkway Project							
Meeting Date	June 15, 2005							
Date Prepared	June 9, 2005				File #			
Author	Trent Prall			Riverside Pkwy Project Manager				
Presenter Name	Mark Relph			Public Works and Utilities Director				
Report results back to Council	X	No		Yes	When			
Citizen Presentation		Yes	X	No	Name			
	Workshop	X	Formal Agenda			Consent	X	Individual Consideration

Summary: The City has entered into a contract to purchase a portion of the property at 2902 D Road from Daniel H. Feuerborn. 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:

2005 Right-of-Way Budget	\$10,000,000
2005 Right-of-Way Related Expenses to Date:*	\$7,311,416
Costs Related to this Property Purchase:	
Purchase Price	\$70,000
Closing Costs	\$500
Environmental Inspections	\$0
Asbestos Removal	\$0
Demolition and Misc environmental cleanup	\$2,000
Total Costs Related to This Request	\$72,500
2005 Remaining Right-of-Way Funds	\$2,616,084
Total Project Budget	\$91,495,000
Estimated Project Costs:	
Prelim. Engineering / 1601 Process	\$5,486,000
Other Prelim. 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
Right-of-Way Land Purchases and Relocations (Project inception to date: \$10,169,276)	\$19,000,000
Total Estimated Project Costs	\$91,495,000
Remaining Funds / Contingency	\$0
*Includes 934 S. 4th St and 1220 S. 7th St approved June 1, 2005	

Action Requested/Recommendation: Adopt a Resolution authorizing the purchase of property at 2902 D Road from Daniel H. Feuerborn.

Attachments:

Proposed Resolution.

Background Information: On November 4, 2003, a majority of the City electorate voted to authorize the City to issue \$80 million in bonds to fund the Riverside Parkway. The authorized funding will expedite the design, property acquisition and construction of this transportation corridor.

The property is located on the northeast corner of 29 Road and D Road. The project requires the following from the 1.901 acre property:

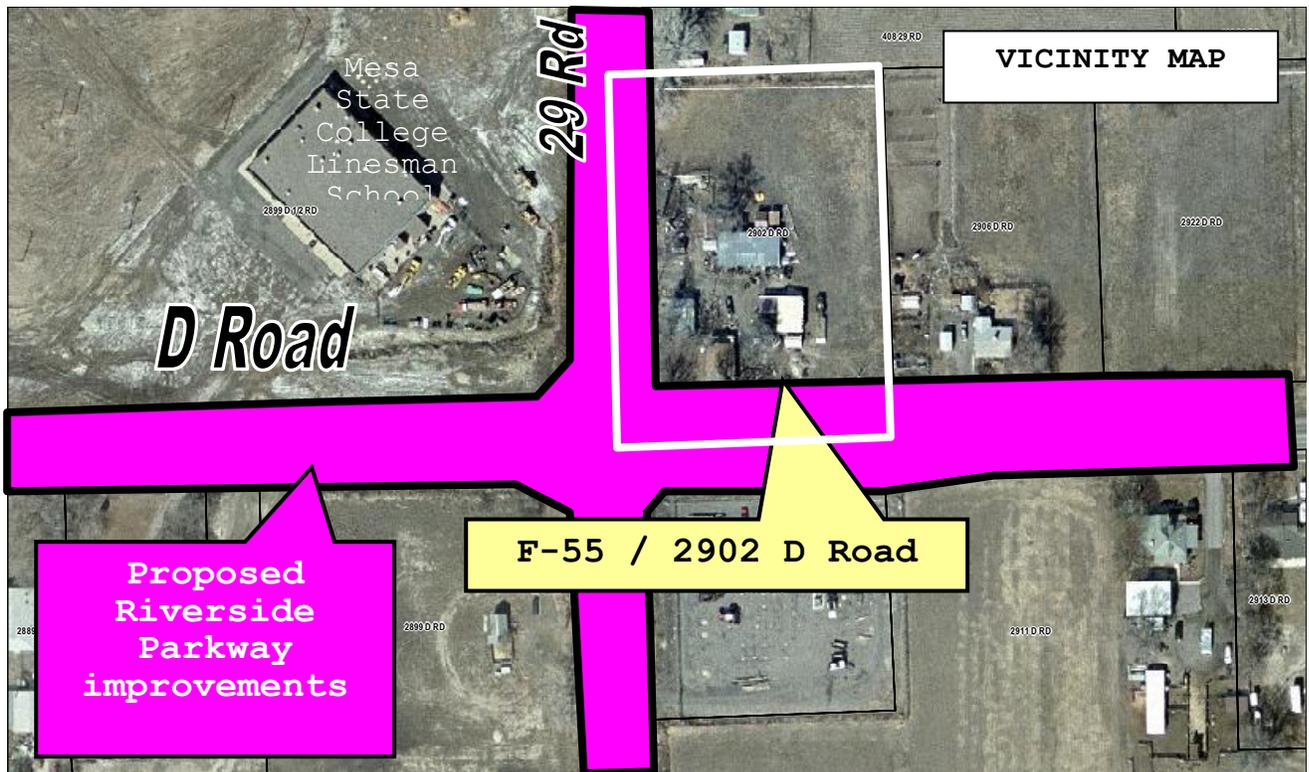
Parcel	Total ROW	Historic ROW	Net	Utility Easement
F-55 A	13,431	4,336	9,095 sf	0 sf
F-55 B	7,070	1,648	5,422 sf	0 sf
PE F-55	0	0	0 sf	2,338 sf
Totals	20,501	5,984	14,517 sf	2,338 sf
	0.471	0.137	0.333 ac	0.054 ac

The City is only obligated to pay a nominal amount, in this case \$10.00, for the 5,984 sq ft of right of way that has historically been used for road purposes on 29 Road and D Road. The remaining ROW and utility easement needed for the project is purchased at fair market value.

A Phase I Environmental Audit has been completed for the purchase. No special remediation requirements are anticipated.

As a standard practice, the City of Grand Junction completes an appraisal of the real estate to be acquired, prior to acquisition. The City's appraisal determined the value to be \$68,200. An administrative settlement was reached at \$70,000. The property owner is encouraged, but not required, to also obtain an appraisal. The owner elected not to obtain an appraisal.

Closing is set for to occur on or before June 30, 2005. 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 2902 D ROAD FROM DANIEL H. FEUERBORN

Recitals.

A. The City of Grand Junction has entered into a contract with Daniel H. Feuerborn, 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 2902 D Road and the Mesa County Assessor parcel number is 2943-173-00-136, designated as Project Parcel No. F-55.

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 2902 D Road.

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 \$70,000. 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. The sum of \$70,000 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 _____, 2005.

Attest:
Council

President of the

City Clerk

Attach 17

Public Hearing – 2005 CDBG Program Year Action Plan

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Public Hearing - CDBG 2005 Program Year Action Plan, a part of the 2001 Five-Year Consolidated Plan						
Meeting Date	June 15, 2005						
Date Prepared	June 9, 2005				File # N/A		
Author	David Thornton		Principal Planner				
Presenter Name	David Thornton		Principal Planner				
Report results back to Council	X	No		Yes	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda			Consent	X Individual Consideration

Summary: City Council will consider final adoption of the 2005 Program Year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of CDBG funds. The Action Plan includes the CDBG projects for the 2005 Program Year City Council approved for funding on May 18, 2005.

Budget: CDBG 2005 budget of \$387,644

Action Requested/Recommendation: Adopt by Resolution the 2005 Program Year Action Plan as a part of the 2001 Five-Year Consolidated Plan.

Attachments:

1. 2005 Program Year Action Plan (Pages 2-46)
2. Resolution (Page 47)

Background Information: This is a public hearing to receive input regarding the 2005 Program Year Action Plan. The 2005 action plan takes a look at the six projects that will be funded by 2005 CDBG funds as well as other projects that various community organizations have plans to begin, complete and/or are ongoing during the 2005 program year. The 2005 CDBG program year begins September 1, 2005. The City of Grand Junction is expecting to receive \$387,644 in CDBG funds for the 2005 program year from the Department of Housing and Urban Development. The 2005 Program Year Action Plan also includes capital projects the City of Grand Junction has identified for 2005 in its 10 year Capital Improvements Program.

CITY OF GRAND JUNCTION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



2005 Action Plan

A part of the 2001 Five-Year Consolidated Plan

4 CFR Part 91--consolidated submissions for community planning and development programs
under the Community Development Block Grant CDBG Program;

June 15, 2005

TABLE OF CONTENTS

City of Grand Junction 2005 CDBG Action Plan

Introduction	4
Executive Summary of 2001 Five-Year Consolidated Plan (Revised).....	5
2005 Program Year Action Plan	13
2005 CDBG Awards	13
2001 Five-Year Consolidated Plan CDBG Allocation Priorities	14
Need for Non-Housing Community Development Infrastructure	14
Need for Affordable Housing	17
Needs of the Homeless	19
Needs of Special Needs Populations/Other Human Service Needs	21
Monitoring	24
Evaluate and Reduce Lead-Based Paint Hazards	24
Reduce the Number of Poverty Level Families	25
Develop Institutional Infrastructure.....	26
Enhance Coordination between Public and Private Housing and Human Service Agencies	27
Certifications	29
Table 3.....	37
Federal Assistance Application	43
Public Hearing Minutes/Public Comments	44
Map of 2005 proposed CDBG projects	46

INTRODUCTION

The City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996 when the County's population reached 100,000. This designation entitles Grand Junction to an annual grant of funds under the Community Development Block Grant Program (CDBG). To be eligible for funding the City must submit a Consolidated Plan, which serves as a federally required planning document that guides community development efforts in Grand Junction. The City of Grand Junction adopted its' Five-Year Consolidated Plan on June 6, 2001.

The primary objective of Title I of the Housing and Community Development Act of 1974, as amended, is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income. The content and structure of the Consolidated Plan follows regulations and guidelines promulgated by the U.S. Department of Housing and Urban Development (HUD).

This 2001 Five-Year Consolidated Plan marked the continuation of an on-going community development planning process for Grand Junction. The intent of the process is to develop a set of local priority needs and objectives through a coordinated effort with special emphasis on citizen participation and interagency involvement. The City of Grand Junction Community Development Department is the lead organization in the development of the City Consolidated Plan and subsequent one year Action Plans which help implement the goals and strategies in the Plan.

The 2002 CDBG Action Plan is year two of the 2001 Five-Year Consolidated Plan. It is an addendum to Chapter Six of the Consolidated Plan and was adopted June 5, 2002 and became a part of the City's 2001 Five-Year Consolidated Plan.

The 2003 CDBG Action Plan is year three of the 2001 Five-Year Consolidated Plan. This Action Plan is an addendum to Chapter Six of the Consolidated Plan and was adopted on June 16, 2003 and became a part of the City's 2001 Five-Year Consolidated Plan.

The 2004 CDBG Action Plan is year four of the 2001 Five-Year Consolidated Plan. This Action Plan is an addendum to Chapter Six of the Consolidated Plan and was adopted on June 16, 2003 and became a part of the City's 2001 Five-Year Consolidated Plan.

The 2005 CDBG Action Plan is year five of the 2001 Five-Year Consolidated Plan. This Action Plan is an addendum to Chapter Six of the Consolidated Plan and upon adoption will become a part of the City's 2001 Five-Year Consolidated Plan.

2005 Program Year Action Plan

A Part of the 2001 Five-Year Consolidated Plan

City of Grand Junction, Colorado

Community Development Block Grant Entitlement Program (CDBG)

EXECUTIVE SUMMARY

of 2001 Five-Year Consolidated Plan (Revised)

Introduction

In 1996 the federal government established Grand Junction as a community entitled to receive Community Development Block Grant Funds. Every five years the City prepares and adopts a new five-year consolidated plan. The City adopted the 2001 Five-Year Consolidated Plan on June 6, 2001. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in March with an April deadline for each Program Year. Applications that are funded become a part of the respective program year action plans.

Community Profile (revised)

Centrally located between Denver and Salt Lake City, Grand Junction is the largest city on the Western Slope of Colorado and serves as the County Seat for Mesa County. The City's population has grown nearly 45 percent in the last decade to approximately 48,000. The surrounding Grand Valley has about 110,000 residents, and Mesa County's population is approximately 130,000.

Since suffering an economic slump in the mid-1980s, Grand Junction's population and economic indicators now exceed the highest levels of the boom period of the late 1970s and early 1980s. Grand Junction continues to expand its role as the regional trade, services, finance, education, transportation, and health care hub for Western Colorado and Eastern Utah.

While the area's economy has demonstrated strong growth, housing market appreciation far exceeds wage increases. Housing costs have increased an average of 8.5 percent per year for rentals, and 8.7 percent per year for sale units. Wages, meanwhile, have increased approximately 4.4 percent annually over the same period. These trends are expected to continue for the foreseeable future.

Planning Process

The City adopted a Citizen Participation Plan in 1996 to describe citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans. The Community Development Department of the City of Grand Junction, as lead agency for the development of the Program Year Action Plan, has invited extensive citizen involvement in Plan creation. The findings and needs identified by those who serve and work with the very low- to moderate-income populations are the basis of the Plan's development.

Housing Needs

2001 CONSOLIDATED PLAN DATA

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. Waiting lists for the limited number of existing assisted housing units are a year or more. As a consequence of these and other conditions, the need for over 6,300 additional assisted housing units is critical (2001 estimate).

In Grand Junction, housing costs have increased as much as 207 percent while wages have increased only 46.3 percent during the 1990's to an average of \$22,355 in 2000. Over half of all workers in Mesa County are employed in the Retail and Service sectors, historically among the lowest paying jobs in Mesa County.

One of the most disturbing indicators of need is the number of households whose income places them at or below 150 percent of the poverty guidelines established by the U.S. Department of Health and Human Services. The number of people in Mesa County at or below 150 percent of poverty level grew from 29.3 percent of the total population in 1993 to 45.4 percent in 1997 (the most recent figures available).

Due to low area wages, it is estimated that 44 percent of all renters are unable to afford the Fair Market Rent of a modest two-bedroom apartment and 58 percent are unable to afford a three-bedroom unit. Over 23 percent of the local workforce are considered "low-income" or "in poverty" while working 40 hours per week.

Based upon Poverty Levels and Low Income Guidelines, 7,830 households in Grand Junction cannot afford to pay market rate rent and need assisted housing (2001 estimate). The 2001 current inventory of assisted housing units meets only 15 percent of the need.

2002 UPDATE

In 2002, leaders of local governments and key institutions in the Grand Valley invested in the development of a comprehensive assessment of affordable (less-than-market-rate) housing needs. Key local trends reported in the Grand Valley Affordable Housing Needs Assessment:

- There has been 3.4% annual economic growth and 2.2% annual population growth in the Grand Valley over the last decade, increasing housing demand and housing prices. These trends are projected to continue at a similar rate over the next 20 years.
- Housing prices have increased approximately four times as fast as wages have increased, decreasing the relative affordability of the housing market. Since over half of all local employment is in the retail and service sectors, the housing affordability gap is expected to continue to grow.
- Most low wage workers are finding themselves priced out of single-family homes, and many are unable to find lower priced rental units.
- There has been relatively little new multi-family construction in the Grand Valley over the last decade, resulting in few affordable housing options for households earning less than 60% of the Area Median Family Income.

In the 2002 Assessment the current supply of housing was compared to household income based on the ability of a household to pay 30% of its income for mortgage or rent. The gap between the supply and demand for housing at each income range determined the housing gap. The rental unit gap is 1,080 units, and the total ownership housing gap is 589 housing units. This results in a total 2002 housing gap of 1,669 housing units, with almost all of these units being needed at less than 60% of Area Median Income. Based upon projected employment growth, there will be a need for 1,009 additional housing units by 2005 and 2,432 more by 2010.

Local governments and housing interests are developing and implementing solutions to meet the affordable housing need identified in the 2002 Assessment including Grand Junction Housing Authority's Linden Pointe 92 unit affordable housing project completed in May of 2005.

Homeless Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it much more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Historical local data collection about the homeless has been primarily anecdotal and informal, as there has not until recently been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, a point-in-time survey conducted in spring of 2001 there were approximately 500 homeless persons. That number has remained constant for 2002 and 2003 and is believed to also be accurate for 2004 and 2005.

A series of planning sessions were conducted to identify needs and develop action plans and a Continuum of Care to address this challenge. The highest priority homeless needs identified through this process are for an emergency shelter, transitional housing, case management, and housing placement for individuals and families.

The Continuum of Care Plan, completed in the summer of 2001 by a coalition of community homeless service providers, is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets. The Grand Valley Coalition for the Homeless, made up of human service agencies, the faith community, local governments and others, meets monthly to coordinate in a united effort to help the homeless community.

Special Needs Housing

Due to the fact that Grand Junction is the largest community on the Colorado Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV / AIDS to compete in

the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations. Based upon local 2001 estimates, a total of 1,073 additional assisted housing units are needed to meet the existing housing need for this sub-population.

Anti-Poverty Strategy

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in Chapter 5 of the 2001 Five-Year Consolidated Plan, describes community activities to:

- Increase local pay rates;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.

Strategic Plan

The Strategic Plan summarizes the community's work plan for addressing the needs discussed above. The 2001 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. For each Priority and Category of need, specific Objectives and Strategies have been identified which define how the community will respond over the life of the five year consolidated plan.

The four Consolidated Plan Priorities for Allocation of CDBG funds are as follows:

Need for Non-Housing Community Development Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development. The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair improvements in City infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated to Grand Junction by HUD, several of these needs are budgeted in the City's Capital Improvement Plan.

NEIGHBORHOOD PROGRAM: City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions with the specific objective of identifying potential funding sources, including the use of CDBG funds in Low and Moderate Income (LMI) qualified neighborhoods. The neighborhood program will use CDBG funding for eligible activities identified by residents of these neighborhoods.

Need for Affordable Housing

- Priority Need Category:* *Increase the Inventory of Affordable Housing Units*
- Objective 1 Increase the number of affordable rental housing units
 - Objective 2 Increase the number and type of home ownership opportunities available to low- to moderate-income homebuyers
 - Objective 3 Remove or reduce substandard housing units
 - Objective 4 Preserve existing stock of affordable housing units

Needs of the Homeless

- Priority Need Category:* *Prevent and Reduce Homelessness*
- Objective 1 Provide shelter for homeless adults
 - Objective 2 Provide shelter for homeless families
 - Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families
 - Objective 4 Improve homeless prevention activities

Needs of Special-Needs Populations and Other Human Service Needs

- Priority Need Category: Other Special Needs
- Objective 1 Increase the capacity of existing medical and dental facilities
 - Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities
 - Objective 3 Support programs helping the elderly and other special need populations

- Priority Need Category: Youth
- Objective 1 Increase the quality of affordable childcare for children of the working poor and people entering the workforce
 - Objective 2 Increase the availability of drug and alcohol counseling
 - Objective 3 Promote and support healthy recreational activities and other youth programs.

Though the competition for CDBG funds has continually increased since program inception, the City has made an effort to balance disbursement of these funds between the various needs of the community. It is the City's goal to continue the balanced use of CDBG funds between the four priority community concerns through the term of this 2001 Five-Year Consolidated Plan.

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2001 Five-Year Consolidated Plan. The One-Year Strategies are accomplished by utilizing a variety of resources, including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the five year consolidated plan.

2001 Program Year Action Plan:

On May 16, 2001 the Grand Junction City Council approved 2001 CDBG funding requests totaling \$504,000 for six projects. A full discussion of the 2001 Action Plan can be found in Chapter 6 of the 2001 Five-Year Consolidated Plan.

2002 Program Year Action Plan:

On May 15, 2002 the Grand Junction City Council approved 2002 CDBG funding requests totaling \$494,000 for seven projects. A full discussion of these projects can be found in the 2002 Action Plan adopted June 5, 2002 by Grand Junction City Council.

2003 Program Year Action Plan:

On May 21, 2003 the Grand Junction City Council approved 2003 CDBG funding requests totaling \$417,000 for eight projects. A full discussion of these projects can be found in the 2003 Action Plan adopted June 18, 2003 by Grand Junction **City Council**.

2004 Program Year Action Plan:

On May 19, 2004 the Grand Junction City Council approved 2004 CDBG funding requests totaling \$407,000 for thirteen projects. A full discussion of these projects can be found in the 2004 Action Plan adopted June 16, 2004 by Grand Junction City Council.

2005 Program Year Action Plan:

On May 18, 2005 the Grand Junction City Council approved 2005 CDBG funding requests totaling \$387,644 for the following six projects.

SECTION 1 – Projects that qualify under “Administration”

1. City of Grand Junction CDBG Program Administration (\$25,000)

For Program Year 2004, the City allocated \$20,000 for administration of the CDBG Program (includes the Neighborhood Program Admin) of which enough is left over from that allocation plus the amount requested for 2005 to continue administration of the CDBG program through the 2005 Program Year. These dollars pay for the annual costs to administer the CDBG program. HUD guidelines allow up to 20% for Administration.

BUDGET NOTE: Proposed project 1 is eligible for CDBG funding under Administration and Planning and HUD allows the City to spend up to 20% of its total CDBG funds within these categories. For 2005, the City can spend up to \$77,528 and City Council approved spending \$25,000, or 6.4% of the 2005 CDBG funds.

SECTION 2 – Projects that qualify under “Public Services”

What are Public Services?

Public Services include child care, health care, job training, recreational programs, educational programs, public safety services, fair housing activities, services for senior citizens, services for homeless persons, drug abuse counseling and treatment, energy conservation counseling and testing, homebuyer down-payment assistance and welfare.

- 2. The Salvation Army ARP (\$25,000) –** The Salvation Army is requesting money this year to fund the expansion of the Adult Rehabilitation Program to include 10 additional beds allowing the Salvation Army to serve an additional 20 people per year. ARP is an intensive confidential, clinical and highly structured six-month residential treatment program for men and women. The program currently has 32 beds, 18 for men and 10 for women and a 4 bed transitional Living Center. The ARP provides counseling, education, structure, housing, meals and other needs for successful recovery. The goal is to successfully discharge their clients to the community with the ability to become active, healthy, productive, law-abiding community members no longer dependent on local social programs, prepared to enter society substance free, gainfully employed and with adequate permanent housing of their own. The services are provided at no cost to the client. The ARP waiting list is between 24 and 36 months. Sixty-one percent of the referrals come from the criminal justice system.

- 3. Mesa Youth Services (Partners) (\$15,000) – 12 Passenger Van Purchase –** Funding would be used to purchase a 12 passenger van for the Restitution Community Service Work Program. This program served 1,043 individuals in 2004 which is approximately 50% of all youth served in the Partners program. Sixty-five percent of the youth served by Partners live within the City limits with 75% of them from low and moderate income families.

BUDGET NOTE: Proposed projects 2 AND 3 above are eligible for CDBG funding under “Public Services” and HUD allows the City to spend up to 15% of its total CDBG funds within this category. For 2005, the City can spend up to \$58,146 and the requests total \$99,922. The City Council is approved spending \$40,000, or 10.3% of the 2005 CDBG funds.

SECTION 3 – Projects that qualify under “Capital Projects”

4. City of Grand Junction Neighborhood Program (\$120,000)

City Council’s Strategic Plan identifies “Vital Neighborhoods” as one of six Solutions with a specific objective of identifying potential funding sources, including CDBG funds. In 2003 Council set aside \$83,400 in CDBG funding to spend on a neighborhood based CDBG program. These funds were expended on the Riverside School (\$19,000) and the remainder transferred to another CDBG project (\$64,400 for Linden Pointe affordable housing project). In 2004 Council set aside \$120,000 of which portions are being used on the Riverside School Roof Repair Project (up to \$47,650) and the Senior Recreation Center for architectural services (up to \$20,000).

For the remaining 2004 funds and for any 2005 money that is allotted to program specific projects can be identified in the future. A plan amendment to the respective 2004 or 2005 CDBG Action Plan and an environmental review will need to be completed for each project as identified prior to expending any CDBG funds.

- ### **5. Housing Resources of Western Colorado – Homeless Veterans Housing Complex Wheelchair Lift or Ramp**
- Housing Resources acquired eight, one-bedroom residential dwelling units for emergency housing/permanent supportive housing for homeless veterans in part using 2004 CDBG funds (\$50,000). The location of the property is 1333 North 13th Street. Housing Resources of Western Colorado has partnered with Homeward Bound, a local case management provider and the Veterans Administration to accomplish this project. They are required to make one of the eight units ADA accessible. In order to accommodate this in the current building structure, it will be necessary to install a wheel chair lift. CDBG funds would be used to construct this lift. These CDBG funds will also allow Housing Resources to leverage other funding for other rehabilitation work needed for this 8-plex.

HUD in a Notice published December 29, 2003 on Federal coordination of ending Chronic Homelessness stated, “The Community Development Block Grant (CDBG) is an important resource for local governments in their efforts to provide both transitional and permanent housing, as well as supportive services, to families and/or individuals experiencing homelessness.”

- ### **6 . City of Grand Junction (\$172,644) – Ouray Avenue Storm Drain Enlargement**
- CDBG funds would be used to construct a new 48 inch storm sewer from Mulberry Street to Crosby Avenue in the El Poso neighborhood. This is the first phase of a two phase project to replace a 24 inch storm drain pipe with a new 48 inch storm sewer in alignment with Ouray Avenue from 1st Street to Crosby Avenue. This storm drain conveys runoff from a large drainage basin extending from 1st Street to 7th Street and from Ouray Avenue to North Avenue.

2005 Program Total \$387,644

2005 PROGRAM YEAR ACTION PLAN

The purpose of the Program Year Action Plan is to define the current program year activities to be completed toward full implementation of the Five-Year Consolidated Plan. This one-year action plan discusses activity to occur from September 1, 2005 through August 31, 2006. Program Year activities are accomplished through the use of a variety of resources, including the annual allocation of CDBG Funds.

2005 Program Year Community Development Block Grant Awards

On May 18, 2005, the Grand Junction City Council approved 2005 CDBG funding requests totaling \$387,644 for the 6 projects listed in Exhibit 6-1 below. A description of each funded activity is provided in the 2005 Program Year Objectives and Program Year Activities sections in this chapter and on HUD Table 3.

Exhibit 6-1

2005 CDBG Program Year Summary of Requests and Recommended Funding

ORGANIZATION	ACTIVITY	GRANT AWARD
City of Grand Junction	Administration Costs to manage and administer the City's CDBG Entitlement Program including the Neighborhood Program for the 2005 Program Year. (20% cap)	\$ 25,000
Salvation Army	Funding for the Adult Rehabilitation Program (ARP) to expand the program to include 10 additional beds allowing Salvation Army to serve an additional 20 people. (15% cap)	\$ 25,000
Mesa Youth Services (Partners)	Funds to purchase a 12 passenger van to transport youth in the Restitution Program.	\$ 15,000
City of Grand Junction Neighborhood Program Funds	Budget for the neighborhood based CDBG program	\$ 120,000
Housing Resources of Western Colorado	CDBG funds will be used to construct an ADA accessible wheelchair lift or ramp for the Homeless Veterans Transitional Housing complex at 1333 N. 13th Street.	\$ 30,000
City of Grand Junction	CDBG funds will construct a new 48 inch storm sewer from Mulberry Street to Crosby Avenue within the El Poso Neighborhood.	\$ 172,644
		\$ 387,644

2001 Five-Year Consolidated Plan Priorities for CDBG Funds

The Grand Junction City Council has identified the following four priorities for CDBG Funding for this Consolidated Plan's five year planning horizon:

1. Need for Non-Housing Community Development Infrastructure/Neighborhood Program;
2. Need for Affordable Housing;
3. Needs of the Homeless;
4. Special-Needs Population and Other Human Service Needs.

The following sections review the Five-Year Consolidated Plan Objectives and Strategies and describe 2005 Program Year Activities utilizing CDBG funds and other resources.

Need for Non-Housing Community Development Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development.

The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair, improvements in infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated, several of these needs are budgeted in the City's Capital Improvement Plan.

NEIGHBORHOOD PROGRAM: City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions with the specific objective of identifying potential funding sources, including the use of CDBG funds in Low and Moderate Income (LMI) qualified neighborhoods. The neighborhood program will use CDBG funding for eligible activities identified by residents of these neighborhoods.

A. Five Year Objectives and Strategies (Revised):

Objective 1 Provide ongoing and improved water and sewer service

Strategy 1: Phased over the five year plan the City will expend \$37.2 million on water and sewer service improvements throughout the city.

Objective 2 Improve street and pedestrian systems

Strategy 1: Phased over the five year plan the City will expend \$46.3 million on street system improvements.

Strategy 2: Phased over the five year plan the City will expend \$2.5 million on citywide neighborhood sidewalk improvements.

Objective 3 Provide ongoing and improved storm sewer service

Strategy 1: Phased over the five year plan the City will expend \$10.1 million on citywide storm drainage improvements.

Objective 4 Improve parks and recreation facilities

Strategy 1: Phased over the five year plan the City will expend \$4.2 million to provide general maintenance and upgrades to parks and recreation facilities throughout the city.

Strategy 2: The City has budgeted \$1.7 million for acquisition of land for and improvements to neighborhood parks throughout the city.

Objective 5 Provide for ongoing maintenance and new construction of public facilities

Strategy 1: The City has budgeted \$3.5 million for a new fire station within the next 5 years. COMPLETED

Strategy 2: The community is raising funds to construct new and/or renovate existing library facilities within the next 5 years,

Strategy 3: The City has budgeted \$500,000 to be expended in the five year plan to acquire land for expansion and construction of City Shops facilities.

Strategy 4: The City has budgeted \$1.2 million to be expended in the five year plan for improvements to and construction of public parking facilities. COMPLETED

Strategy 5: The City has budgeted \$377,800 to be expended in the five year plan for solid waste disposal system improvements.

Strategy 6: The City has budgeted \$2 million to be expended in the five year plan for abatement and removal of asbestos from public facilities.

Strategy 7: The City has budgeted \$28,823,186 to be expended over the next 8 years for construction of the Riverside Parkway to improve traffic flows throughout the City.

Strategy 8: Voters of Mesa County approved a \$109 million bond issue for Mesa County Valley School District 51 to repair schools and construct three new schools and two replacement schools to be completed in 2007.

Objective 6 Provide for ongoing neighborhood program (see above)

Strategy 1: Work with LMI income eligible neighborhoods in determining infrastructure needs of neighborhood.

B. 2005 Program Year Objectives, Performance Measures, and

Project Locations

- **The City will spend \$341,400 in CDBG funds to construct sidewalk, street improvements and other capital projects in CDBG eligible neighborhoods.**
- The City will expend \$6,164,500 to improve street and pedestrian systems throughout the City.

- The City will expend \$470,970 to improve water and sewer systems throughout the City
- The City will expend \$1,569,000 to improve storm sewer systems throughout the City.
- The City will expend \$1,046,000 to improve parks and recreation facilities.
- The City will expend \$296,500 for ongoing maintenance and construction of public facilities

C. 2005 Program Year Activities:

1. CDBG infrastructure (capital) projects:



- **West Ouray Avenue Storm Drain Enlargement**
\$221,400
- **Neighborhood Program funds available**

\$120,000

WEST OURAY AVENUE

2. Other Infrastructure Improvements: The following specific activities are budgeted for the 2005 Program Year in the City's Capital Improvement Plan. Projects include street, pedestrian, water and sewer, and storm sewer system improvements.

- Riverside Parkway
\$11,367,475
- Contract Street Maintenance \$ 1,775,000
- Neighborhood Alley Improvements \$ 360,000
- Curb, Gutter & Sidewalk Improvements/Replacements \$ 300,000
- New Sidewalk
\$ 150,000
- Accessibility Improvements
50,000 \$
- Street Light & Traffic Control / Calming Updates \$ 349,500
- Intersection Improvements Citywide \$ 122,000
- 29 Road Viaduct
500,000 \$
- Horizon Dr/I-70 Interchange Improvements \$ 250,000
- Crosby Avenue; 25 1/2 Road to Main Street \$ 1,700,000
- Storm Drainage Improvements Citywide \$ 49,000
- 28 Road Detention Pond Improvements \$ 20,000

- Water Line Replacements \$
300,000
- Water Treatment/Lab Improvements \$ 39,970
- Water Supply Improvements \$ 131,000

3. Parks and Recreation Facilities: The following specific activities are budgeted for the 2005 Program Year in the City's Capital Improvement Plan. Projects include streetscape improvements, community-wide parks improvements and neighborhood parks development and improvements.

- Lincoln Park Tennis Court Resurface \$
30,000
- Pak Land Acquisition
\$ 80,000
- Stadium Football Field Renovation
\$ 23,000
- Minor Park Improvements Citywide
\$ 125,000
- Trails Maintenance
\$ 96,000
- Parks Irrigation Systems Improvements Citywide \$207,000
- Neighborhood Park Development
\$485,000
- TRCC Improvements
\$205,000
- Avalon Theatre Upgrade/Remodel
\$ 45,000
- LP & OM Pool Upgrades
\$ 46,500
- TRCC Event Software
\$ 55,000

4. Maintenance and Construction of Public Facilities: Specific projects within this category are covered under Public Works and Parks And Recreation projects listed in 1 through 3 above.

Need for Affordable Housing

A. Five Year Objectives and Strategies: (2005 update)

Objective 1 Increase the number of affordable rental housing units

Strategy 1: Phased over the five year plan, the Grand Junction Housing Authority will develop a minimum of 100 units for lease and / or sale. Ninety-two units completed at Linden Pointe plus 4 single family homes were purchased for lease/sale by low income households.

Strategy 2: Within two years, the Grand Junction Housing Authority will apply to expand the Section 8 Voucher Program. No

additional funds have been made available by HUD, funding has actually been cut.

Strategy 3: Phased over the five year plan, Housing Resources of Western Colorado will develop new and / or purchase and rehabilitate 300 rental housing units. Housing Resources has completed 99 with another 200+ rental units being worked on, but won't be completed by the end of the 2005 program year. In addition, there have been 52 Self Help housing units completed in the city limits since 2001.

Objective 2 Increase the number and type of home ownership opportunities available to low- and moderate-income homebuyers

Strategy 1: Within the next five years, Housing Resources of Western Colorado will establish a Comprehensive Home Ownership Program

Strategy 2: Each year, Housing Resources of Western Colorado will develop 21 units of sweat-equity housing in the city/county.

Strategy 3: Within the next five years, Habitat for Humanity will have developed 11 homes for sweat-equity ownership. Five homes completed.

Strategy 4: Phased over the next four years, the Grand Junction Housing Authority will develop new and / or rehabilitate a minimum of 100 units for sale and / or for lease. Four homes have been purchased for the "Lease to Purchase Option" program. The program is currently being expanded.

Strategy 5: The Grand Junction Housing Authority will teach low-income renters the characteristics of good tenants and the steps to take toward home ownership. The Family Self Sufficiency and Home Ownership programs educate tenants and prepare or help move them to home ownership.

Objective 3 Remove or reduce substandard housing units

Strategy 1: Housing Resources of Western Colorado and the Grand Junction Housing Authority will rehabilitate substandard housing as they implement Objective 1 Strategies 1 and 3. Housing Resources will rehabilitate 56 owner occupied homes by December 2005.

Objective 4 Preserve existing stock of affordable housing resources

Strategy 1: The Grand Junction Housing Authority will work to preserve all existing Section 8 vouchers.

Strategy 2: The Grand Junction Housing Authority, Housing Resources of Western Colorado, HUD, and the Colorado Housing and Finance Authority will work together whenever possible to preserve the existing affordable housing inventory. Housing Resources preserved the 91 Units at Garden Village Apartments by purchasing these units and Grand Junction Housing Authority refinanced and therefore preserved the affordability of its Ratekin Towers housing units.

B. 2005 Program Year Objectives, Performance Measures, and Project Locations

- Habitat for Humanity will construct 3 homes.
- Habitat for Humanity will begin developing a single family residential development to be a subdivision for low-income households.
- Housing Resources of Western Colorado will construct 25 sweat-equity (self-help) owner-occupied homes throughout the City/County by August 2005.
- The Grand Junction Housing Authority will apply for additional Section 8 vouchers available to Grand Junction. No HUD funding was available to expand the voucher program.

C. 2005 Program Year Activities:

1. Habitat for Humanity will construct 3 new owner-occupied homes at Camelot Gardens Subdivision at 2844 Kennedy Avenue, Grand Junction in 2005. All owners will invest sweat-equity in the home by participating in the construction process.
2. Habitat for Humanity will develop the Camelot Gardens II subdivision for future Habitat homes.
3. Housing Resources of Western Colorado will construct 25 sweat-equity owner-occupied homes at a cost of \$2,500,000 in the City/County by September 2006.
4. The Grand Junction Housing Authority will continue to seek and apply for additional Section 8 Vouchers. No HUD funding was available to expand the voucher program.
5. Housing Resources of Western Colorado will continue to administer its Comprehensive Home Ownership Program.

Needs of the Homeless

A. Five Year Objectives and Strategies:

Objective 1 Provide shelter for homeless adults

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will be expanded and become a year-round facility with the support of the Grand Junction Housing Authority and other key partners. Completed.

Objective 2 Provide shelter for homeless families

Strategy 1: Within the next two years, the Grand Junction Community Homeless Shelter will accommodate homeless families in the new enlarged permanent shelter. Completed.

Strategy 2: Hope Haven will serve homeless, pregnant and parenting young women adolescents with shelter, support and education. Ongoing.

Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families

Strategy 1: Within two years the Rescue Mission will develop up to 10 transitional beds for homeless families.

Strategy 2: Within two years Grand Valley Catholic Outreach will develop a transitional housing program for up to 25 individuals. Completed.

Objective 4 Improve homeless prevention activities

Strategy 1: Within three years, the Salvation Army will expand its residential drug / alcohol treatment program by 20 beds.

Strategy 2: Gateway Youth & Family services will expand its drug and alcohol counseling services to youth and adults.

Strategy 3: Grand Valley Catholic Outreach will expand its Day Center and Soup Kitchen services to the poor. Completed

Strategy 4: The Grand Junction Housing Authority will conduct renters' education, and other life skills classes to increase the housing retention capacity of the residents of its affordable housing units.

Strategy 5: Grand Valley Catholic Outreach will provide the support services outlined in Objective 3 in its transitional housing facility. Ongoing.

Strategy 6: Housing Resources of Western Colorado will provide transitional housing for homeless veterans in the Grand Valley. Housing Resources has completed 8 units.

B. 2005 Program Year Objectives, Performance Measures, and Project Locations

- The Salvation Army will obtain financing, gain site control and associated approvals to house its expanded drug and alcohol rehabilitation program toward opening this program in the next couple of years.
- Grand Valley Coalition for the Homeless will conduct a community wide education campaign on homelessness to include information through the media. Ongoing.

C. 2005 Program Year Activities:

1. Housing Resources of Western Colorado will construct an ADA accessible wheelchair lift or ramp for the Homeless Veterans Transitional Housing complex located at 1333 North 13th Street (\$30,000 2005 CDBG funds).

- a. Funds Committed or Received

2005 Program Year CDBG Funds



\$ 30,000

2. Salvation Army will obtain financing, gain site control and associated approvals for a facility to house its expanded drug and alcohol rehabilitation program. This program will house men and women for 6 months while residents maintain sobriety and develop the employment and social skills needed to successfully reintegrate with the larger culture.
 - a. Funds Committed or Received

2005 Program Year CDBG Funds

\$ 50,000

3. Grand Junction Housing Authority (GJHA) will continue a recently developed program for homebuyers called "Home Ownership Made Economical (H.O.M.E.). In this program low income families can enter this homeownership program for up to two years where they receive intensive counseling helping them clean up their credit, improve their overall credit rating and earn down payment assistance. While they are in the program they lease a home which is later purchased when they graduate from the program.
4. Housing Resources of Western Colorado and Homeward Bound of the Grand Valley will continue to rehabilitate the Homeless Veterans Transitional Housing complex located at 1333 North 13th Street.
5. Grand Valley Coalition for the Homeless will conduct a community wide education campaign on homelessness to include information through the media (i.e. Radio, television and newsprint). Ongoing.

Special-Needs Population and Other Human Service Needs

A. Five Year Objectives and Strategies (Revised 2004):

Objective 1 Increase the capacity of existing medical and dental facilities

Strategy 1: Marillac Clinic will expand its dental facility from eight to 12-14 operatories. Completed.

Strategy 2: Marillac Clinic will expand its medical facility by three exam rooms. Completed.

Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities

Strategy 1: Mesa Developmental Services will construct four six-bedroom group homes specifically designed for individuals with physical and cognitive disabilities. 2 group homes Completed.

Objective 3 Support programs helping the elderly and other special need populations

Strategy 1: Saint Mary's Foundation through their Senior Partners, Gray Gourmet and Foster Grandparents programs will provide day to day living support and meals for seniors in the community. Ongoing.

- Strategy 2: Hilltop Community Resources will serve special need populations through their six programs administered from the Resource Center on Colorado Avenue. The six programs serve women in need of prenatal care access, families in need of health care access, high school students who have dropped out of school, at-risk adolescents, young moms and young dads in need of parenting and early childhood services, and youth in need of employment and job training. Ongoing.
- Strategy 3: Hope Haven will serve homeless, pregnant and parenting young women adolescents with shelter, support and education. Ongoing.

Objective 4 Increase the quality of affordable childcare for children of the working poor and people entering the workforce

- Strategy 1: The Early Childhood Initiative will establish a rating system to measure quality childcare.
- Strategy 2: In two to five years, Mesa County Department of Human Services and Hilltop Community Resources will enlarge the facility and improve the quality of the childcare available through the Mesa County Workforce Center.

Objective 5 Increase the availability of drug and alcohol counseling to youth

- Strategy 1: Gateway Youth & Family Services will expand its drug and alcohol services to youth and adults.

Objective 6 Promote and support healthy recreational activities and other youth programs

- Strategy 1: Partners, in collaboration with Hilltop will move and expand its computer lab / recreation center. Completed.
- Strategy 2: Partners will help youth through their Restitution Program. Ongoing.

B. 2005 Program Year Objectives, Performance Measures, and

Project Locations

- Partners will purchase a 12 passenger van to transport youth in their Restitution Program. Ongoing.
- St Mary's Foundation Gray Gourmet meals on wheels program. The purpose of this program is to meet the nutritional needs of a growing elderly population. Meals are delivered by volunteers five days per week to low and moderate income, and the frail elderly. Ongoing.
- St Mary's Foundation Foster Grand Parents Program gives seniors the opportunity to help children by volunteering in preschools, daycare centers and elementary-secondary schools. Ongoing.
- St Mary's Senior Companions Program helps frail elderly seniors keep their independence for as long as possible. Ongoing.

- Radio Reading Services of the Rockies serves blind, visually impaired and print handicapped citizens. The program provides access to ink print materials not otherwise available to Grand Junction residents. Ongoing.
- Mesa County Health Department provides services to disabled children.
- Hilltop Community Resources houses six programs in their facility on Colorado Avenue. These programs serve various special needs populations including human services and educational services. Ongoing.
- Hope Haven provides shelter, support and education to pregnant and parenting adolescents. Ongoing.



C. 2005 Program Year Activities:

1. Hilltop will provide program services for children by giving funding to clients supporting wraparound services to avoid out of home placement for youth, maintain youth at the lowest level of care and to support family unification. **2003 CDBG funds for this project was \$7,500.**
2. Hilltop Community Resources houses six programs in their facility on Colorado Avenue. These programs serve various special needs populations including human services and educational services to over 5,000 individuals annually. Over 80% of these individuals live within the City limits and 90% are low and moderate income. CDBG funds will be used to replace windows and install programmable thermostats.
 - a. Funds Committed or Received

2004 Program Year CDBG Funds \$ 50,000



3. Hope Haven will use CDBG funds to purchase and install 43 energy efficient vinyl windows at the Hope Haven facility located at 811 Ouray Avenue. Hope Haven provides shelter, support and education to pregnant and parenting adolescents (typically 16-23 years of age) so that they receive the necessary support to become self-sufficient and to make healthy

choices for themselves and their babies. The young women are able to live at Hope Haven for up to 18 months

- a. Funds Committed or Received

2004 Program Year CDBG Funds \$ 7,500

4. Mesa Youth Services (Partners) runs a Restitution Program for youth. As part of this program transportation to job sites is needed. 2005 CDBG funds were allocated to help purchase a 12 passenger van for this project.

a. Funds Committed or Received

2005 Program Year CDBG Funds	\$ 15,000
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b. Additional Funding Requests

El Pomar Foundation YCS Program	\$ 1,000
Client/family members donations	\$ 4,500
Fundraising Events	\$ 7,500
Junior Service League	\$ 1,500
Volunteer Station cash	\$ 6,700
Daniels Foundation	\$ 9,000
Bacon Family Foundation	\$ 8,000
Anschutz Foundation	\$ 8,000

c. In-kind Contributions

Volunteers	\$ 19,990
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Monitoring

The City of Grand Junction will use adequate and timely techniques to ensure that its CDBG Program is in compliance with applicable rules and regulations. The City will also ensure that the programs and activities funded by CDBG funds are properly conducted and accomplished.

All CDBG-funded projects will be monitored on an on-going basis. The City will use its staff and its existing procedures to monitor and ensure compliance. Proper techniques such as telephone calls, reviewing project reports, on-site visits and inspections of projects and programs will be used. When Davis Bacon wages and other Labor Standards or in-depth Environmental Reviews are required for a CDBG project, the City will perform additional monitoring to ensure that the proper regulations are adhered to by the sub-grantee, contractors and / or sub-contractors.

Monitoring, including monitoring of sub-grantees, relating to relocation activities under the Uniform Relocation Act will be adhered to.

The City of Grand Junction will facilitate future meetings to assess the Strategic Plan implementation process as discussed in Chapter 5, and will report the community's accomplishments in the Consolidated Annual Performance and Evaluation Report to HUD.

Evaluate and Reduce Lead-Based Paint Hazards

See the 2001 Consolidated Plan Chapter 5 "Lead-Based Paint Hazards" (page 58) for background information. The City of Grand Junction has identified the following objective and the strategies that will be used to accomplish the objective.

Objective: Evaluate and reduce lead-based paint hazards

Strategies:

- 1) Housing Resources of Western Colorado and Grand Junction Housing Authority will continue to expand their resources to address lead-based paint hazards and meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds.
- 3) The Grand Junction Housing Authority will continue to provide information to residents concerning potential hazards of lead-based paint.

Reduce the Number of Poverty Level Families

Anti-Poverty Strategy

While essentially every community is challenged to meet the essential needs of its low-income citizens, the growing disparity between wages and housing costs in Grand Junction is creating an increasing need for an effective multifaceted community response.

Objective: Provide opportunities for all citizens to realize increased stability and increased household income

Strategies:

1) Encourage efforts to raise earned income levels

- Increase employability of recipients of public benefits
The Mesa County Workforce Center in 1998 initiated its work to end or reduce the dependence on public benefits by engaging recipients of public benefits in employment training programs, linking them with potential employers, and supporting their movement into the workforce. A primary focus of this work is to help their clients develop their fullest potential, engaging them in truck driving, computer operation, construction skill development and other economically viable vocational training programs of up to one year in duration.

Partners Youth Conservation Corps (PYCC) targets troubled youth, and has a structured training and employment program that works with public land management organizations. PYCC provides employment, on the job training, computer skills training, and college tuition credit after 900 hours in the program.

- Attract higher paying employers to Grand Junction
The Mesa County Economic Development Council (MCEDC) is striving to improve the quality of life of Mesa County residents by encouraging the relocation to Grand Junction of employers offering higher paying jobs and, at the same time, diversifying and strengthening Mesa County's economic base. Their objective is to raise per capita income by recruiting and developing manufacturing, national service and other industries that provide base jobs and long term employment that pays an average of \$10.62 per hour.

2) Encourage increased access to employment

- Public Transportation
In February 2000 Grand Valley Transit began public transportation delivery to Grand Junction residents. Since 2000 additional busses and routes have been added expanding the transit's ability to serve more

residents. Grand Valley Transit has significantly enhanced the ability of all residents, including low-income and special needs persons, to access employment, healthcare, and retail centers.

➤ Childcare

The growing disparity between local pay scales and rising housing costs sometimes requires two incomes for many families to maintain their household expenses. In addition many households have only a single parent. Due to the scheduling challenges for families, families with children may not be able to hold two jobs without outside childcare. To effectively address the childcare needs of this population, the care should be affordable, available to children of parents that work evenings and weekends, care for ill children, and care for special-needs children.

3) Foster increased household stability

➤ Educational programs (Life Skills)

Classes in home purchase and maintenance, parenting, family planning,

and vocational training are among the many current programs addressing this need.

➤ Many households struggle to maintain housing and employment due to lack of basic life skills. Classes in money management, literacy, healthy recreational activities, and tenant responsibilities in rental housing, energy efficiency programs are beneficial.

➤ Maintain and expand existing drug and alcohol rehabilitation services.

➤ Maintain and expand existing services to people with special needs.

4) Support efforts to reduce the possibility of catastrophic expense

➤ Provide essential healthcare to the uninsured.

➤ Provide effective public transportation to reduce the need for private automobiles and related costs.

Develop Institutional Structure

The City of Grand Junction Community Development Department is one of seven departments that comprise the administration of the City of Grand Junction. The CDBG Administrator reports to the City Manager through the Assistant City Manager. The City Council sets policy on community development activities and adopts the final Consolidated Plan.

The Grand Junction Housing Authority (GJHA) was created in 1974 by the City in response to a growing need for affordable housing, particularly for elderly and disabled persons. GJHA now develops and manages housing resources for extremely-low and low- to moderate-income residents, and is governed by a seven member Board appointed to five year staggered terms by the City Council. One member of the Board is a City Council member and one member is a client of the GJHA.

The Grand Junction City Council has provided guidance in the development of the Consolidated Plan, particularly the One-Year Action Plan. A committee made up of all seven City Council members met on May 2, 2005 to discuss funding the 2005 applications for CDBG funding. From this City Council committee, a recommendation was formed for 2005 projects and considered by City Council at the Consolidated Plan Public Hearing held May 18, 2005.

Highly effective nonprofit organizations deliver a wide array of services to Grand Junction's citizens. The City, as lead agency responsible for the development and implementation of the Plan, depends upon these private agencies to meet the needs of the low- to moderate-income population. Despite the City's dependence on the effectiveness of these private agencies to implement the Consolidated Plan, the capacity of the City to fund their operations is limited. It is clear that all of the human service needs cannot be met with the annual allotment of Community Development Block Grant funds from HUD, and that service providers must continue to seek other resources to fund their operations. The Consolidated Plan will be fully implemented only with the cumulative effort of every public and private agency serving the low- to moderate-income and special needs residents.

In its role as CDBG funds administrator, the City of Grand Junction will disburse grant funds, oversee their effective use, and with community involvement prepare and submit annual Consolidated Action Plan Evaluation Reports (CAPER) to HUD

Enhance Coordination between Public and Private Housing and Social Service Agencies

City staff is represented in the Community as part of the Homeless Coalition and the Affordable Housing Coalition which both meet monthly to coordinate and plan for the needs of the community in their respective areas.

Many different businesses, citizens groups, agencies and nonprofit organizations work individually and collectively to deliver housing, community development and special needs services to Grand Junction citizens. Throughout the creation of the 2001 Five Year Consolidated Plan, an effort was made to contact the majority of these service providers to determine their mission and current organizational status, understand their future operational plans, and to request their involvement in the creation of the Consolidated Plan.

A committee of representatives from these organizations, known as the Consolidated Plan Advisory Committee provided regular input throughout the data collection and Plan development process. The mission and work of the individual organizations represented on the Consolidated Plan Advisory Committee are discussed below.

The Grand Junction Homeless Coalition sponsored a series of work sessions with community leaders in February and March 2001 to collectively assess the scope of homelessness in Grand Junction and clarify the needs of homeless men, women, and children. That assessment, and the data compiled in the point-in-time survey conducted March 15, 2001, provided the Coalition's working groups with the information needed to plan a community response to this growing challenge. The Coalition's recommendations and action plans to complement existing services through the development of a more complete Continuum of Care to the homeless are included in this Consolidated Plan.

A comprehensive listing of existing organizations addressing the needs of low-income persons and persons with special needs, their target population and type of services provided by each is included in the 2001 Consolidated Plan in Attachment 2B.

2005 CDBG PROGRAM YEAR ACTION PLAN

LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and

- (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted;
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and

cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature / Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low- and moderate-income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2004, 2005, 2006 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low-and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to

pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature / Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and / or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I apply. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

250 North 5th Street
Grand Junction, Mesa, CO 81501

2549 River Road
Grand Junction, Mesa, CO 81505

Check ___ if there are workplaces on file that are not identified here; the certification with regard to the drug-free workplace required by 24 CFR parts 24, subpart F.

9. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2005 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Program Administration

Specific Objective Planning and administration

Project Title City of Grand Junction CDBG Administration Budget

Project Description

Administration costs to manage and administer the City's CDBG Entitlement Program

Location Community Wide

Funding

Project ID 001	Local 2005-01		
Type of Recipient Public	HUD Matrix 21A General Program Administration	CDBG ESG HOME	30,000 0 0
CDBG Citation 570.206 Admin Costs	National Objective Low-mod Income Persons Admin/Planning	HOPWA Total	0 30,000
Start Data (mm/dd/yyyy) 09/01/05	Completion Date (mm/dd/yyyy) 08/31/06	Prior Year Funds Other Funding	0 0
Performance Indicator	Units	Assisted Housing PHA Total Other Funding	0 0 0

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2005 Program Year Action Plan

Applicant's Name Salvation Army

Priority Need Needs of Special-Needs Populations and Other Human Service Needs

Specific Objective Support programs of special needs populations

Project Title Salvation Army Adult Rehabilitation Program (ARP)

Project Description

Funds to expand the ARP to include 10 additional beds allowing Salvation Army to serve an additional 20 persons. Currently there are 32 beds serving 64 persons annually.

Location 903 Grand Avenue and/or another location may be established

		Funding	
Project ID	Local		
002	2005-02	CDBG	25,000
Type of Recipient	HUD Matrix	ESG	0
Private Non-Profit		HOME	0
		HOPWA	0
CDBG Citation	National Objective	Total	25,000
570.201(c)	Low-mod Income Persons	Prior Year Funds	0
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	0
09/01/05	08/31/06	Assisted Housing	0
Performance Indicator	Units	PHA	0
Beds//Persons	42/84	Total Other Funding	0

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2005 Program Year Action Plan

Applicant's Name Mesa Youth Services (Partners)

Priority Need Needs of Special-Needs Populations and Other Human Service Needs - Youth

Specific Objective Promote and support youth programs

Project Title Purchase 12-Passenger Van

Project Description

Funds to purchase a 12-Passenger van to transport youth in the Restitution Program.

Location Community Wide

		Funding	
Project ID	Local		
003	2005-03	CDBG	15,000
Type of Recipient	HUD Matrix	ESG	0
Private	05D Youth Services	HOME	0
	05E Transportation Services	HOPWA	0
CDBG Citation	National Objective	Total	15,000
570.201(e)	Low-Moderate Income Persons	Prior Year Funds	0
Start Data (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	0
09/01/05	08/31/06	Assisted Housing	0
Performance Indicator	Units	PHA	0
Persons	1,050	Total Other Funding	0

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2005 Program Year Action Plan

Applicant's Name	City of Grand Junction
Priority Need	Non-housing Community Development Infrastructure
Specific Objective	Provide funding for the City's Neighborhood Program. CDBG funds are being set aside for qualifying LMI neighborhoods.
Project Title	Neighborhood Program

Project Description

Provide a budget for the City's neighborhood based CDBG program within qualifying LMI neighborhoods. Projects could include curb, gutter and sidewalk construction; drainage improvements; neighborhood park improvements; neighborhood facilities improvements; youth programs; daycare programs; job training programs; etc. All funded activities will require an Action Plan amendment and environmental assessment prior to expenditure of funds.

Location Community Wide (Qualifying Neighborhoods)

		Funding	
Project ID 004	Local 2005-04		
Type of Recipient Public	HUD Matrix 03 Public Facilities and Improvements	CDBG	120,000
		ESG	0
		HOME	0
		HOPWA	0
CDBG Citation 570.201 (c) Public Improvements	National Objective Low-mod Income Persons	Total	120,000
		Prior Year Funds	0
		Other Funding	0
Start Data (mm/dd/yyyy) 09/01/05	Completion Date (mm/dd/yyyy) 08/31/06	Assisted Housing	0
		PHA	0
Performance Indicator	Units	Total Other Funding	0

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2005 Program Year Action Plan

Applicant's Name Housing Resources of Western Colorado

Priority Need Needs of the Homeless

Specific Objective Provide shelter for homeless adults

Project Title Homeless Veterans Housing Complex – Wheelchair Lift

Project Description

Funds to construct an ADA accessible wheelchair lift for the Homeless Veterans Transitional Housing Complex.

Location 1333 North 13th Street

		Funding	
Project ID 006	Local 2005-06		
Type of Recipient Private Non-Profit	HUD Matrix 03C Homeless Facilities	CDBG	30,000
		ESG	0
		HOME	0
		HOPWA	0
CDBG Citation 570.201(a)	National Objective Low-mod Income Persons	Total	30,000
Start Data (mm/dd/yyyy) 09/01/05	Completion Date (mm/dd/yyyy) 08/31/06	Prior Year Funds	0
		Other Funding	0
		Assisted Housing	0
Performance Indicator Persons	Units 8	PHA	0
		Total Other Funding	0

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3
Consolidated Plan Listing of Proposed Projects for Local Jurisdictions
2005 Program Year Action Plan

Applicant's Name City of Grand Junction

Priority Need Non-Housing Community Development Infrastructure

Specific Objective Improve Storm Drainage System

Project Title Ouray Avenue Storm Drain Enlargement

Project Description Funds to construct a new 48-inch storm sewer within the El Poso Neighborhood, a low and moderate income neighborhood.

Location Ouray Avenue between Mulberry Street and Crosby Avenue

		Funding	
Project ID 006	Local 2004-06		
Type of Recipient Public	HUD Matrix 03K/L Street Improvements/Sidewalks	CDBG	172,644
		ESG	0
		HOME	0
		HOPWA	0
CDBG Citation 570.201(c)	National Objective Public Facilities and Improvements	Total	172,644
		Prior Year Funds	0
		Other Funding	150,504
Start Data (mm/dd/yyyy) 09/01/05	Completion Date (mm/dd/yyyy) 08/31/06	Assisted Housing	0
		PHA	0
		Total Other Funding	150,504
Performance Indicator Lin Ft 48" Storm Drain	Units 1,500		

The primary purpose of the project is to help the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

FEDERAL ASSISTANCE APPLICATION

Insert Here

**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 18th 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.

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.

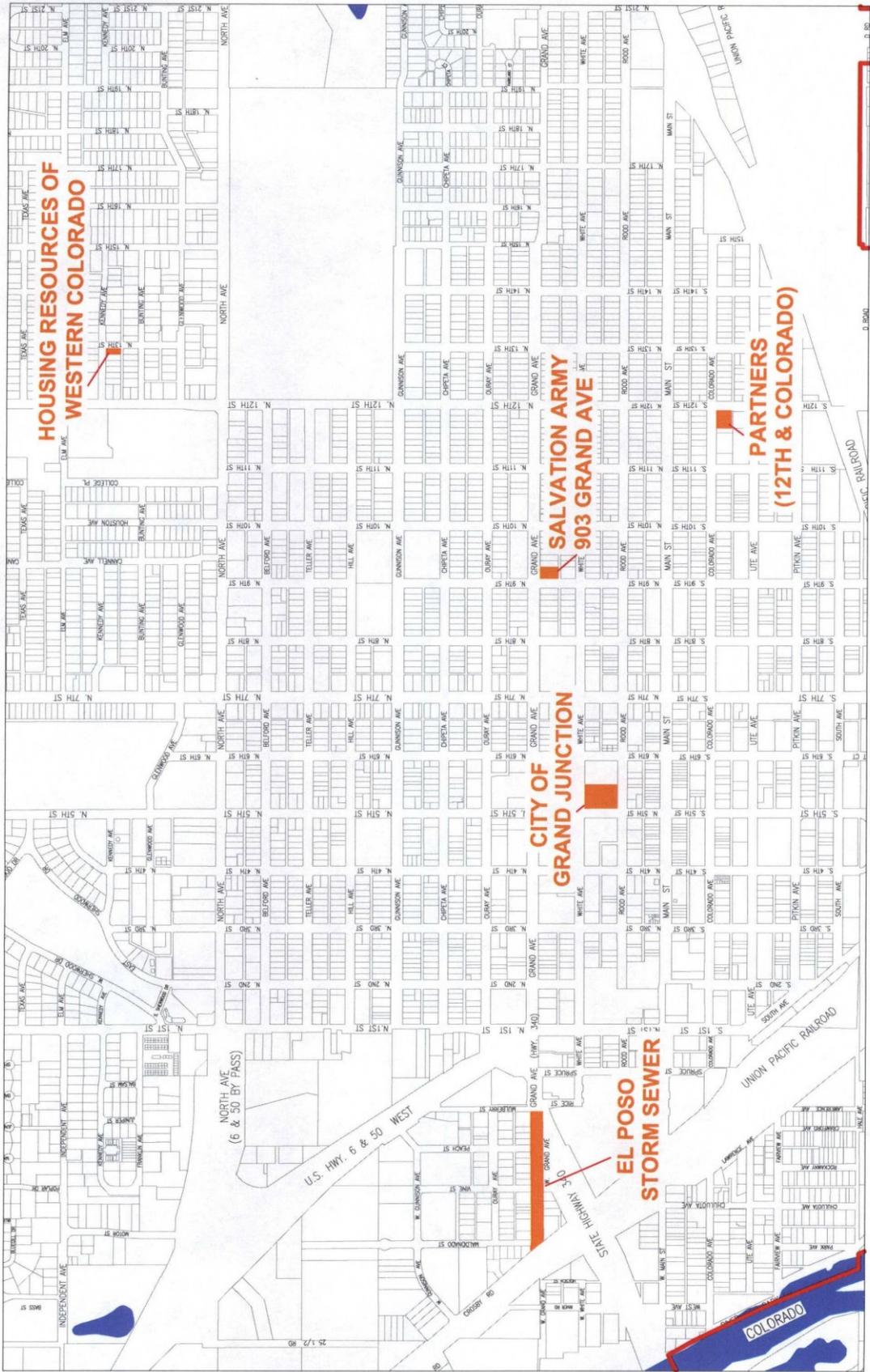
Councilmember Coons thanked the applicants and commended them for their efforts.

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.

Stephanie Tuin, MMC
City Clerk

2005 PROGRAM YEAR ACTION PLAN CDBG PROJECTS



PUBLISHED: MAY 31, 2005

Legend
 City Limits
 CDBG Project Boundary

CITY OF GRAND JUNCTION

RESOLUTION NO. -05

RESOLUTION ADOPTING THE 2005 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION'S 2001 FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Recitals:

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996 when Mesa County's population reached 100,000;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the Community Development Block Grant CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five Year Consolidated Plan which serves as a federally required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income;

WHEREAS, the planning process in developing the 2005 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the 2001 Five-Year Consolidated Plan included a process of developing a set of local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community serving the low income and special needs populations; and

WHEREAS, the 2001 Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies the Grand Junction Community has identified and will undertake between 2001 and 2005, the life of the Plan.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the CDBG 2005 Program Year Action Plan as a part of the 2001 Five-Year Consolidated Plan.

Adopted this 15th day of June, 2005.

President of the Council

City Clerk

Attach 18

Public Hearing Chatfield III Annexation & Zoning located at 3156 & 3164 D ½ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Annexation and zoning of the Chatfield III Annexation located at 3156 and 3164 D ½ Road					
Meeting Date	June 15, 2005					
Date Prepared	June 9, 2005				File #ANX-2005-057	
Author	Senta L. Costello		Associate Planner			
Presenter Name	Senta L. Costello		Associate Planner			
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When	
Citizen Presentation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: Acceptance of a petition to annex and consider the annexation and zoning for the Chatfield III Annexation. The Chatfield III Annexation is located at 3156 and 3164 D ½ Road and consists of 2 parcels on 24.781 acres. The zoning being requested is RMF-5.

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:

- 11. Staff report/Background information
- 12. Annexation - Location Map / Aerial Photo
- 13. Growth Plan Map / Zoning Map
- 14. Acceptance Resolution
- 15. Annexation Ordinance
- 16. Zoning Ordinance

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

Staff Analysis:

ANNEXATION:

This annexation area consists of 24.781 acres of land and is comprised of 2 parcels. The property owners have requested annexation into the City as the result of needing a rezone in the County to subdivide. Under the 1998 Persigo Agreement all rezones require annexation and processing in the City.

It is staff's 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 Chatfield III 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 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.

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.

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
May 4, 2005	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 10, 2005	Planning Commission considers Zone of Annexation
June 1, 2005	Introduction Of A Proposed Ordinance on Zoning by City Council
June 15, 2005	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 17, 2005	Effective date of Annexation and Zoning

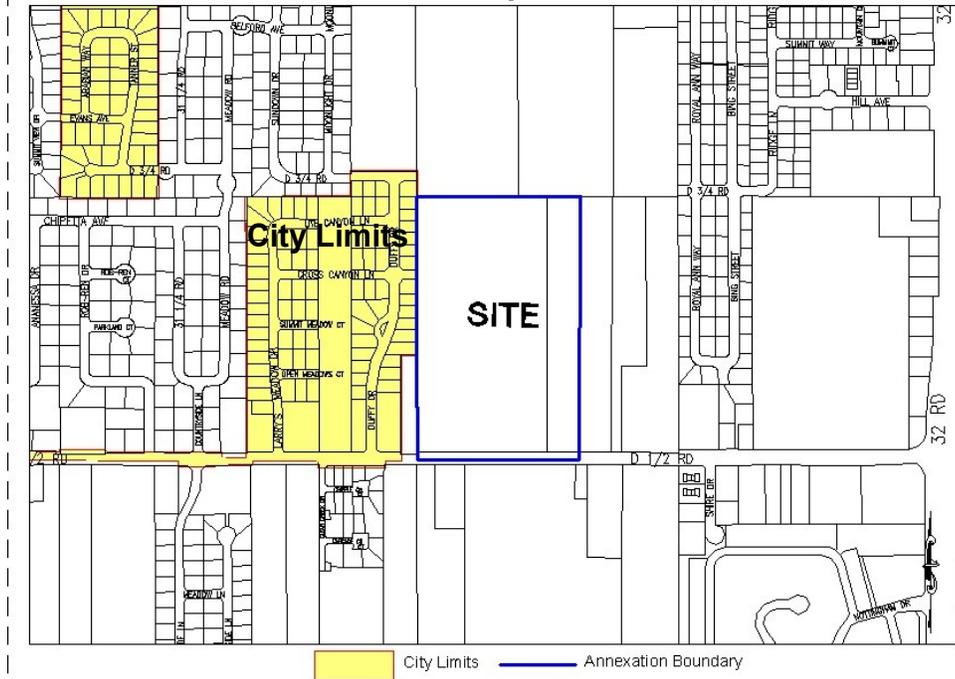
CHATFIELD III ANNEXATION SUMMARY

File Number:	ANX-2005-057	
Location:	3156 and 3164 D ½ Road	
Tax ID Number:	2943-151-00-029, 2943-151-00-115	
Parcels:	2	
Estimated Population:	5	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	2	
Acres land annexed:	24.781 acres	
Developable Acres Remaining:	23.96 acres	
Right-of-way in Annexation:	24,564 square feet of the D ½ Road r-o-w	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	RMF-5	
Current Land Use:	Single Family Residence / Agricultural	
Future Land Use:	Single Family Residential Subdivision	
Values:	Assessed:	= \$13,790
	Actual:	= \$145,910
Address Ranges:	3156 to 3164 D ½ Road (even only)	
Special Districts:	Water:	Clifton Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Clifton Fire District
	Irrigation/Drainage:	Grand Valley Irrigation/Grand Junction Drainage
	School:	Mesa Co Valley School Dist #51
	Pest:	Upper Pest Control

Site Location Map

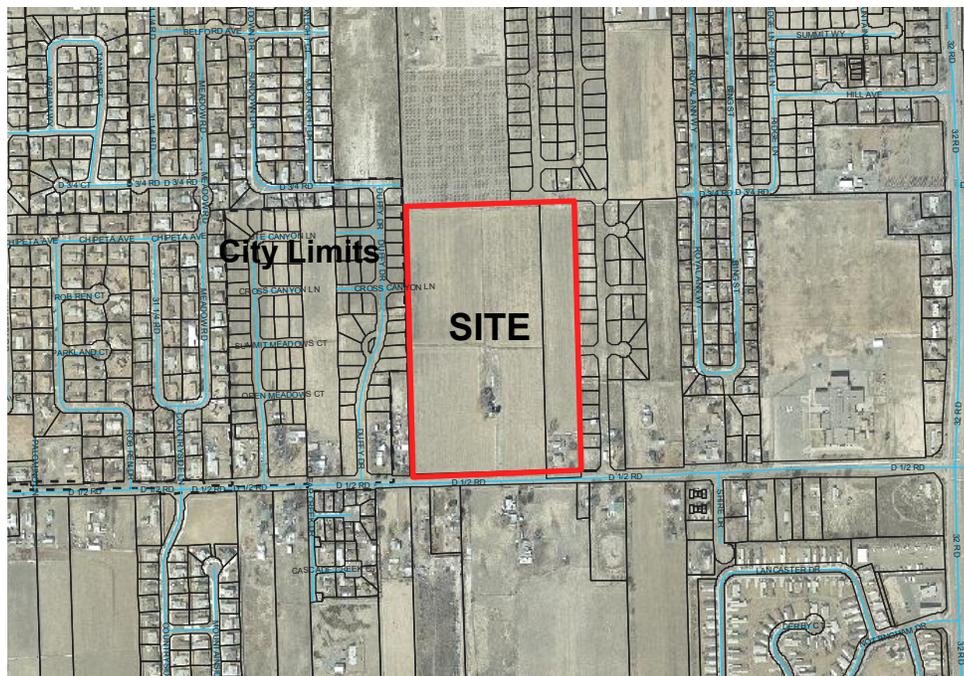
Figure 1

Chatfield III Annexation
Figure 5



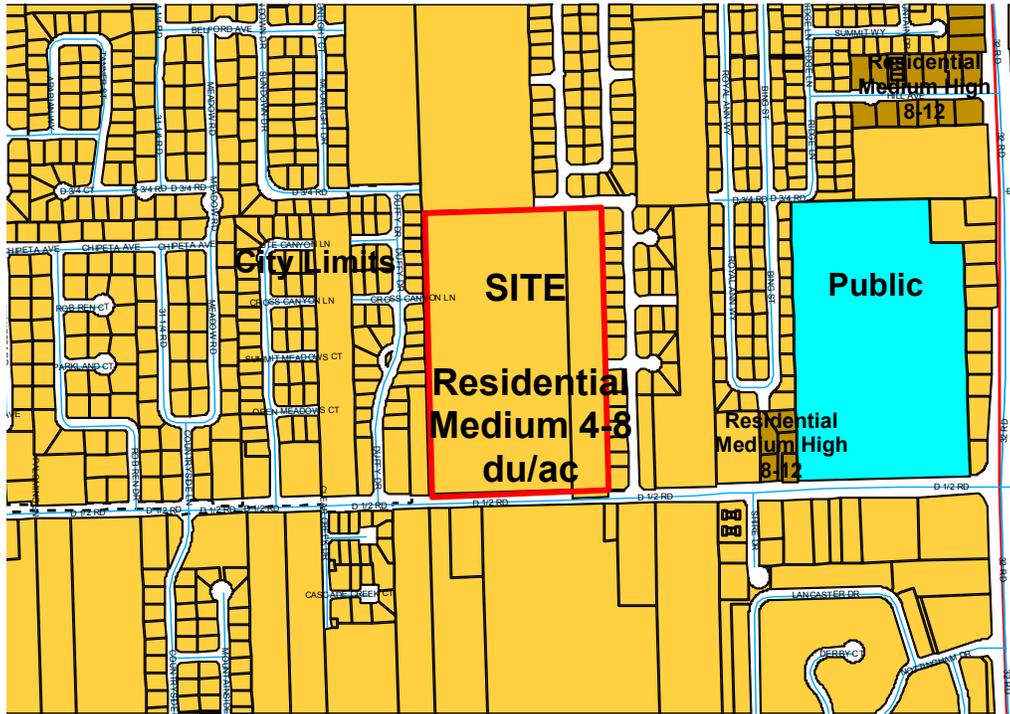
Aerial Photo Map

Figure 2



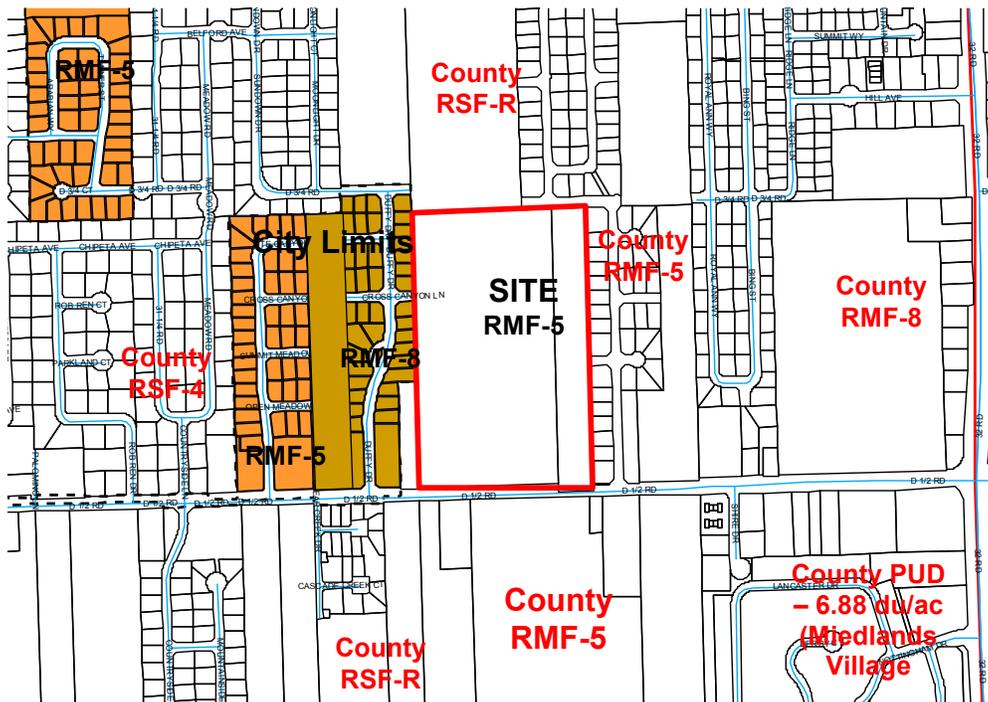
Future Land Use Map

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**

CHATFIELD III ANNEXATION

**LOCATED AT 3156 AND 3164 D ½ ROAD INCLUDING A PORTION OF THE
D ½ ROAD RIGHT-OF-WAY.**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 4th day of May, 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:

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.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th 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 15th 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**

CHATFIELD III ANNEXATION

APPROXIMATELY 24.781 ACRES

**LOCATED AT 3156 AND 3164 D ½ ROAD INCLUDING A PORTION OF THE
D ½ ROAD RIGHT-OF-WAY**

WHEREAS, on the 4th day of May, 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 15th 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:

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.

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

INTRODUCED on first reading on the 4th day of May, 2005 and ordered published.

ADOPTED on second reading this 15th day of June, 2005.

Attest:

President of the Council

City Clerk

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 1st day of June, 2005 and ordered published.

Adopted on second reading this 15th day of June, 2005.

Mayor

ATTEST:

City Clerk

Attach 19

Public Hearing – Reynolds Annexation and Zoning, Located at 3077 D ½ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Annexation and zoning of the Reynolds Annexation located at 3077 D ½ Road					
Meeting Date	June 15, 2005					
Date Prepared	June 9, 2005				File #ANX-2005-058	
Author	Senta L. Costello		Associate Planner			
Presenter Name	Senta L. Costello		Associate Planner			
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When	
Citizen Presentation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: Acceptance of a petition to annex and consider the annexation and zoning for the Reynolds Annexation. The Reynolds Annexation is located at 3077 D ½ Road and consists of 1 parcel on 6.55 acres. The zoning being requested is RMF-8.

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. Neighbor’s Petition
3. Minutes from the neighborhood meeting
4. Draft Minutes from the May 24, 2005 Planning Commission meeting
5. Annexation - Location Map / Aerial Photo
6. Growth Plan Map / Zoning Map
7. Acceptance Resolution
8. Annexation Ordinance
9. Zoning Ordinance

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

Staff Analysis:

ANNEXATION:

This annexation area consists of 6.55 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City as the result of needing a rezone in the County to subdivide. Under the 1998 Persigo Agreement all rezones require annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Reynolds 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 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 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.

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.

The following annexation and zoning schedule is being proposed.

<u><i>ANNEXATION SCHEDULE</i></u>	
May 4, 2005	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 10, 2005	Planning Commission considers Zone of Annexation
June 1, 2005	Introduction Of A Proposed Ordinance on Zoning by City Council
June 15, 2005	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 17, 2005	Effective date of Annexation and Zoning

REYNOLDS ANNEXATION SUMMARY

File Number:	ANX-2005-058
Location:	3077 D ½ Road
Tax ID Number:	2943-164-00-121
Parcels:	1
Estimated Population:	2
# of Parcels (owner occupied):	1
# of Dwelling Units:	1
Acres land annexed:	6.55
Developable Acres Remaining:	6.0 acres +/-
Right-of-way in Annexation:	0.0 acres
Previous County Zoning:	RSF-R
Proposed City Zoning:	RMF-8
Current Land Use:	Single Family Residence / Agricultural
Future Land Use:	Single Family Residential Subdivision
Values:	Assessed: = \$10,660
	Actual: = \$126,040
Address Ranges:	3077 D ½ Road
Special Districts:	Water: Ute Water
	Sewer: Central Grand Valley Sanitation
	Fire: Clifton Fire District
	Irrigation/Drainage: Grand Valley Irrigation/Grand Jct Drainage
	School: Mesa County School District #51
	Pest: Upper Pest Control

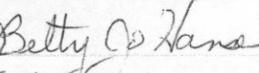
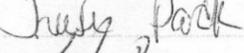
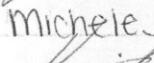
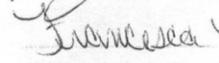
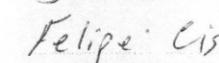
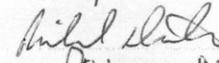
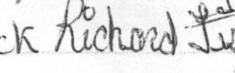
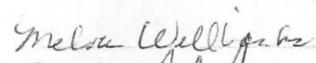
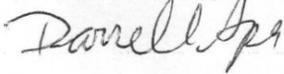
Home Owners Against Reynolds Annexation - 3077 D 1/2 Road

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 ↓
Mr + Mrs J.E. King	J.E. King	J.E. King	3066 D 1/2 Road
Mr + Mrs Bill Osburn, Jr	Bill Osburn	Bill Osburn	3066 D 1/2 Road BJ 81504
Mr + Mrs Donald R. Allen	SUE ALLEN	SUE ALLEN	456 MORNING DOVE DR. GJ 81504
MR + MRS Robert Zimmerman	Robert Zimmerman	Robert Zimmerman	3064 Canyon Land Dr. 81504
Esther D. Brown	Esther D Brown	Esther D Brown	3069 Canyon Land Dr ^{BJ} 81504
Hans Pille	Hans Pille	Hans Pille	3068 Canyon Land Dr. 81504
Lore Mohau	Lore Mohau	Lore Mohau	3070 Canyonland Dr 81504
Jennifer Sharp	J Sharp	J Sharp	3074 Canyonland Dr 81504
Stan Stephens	Stan Stephens	Stan Stephens	3072 Aztec Ct.
Joe Rubalcabe	Joe Rubalcabe	Joe Rubalcabe	3069 Aztec Ct.
Russell Snyder	Russell Snyder	Russell Snyder	3070 Aztec Ct
Valma Sandoval	Valma Sandoval	Valma Sandoval	3066 Canyon Land Dr.
Dusty Moots	Dusty Moots	Dusty Moots	456 Quailly Ct.
Joshua Stollsteimer	Joshua Stollsteimer	Joshua Stollsteimer	3073 Aztec Ct.
Marilynn Melendy	Marilynn Melendy	Marilynn Melendy	3071 1/2 Aztec Ct 81504
Calvin E Vaughn	Calvin Vaughn	Calvin Vaughn	3074 Baltic Coast 81504
Darlene Lujan	DARLENE LUJAN	DARLENE LUJAN	3071 Baltic Ct. 81504
Adam Skillo	Adam Skillo	Adam Skillo	3070 Baltic Ct. 81504
Kate Skillo	Kate Skillo	Kate Skillo	3070 Baltic Ct 81504
Wesley Severson	W. Severson	W. Severson	3069 Baltic Ct 81504
Frank Gutman	Frank Gutman	Frank Gutman	3022 Colo Court
Ri Kuzman	Ri Kuzman	Ri Kuzman	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 Hans		454 S Sun Ct. Grand Jet Co
Kathleen Hansen	Kathleen Hansen		454 S Sun Grand Jet Col
Truise Paack	Truise Paack		456 S. Sun Grand Jet Co
Kyle Berger	Kyle Berger		3077 Canyonland DR Grand Jet.
Maria S. Hernandez	Maria S. Hernandez		458 Jo Alan Ct., GJ. CO
Jennie Maes	Jennie Maes		461 Jo Alan Ct. GJ. CO
Nick Lafferty	Nick Lafferty		3083 Canyonland Dr. GJ. CO
SARAH JENNINGS	Sarah Jennings		3078 CANYONLAND DR GJ CO 81504
JAMES WARREN	James Warren		461 N. SUN CT. GJ. CO. 81504
Michele J. Kasten	Michele J. Kasten		464 N. Sun Ct GJ 81504
KEEG KASTEN	Keeg Kasten		464 N. Sun Ct. GJ, CO, 81504
Francisca Mercer	Francisca Mercer		463 N. Sun Ct. Grand Jet 81504
Felipe Cisneros	Felipe Cisneros		467 N. Sun Ct. Grand Jet 81504
RICHARD DISHONK	Richard Dishonk		468 N. Sun Ct. GJ, CO. 81504
Richard Fishback	Richard Fishback		3072 Alegria Ct Grand Junction
Melva Willbanks	Melva Willbanks		3071 Alegria Ct Grand Jet
Darrell Spier	Darrell Spier		3069 Alegria Ct Grand Jet

NEIGHBORHOOD MEETING

For

3077 D 1/2 Rd.

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

Jubilee Family Church

487 1/2 30 Rd.

Developer=South Camp LLC/Cliff & Teresa Anson

Representative=Ciavonne, Roberts & Associates/Ted Ciavonne

Attendees:

Cliff & Teresa Anson	2185 Quail Ct.	Developers
Waite & Jane Reynolds	3077 D 1/2 Rd.	Owners
Ted Ciavonne	844 Grand Ave.	Planner
Therese Bershee	514 28 1/4 Rd. # 4	Realtor
Lori Bowers		City Of G.J.
John King	3068 D 1/2 Rd.	Neighbor
Dick & Marj Renards	3071 Thrush	Neighbor
Thomas Renards	3071 Thrush	Neighbor
Bernie Vance	3080 1/2 Colorado	Neighbor
Virginia Collier	421 Alamo St.	Neighbor
John & Kathie Iles	3080 D 1/2 Rd.	Neighbor

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 24th for the Planning Commission meeting and June 15th 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 & Marij, Dick, Thomas	2071 Thush	434-7402
Bernie Vance	3080 $\frac{1}{2}$ COLORADO	434-3905
Virginia Collier	141 ALAMO ST.	434 9447
John & Kathie Iles	3080 D $\frac{1}{2}$ Rd	434-6598

**JOINT CITY/COUNTY PLANNING COMMISSION
GRAND JUNCTION PLANNING COMMISSION
MAY 24, 2005 MINUTES
7:00 p.m. to 9:25 p.m.**

Directly preceding the regularly scheduled Planning Commission hearing, a specially scheduled Joint City/County Planning Commission public hearing was called to order at 7:00 p.m. by Chairmans Bruce Kresin (County) and Paul Dibble (City). The public hearing was held in the City Hall Auditorium.

In attendance, representing the County Planning Commission, were Bruce Kresin (Chairman), Mark Bonella, George Domet, Bruce Noble and John Justman.

In attendance, representing the City Planning Commission, were Roland Cole (Acting Chairman), Lynn Pavelka-Zarkesh, William Putnam, Bill Pitts, Tom Lowrey, Patrick Carlow and Reginald Wall. Paul Dibble and John Redifer were absent.

In attendance, representing the County's Planning Department were: Kirk Larson (Planning Director), Linda Dannenberger (Senior Planner), Christie Barton (Senior Planner) and Dahna Rough (Senior Planner).

In attendance, representing the City's Community Development Department, were Kathy Portner (Planning Manager), Pat Cecil (Development Services Supervisor), Senta Costello (Associate Planner), Ronnie Edwards (Associate Planner) and Dave Thornton (Principle Planner).

Also present were Jamie Kreiling (Assistant City Attorney).

Terri Troutner was present to record the minutes.

There were approximately 33 interested citizens present during the course of the hearing.

I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

II. APPROVAL OF MINUTES

Available for consideration were the City Planning Commission minutes from the April 26, 2005 public hearing. County Planning Commission members abstained from voting.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move for approval of the minutes of April 26 as presented."

Commissioner Putnam seconded the motion. A vote was called and the motion passed by a vote of 5-0, with Commissioners Lowrey and Wall abstaining.

IV. CITY OF GRAND JUNCTION CONSENT AGENDA

Available for consideration were items:

1. ANX-2005-058 - Zone of Annexation--Reynolds Annexation
2. ANX-2005-078 - Zone of Annexation--Beanery Annexation
3. ANX-2005-099 - Zone of Annexation--Beagley II Annexation
4. ANX-2005-101 - Zone of Annexation--Bookcliff Middle School Annexation
5. ANX-2005-073 - Zone of Annexation--Theobald Annexation
6. PP-2004-219 - Preliminary Plan--The Glens at Canyon View
7. PP-2005-010 - Preliminary Plat--Chipeta West Subdivision
8. PP-2005-019 - Preliminary Plan--Redlands Mesa, Phase IV

Acting Chairman Cole briefly explained the nature of the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted one or more of the items pulled for additional discussion. Lori Bowers asked that item PP-2004-219 be pulled from Consent and continued to the next regularly scheduled Planning Commission public hearing (June 14, 2005). Jamie Kreiling referenced PP-2005-010 and said that motion included in the staff report did not indicate that the recommendation of approval was conditional. Approval would be conditioned upon the fact that the "Final Plat not be recorded as long as the mobile home that is on lot 1 and lot 2, along with the shed on lot 3 be recorded. The suggestion would be that they do it in phases, based on the information provided in the staff report, so that those particular lots would not be recorded until after they've had the people residing in that modular home move into the home that they've suggested, and that those two items be removed from the property." At citizen request, items ANX-2005-058 and PP-2005-019 were pulled from Consent and placed on the Full Hearing Agenda. No objections were received from the audience, planning commissioners, or staff on any of the remaining items.

MOTION: (Commissioner Pitts) "Mr. Chairman, I move for the approval of the Consent Agenda for item 2, 3, 4, 5 [ANX-2005-078, ANX-2005-099, ANX-2005-101, ANX-2005-073], and the changes as recommended by counsel on item 7 [PP-2005-010], including continuing item 6 [PP-2004-219] to the next public hearing [June 14, 2005]."

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

V. FULL HEARING

ANX-2005-058 ZONE OF ANNEXATION--REYNOLDS ANNEXATION

A request for approval to rezone 6.549 acres from a County RSF-R (Residential Single Family, 5 acres/dwelling unit) to a City RMF-8 (Residential Multi-Family, 8 units/acre) zone district.

Petitioner: Waite Reynolds

Location: 3077 D 1/2 Road

STAFF'S PRESENTATION

Senta Costello gave a PowerPoint presentation which contained the following slides: 1) site location map; 2) aerial photo map; 3) Future Land Use Map; and 4) Existing City and County Zoning Map. Surrounding zoning and land uses were noted. Having concluded that the request met Code criteria and Growth Plan recommendations, staff recommended approval.

PETITIONER'S PRESENTATION

Ted Ciavonne, representing the petitioner, concurred with staff's report and recommendation of approval. He availed himself for questions.

QUESTIONS

Commissioner Lowrey said that if an RMF-8 zone was approved, he advised the petitioner's representative to limit the proposed density of any development submittal to ensure compatibility with the surrounding area. A development density of 5-6 units/acre would be regarded as reasonable; however, he could not personally support a proposal of 7-8 units/acre.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

John King (3068 D 1/2 Road, Grand Junction), representing the William Keith Homeowners Association referenced petitions signed by area property owners, all of whom were against the RMF-8 zone application. The higher density zone district was incompatible with the surrounding neighborhoods. He agreed that a maximum density of between 5-6 units/acre would be more reasonable.

PETITIONER'S REBUTTAL

Mr. Ciavonne said that a neighborhood meeting had been held, and input from surrounding residents had been solicited. Of just the 9 people who had showed up to that meeting, only Mr. King was present at the public hearing. The petition referenced by Mr. King had asked residents only if "they were against high density development." He assured planning commissioners that any development submittal brought before them for consideration would be compatible with the surrounding area. He agreed that a density of no more than 5-6 units/acre would be appropriate and would represent a good transition to the nearby Commercial land use. He remarked that when he approached County staff, they'd thought the property already zoned County PR-5.8. However, given the annexation requirements inherent to the Persigo Agreement, a new City Zone of Annexation was required.

DISCUSSION

Commissioner Pitts acknowledged that the development could make a good transition to the nearby Commercial land use; however, the adjacent parcel situated between the Commercial use and the subject property could also serve that purpose. When he asked legal counsel if planning

commissioners could recommend a zone district other than the RMF-8, Ms. Kreiling responded affirmatively. Because the current request would apply zoning through a Zone of Annexation and not through a rezoning, a zone must be applied to comply with legal criteria. If the RMF-8 zone were denied, another recommendation would be required.

Commissioner Lowrey noted the extreme density difference between the RSF-4 and RMF-8 zone districts. He said that he would be willing to approve the RMF-8 zone district with guidance to the petitioner that developing the property to the highest allowable density would not be something he could support. He would consider 5-5.5 units/acre a reasonable compromise, one that would ensure compatibility with the surrounding neighborhoods. Mr. Ciavonne said that the RSF-4 zone district would allow densities of only 2-4 units/acre. The RMF-8 zone district would allow greater design flexibility and better ensure compliance with both the Pear Park Neighborhood Plan and Growth Plan. Kathy Portner said that even if the RSF-4 zone district were applied, the Code required at least 80 percent of the zone district's allowable density range.

MOTION: (Commissioner Pitts) "Mr. Chairman, on Zone of Annexation ANX-2005-058, I move that the Planning Commission forward the Zone of Annexation to City Council with the recommendation of the RMF-8 (Residential Multi-Family, 8 du/ac) district for the Reynolds Annexation with the facts and conclusions listed in the staff report."

Commissioner Pavelka-Zarkesh seconded the motion.

Commissioner Cole said that the direction of planning commissioners had been made clear. He hoped the petitioner would take those comments under advisement.

Commissioner Lowrey encouraged input from other planning commissioners.

Commissioner Pavelka-Zarkesh felt that development at the high end of the RMF-8 density range would be difficult. She agreed that an overall density between 5-6 units/acre would be more reasonable, although development at the lower end of that spectrum would also be appropriate.

Commissioner Putnam concurred and felt he could support a project with a mid-range density in the RMF-8 zone district. He thought that development of single parcels in that area, in general, was difficult given the narrowness of those parcels.

A vote was called and the motion passed by a vote of 6-1, with Commissioner Carlow opposing.

PP-2005-019 PRELIMINARY PLAN--REDLANDS MESA, PHASE IV

A request for approval of a Preliminary Plan and amended PD zoning ordinance for Redlands Mesa, Phase IV, consisting of 25 single-family lots on 23 acres.

Petitioner: Ron Austin, Redlands Mesa LLC

Location: Monument Road and Mariposa Drive

STAFF'S PRESENTATION

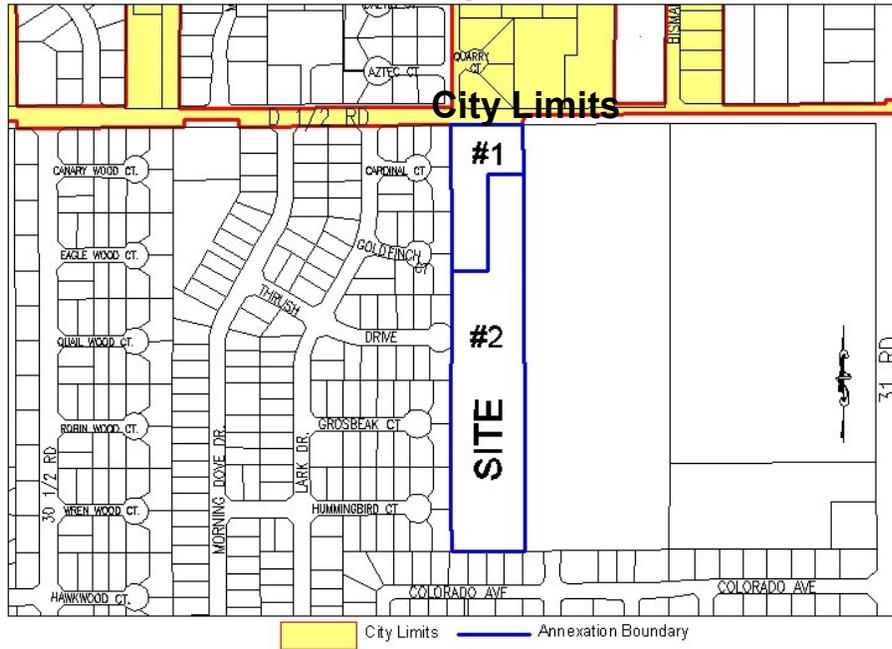
Kathy Portner gave a PowerPoint presentation which contained the following slides: 1) site location map; 2) aerial photo map; 3) Future Land Use Map; and 4) Existing City and County Zoning Map. Due to topographic constraints, it was unlikely that the maximum number of units established during the Outline Development Plan (ODP) would be recognized. Mariposa Drive would be completed in conjunction with the current request and had been guaranteed by a Development Improvement Agreement (DIA) and a letter of credit. The extension of Ridges Boulevard and Mariposa Drive would meet all City standards; however, a 10-foot-wide concrete detached path on one side of both streets would be allowed instead of having attached sidewalks along both sides of the streets. The extension of West Ridges Boulevard to Mariposa Drive would require access across a small section of the City-owned Painted Bowl property. While City Council had indicated its willingness to consider such access on a case-by-case basis,

Site Location Map

Figure 1

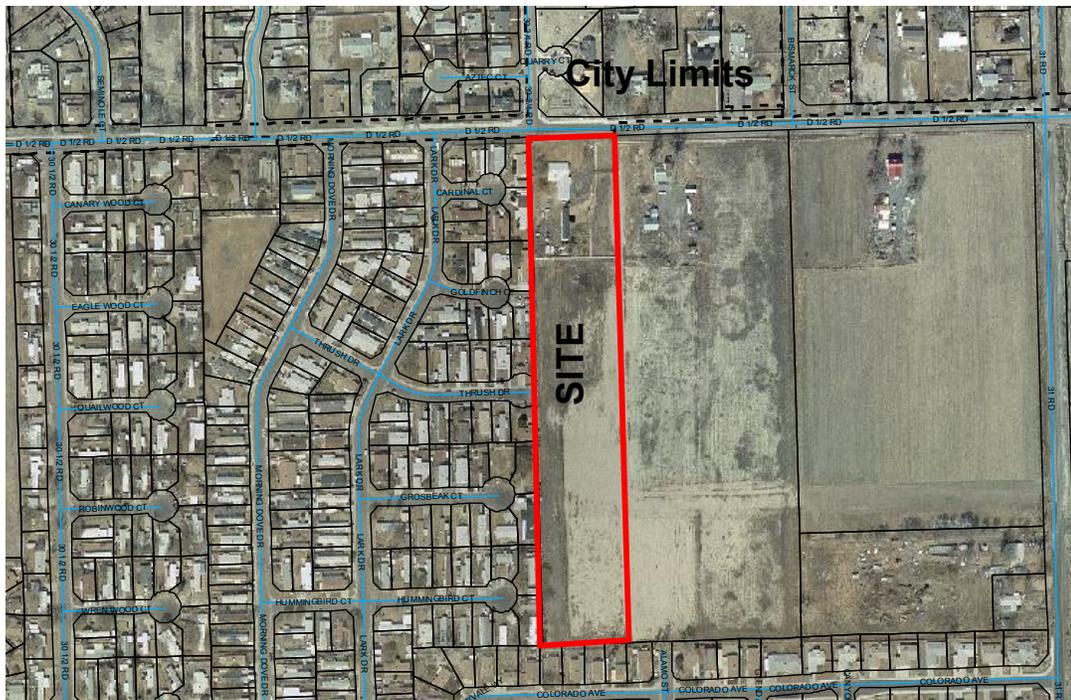
Reynolds Annexations #1 & #2

Figure 5



Aerial Photo Map

Figure 2



RESOLUTION NO. ____

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

REYNOLDS ANNEXATIONS #1 & 2

LOCATED AT 3077 D ½ ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 4th day of May, 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:

Reynolds Annexation No. 1

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.

Reynolds Annexation No. 2

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.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th 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 15th 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**

REYNOLDS ANNEXATION #1

APPROXIMATELY 1.48 ACRES

LOCATED AT 3077 D 1/2 ROAD

WHEREAS, on the 4th day of May, 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 15th 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:

Reynolds Annexation No. 1

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°00'00E" 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.

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

INTRODUCED on first reading on the 4th day of May, 2005 and ordered published.

ADOPTED on second reading this 15th 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**

REYNOLDS ANNEXATION #2

APPROXIMATELY 5.07 ACRES

LOCATED AT 3077 D 1/2 ROAD

WHEREAS, on the 4th day of May, 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 15th 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:

Reynolds Annexation No. 2

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.

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

INTRODUCED on first reading on the 4th day of May, 2005 and ordered published.

ADOPTED on second reading this 15th day of June, 2005.

Attest:

President of the Council

City Clerk

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 1st day of June, 2005 and ordered published.

Adopted on second reading this 15th day of June, 2005.

Mayor

ATTEST:

City Clerk

Attach 20

Public Hearing – Swan Lane Annexation and Zoning Located at the South End of Swan Lane

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Annexation and zoning of the Swan Lane Annexation located at south end of Swan Lane						
Meeting Date	June 15, 2005						
Date Prepared	June 9, 2005				File #ANX-2004-249		
Author	Senta L. Costello		Associate Planner				
Presenter Name	Senta L. Costello		Associate Planner				
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When	
Citizen Presentation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Name
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: Acceptance of a petition to annex and consider the annexation and zoning for the Swan Lane Annexation. The Swan Lane Annexation is located at the south end of Swan Lane and consists of 6 parcels on 4.47 acres. The zoning being requested is RSF-4.

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:

- 17. Staff report/Background information
- 18. Annexation - Location Map / Aerial Photo
- 19. Growth Plan Map / Zoning Map
- 20. Acceptance Resolution
- 21. Annexation Ordinance
- 22. Zoning Ordinance

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

Staff Analysis:

ANNEXATION:

This annexation area consists of 4.47 acres of land and is comprised of 6 parcels. The property owners have requested annexation into the City as the result of a desire to subdivide the property. Under the 1998 Persigo Agreement all residential subdivisions on the Redlands within ¼ mile of the existing City Limits of Grand Junction 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 Swan Lane 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-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:

- 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 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.

- 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-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.

The following annexation and zoning schedule is being proposed.

<i><u>ANNEXATION SCHEDULE</u></i>	
May 4, 2005	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 10, 2005	Planning Commission considers Zone of Annexation
June 1, 2005	Introduction Of A Proposed Ordinance on Zoning by City Council
June 15, 2005	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 17, 2005	Effective date of Annexation and Zoning

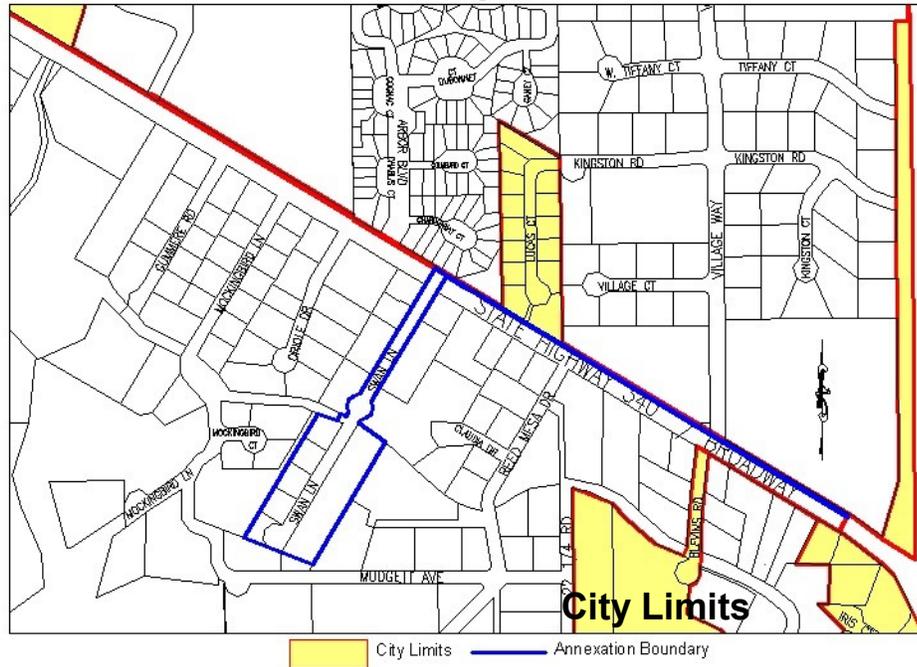
SWAN LANE ANNEXATION SUMMARY

File Number:	ANX-2004-249	
Location:	South end of Swan Lane	
Tax ID Number:	2945-073-00-007; 2945-073-09-003; 2945-073-09-004; 2945-073-09-008; 2945-073-09-009; 2945-073-09-010	
Parcels:	6	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	4.47 acres	
Developable Acres Remaining:	2.77	
Right-of-way in Annexation:	72,929 sq ft of the Broadway and Swan Lane rights-of-way	
Previous County Zoning:	RSF-4	
Proposed City Zoning:	RSF-4	
Current Land Use:	Vacant	
Future Land Use:	Residential	
Values:	Assessed:	= \$48,140
	Actual:	= \$166,000
Address Ranges:	501 thru 509 Swan Lane inclusive	
Special Districts:	Water:	Ute Water
	Sewer:	Septic
	Fire:	Grand Junction Rural
	Irrigation/Drainage:	Redlands Water and Power
	School:	Mesa Co School District #51
	Pest:	None

Site Location Map

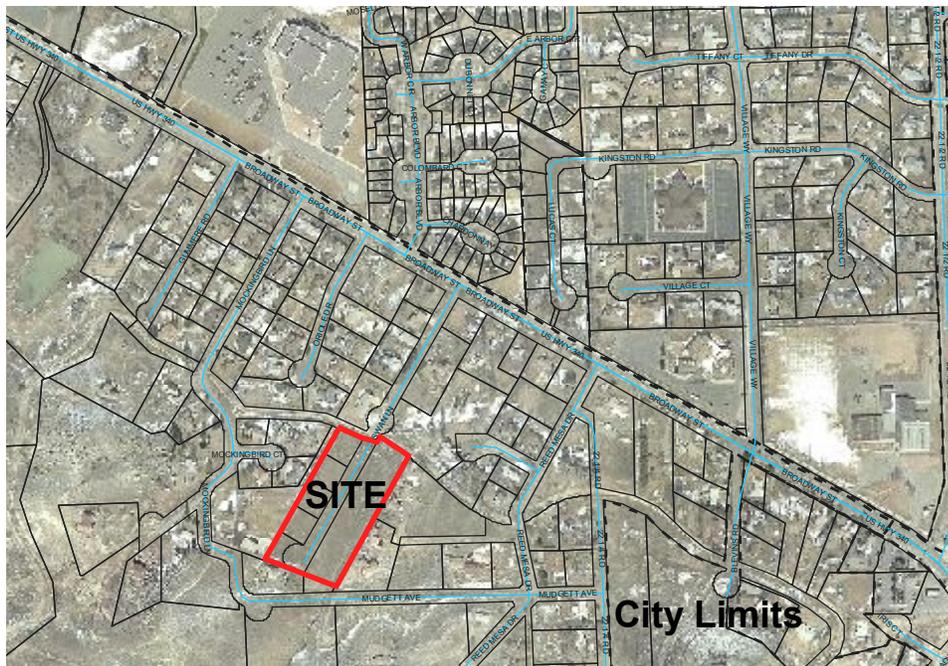
Figure 1

Swan Lane Annexation
Figure 5



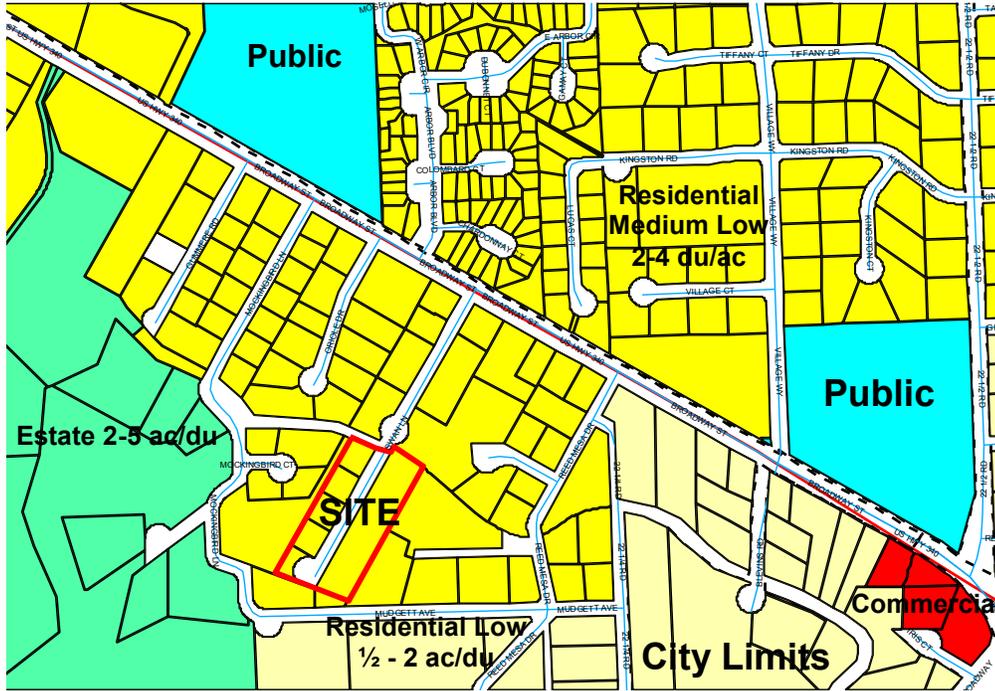
Aerial Photo Map

Figure 2



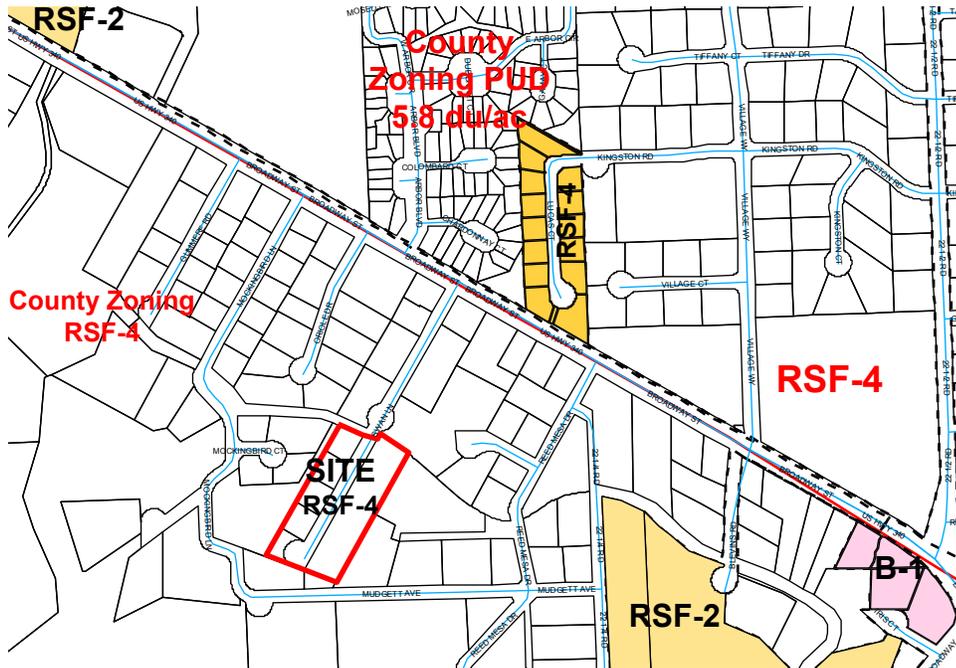
Future Land Use Map

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."

RESOLUTION NO. ____

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

SWAN LANE ANNEXATION

**LOCATED AT THE SOUTH END OF SWAN LANE AND INCLUDING A PORTION OF
THE BROADWAY AND SWAN LANE RIGHTS-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 4th day of May, 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:

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, S5908'46"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.

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th 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 15th 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**

SWAN LANE ANNEXATION

APPROXIMATELY 4.47 ACRES

**LOCATED AT THE SOUTH END OF SWAN LANE AND INCLUDING A PORTION OF
THE BROADWAY AND SWAN LANE RIGHTS-OF-WAY**

WHEREAS, on the 4th day of May, 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 15th day of May, 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:

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.

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

INTRODUCED on first reading on the 4th day of May, 2005 and ordered published.

ADOPTED on second reading this 15th day of June, 2005.

Attest:

President of the Council

City Clerk

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 1st day of June, 2005 and ordered published.

Adopted on second reading this 15th day of June, 2005.

Mayor

ATTEST:

City Clerk

Attach 21

Public Hearing Vacate ROW for an Alley and Hoesch Street within the Riverside School/Proposed Dual Immersion Academy Site

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Public hearing to vacate rights-of-way for an alley and Hoesch Street within the Riverside School / Proposed Dual Immersion Academy Site						
Meeting Date	June 15, 2005						
Date Prepared	June 1, 2005				File #VR-2005-067		
Author	Kristen Ashbeck			Senior Planner			
Presenter Name	Kristen Ashbeck			Senior Planner			
Report results back to Council	X	No		Yes	When		
Citizen Presentation	X	Yes		No	Name		
	Workshop	X	Formal Agenda		Consent	X	Individual Consideration

Summary: Public hearing for 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: Adopt Ordinance for Riverside School Rights-of-Way Vacation.

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 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:

3. The requested right-of-way vacation is consistent with the Growth Plan.
4. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met, with the following conditions.
5. 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.

6. 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



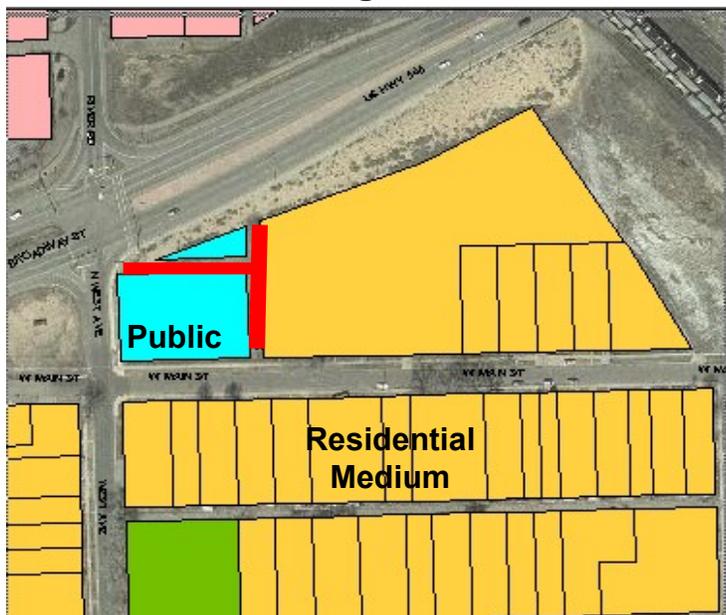
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City Zoning

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 1st day of June, 2005 and ordered published.

Adopted on second reading this ____ day of _____, 2005.

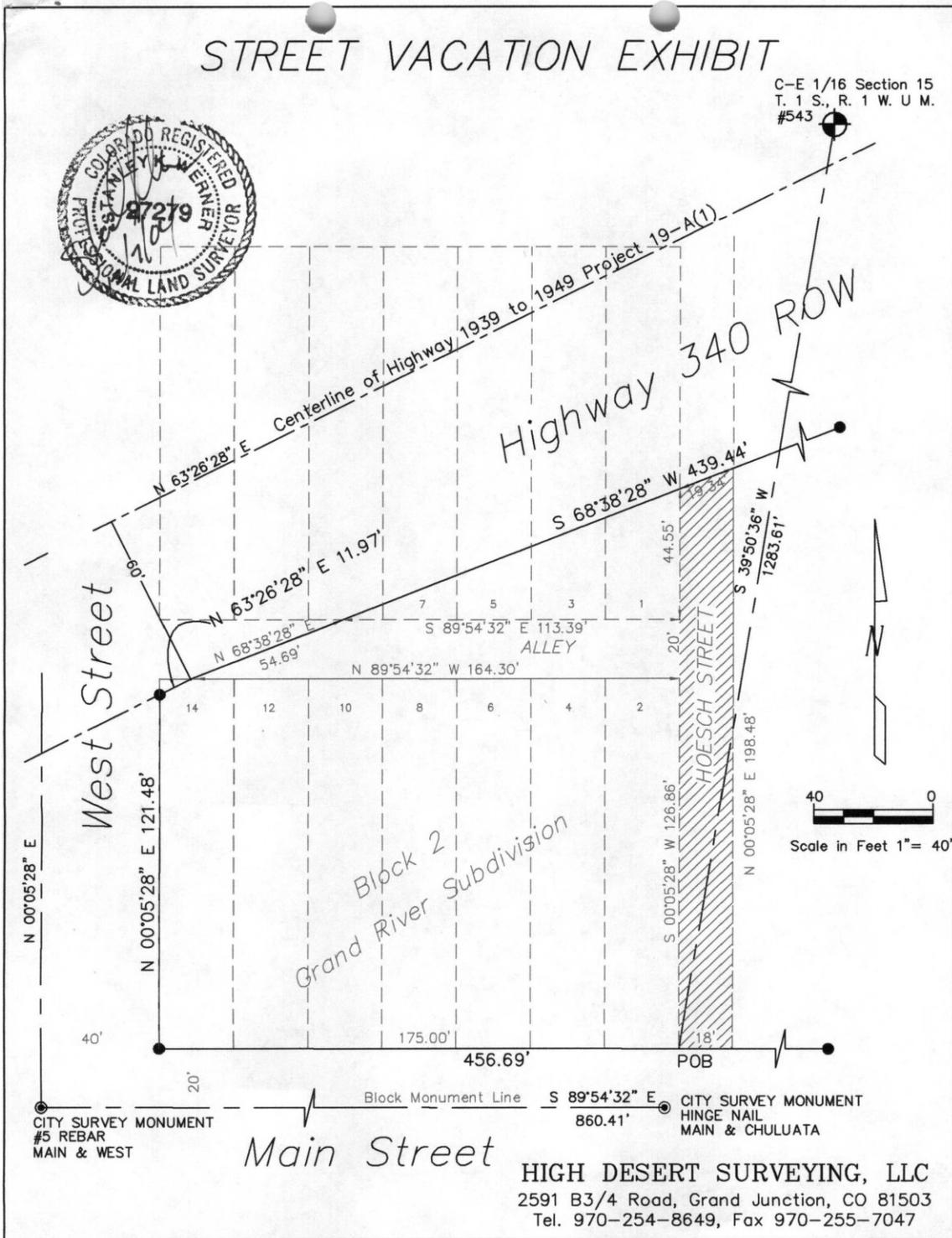
Mayor

ATTEST:

City Clerk

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 22

Request to Acquire Access for Development of Redlands Mesa, Phase IV

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Request to acquire access for development					
Meeting Date	June 15, 2005					
Date Prepared	June 6, 2005				File #PP-2005-019	
Author	Kathy Portner			Planning Manager		
Presenter Name	John Shaver			City Attorney		
Report results back to Council	x	No		Yes	When	
Citizen Presentation	x	Yes		No	Name	
	Workshop	X	Formal Agenda		Consent	x Individual Consideration

Summary: Ron Austin/Sunflower Investment, LLC has a development application (PP-2005-019) pending for a Preliminary Plan and revised zoning ordinance for Redlands Mesa, Phase IV. As was previously discussed with City Council at its December 13, 2004 work session, the developer 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 \$19,437 in revenue.

Action Requested/Recommendation: Approve Resolution directing that the land described in the attached Exhibit A to the Resolution be designated as right-of-way.

Attachments: Resolution.

Background Information: Sunflower Investment, LLC intends to develop Phase IV of Redlands Mesa that requires the connection of West Ridges Boulevard to Mariposa Drive. (Please refer to the Staff Report accompanying the request for the zoning ordinance for Redlands Mesa, Phase IV.) The City owns the land adjacent to Mariposa Drive, known as Painted Bowl. Sunflower Investment, LLC is requesting that the City designate a portion of Painted Bowl as right-of-way for access to its proposed subdivision.

In a workshop on December 13, 2004, the City Council discussed the need for right-of-way access across various portions of the Painted Bowl property to provide access to Mariposa Drive and directed staff to bring the specific requests forward with proposed Preliminary Plans. The right-of-way requested for the Redlands Mesa development includes additional right-of-way to be used for landscaping purposes in accordance with

the Zoning and Development Code. The landscaped area will be installed and maintained by the developer.

The property was received by the City from the United States Department of Interior for parks and cemetery purposes. Designating the proposed area as right-of-way will not detract from the other possible uses of the remainder of the property. Right-of-way use for this area is reasonable to provide secondary access for Redlands Mesa, as well as the already established Ridges development. In addition, in 1975 a Resolution was passed by the City Council dedicating a public roadway over and across the Painted Bowl property (just to the south of this proposed right-of-way) to provide access to the Ridges (Book 1037, Page 381-382). The current proposed alignment is a better option. The staff will propose vacating that right-of-way with the final plat for Redlands Mesa, Phase IV.

Based on a previous request for right-of-way over City property, the market value used for this property is \$3.21 per square foot. The total square footage for the proposed right-of-way is 6,055 square feet. The total value is \$19,437. As the purpose for the right-of-way is access for Redlands Mesa, 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 \$19,437 from the developer of Redlands Mesa, Phase IV within one year from the signing of the Resolution.

RESOLUTION NO. _____

A RESOLUTION APPROVING DESIGNATION OF CITY OWNED LAND AS RIGHT-OF-WAY

Recitals

Sunflower Investment, LLC has applied to the City to develop Redlands Mesa, Phase IV as a Planned Development. The proposed development is for Block 3 of Redlands Mesa Filing No. 5, recorded with the Mesa County Clerk & Recorder in the public records in Plat Book 3553, Pages 918-923. Sunflower Investment 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 Sunflower Investment for the purposes of the Redlands Mesa 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 \$19,437 from Sunflower Investment, 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 15th day of June, 2005.

President of City Council

ATTEST:

City Clerk

EXHIBIT A

A parcel of land situated in the northwest quarter of the southwest quarter of Section 21, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the west quarter corner of said Section 21;
Thence along the west line of said Section 21 South $1^{\circ}14'38''$ West, a distance of 151.69 feet to a point on the west edge of a right-of-way described in Book 1136 at Page 301, being the Point of Beginning;
Thence along said right-of-way South $26^{\circ}04'06''$ East, a distance of 161.42 feet;
Thence South $76^{\circ}05'00''$ West, a distance of 76.74 feet to the west line of said Section 21;
Thence along said west line North $01^{\circ}14'38''$ East, a distance of 163.49 feet to the Point of Beginning.

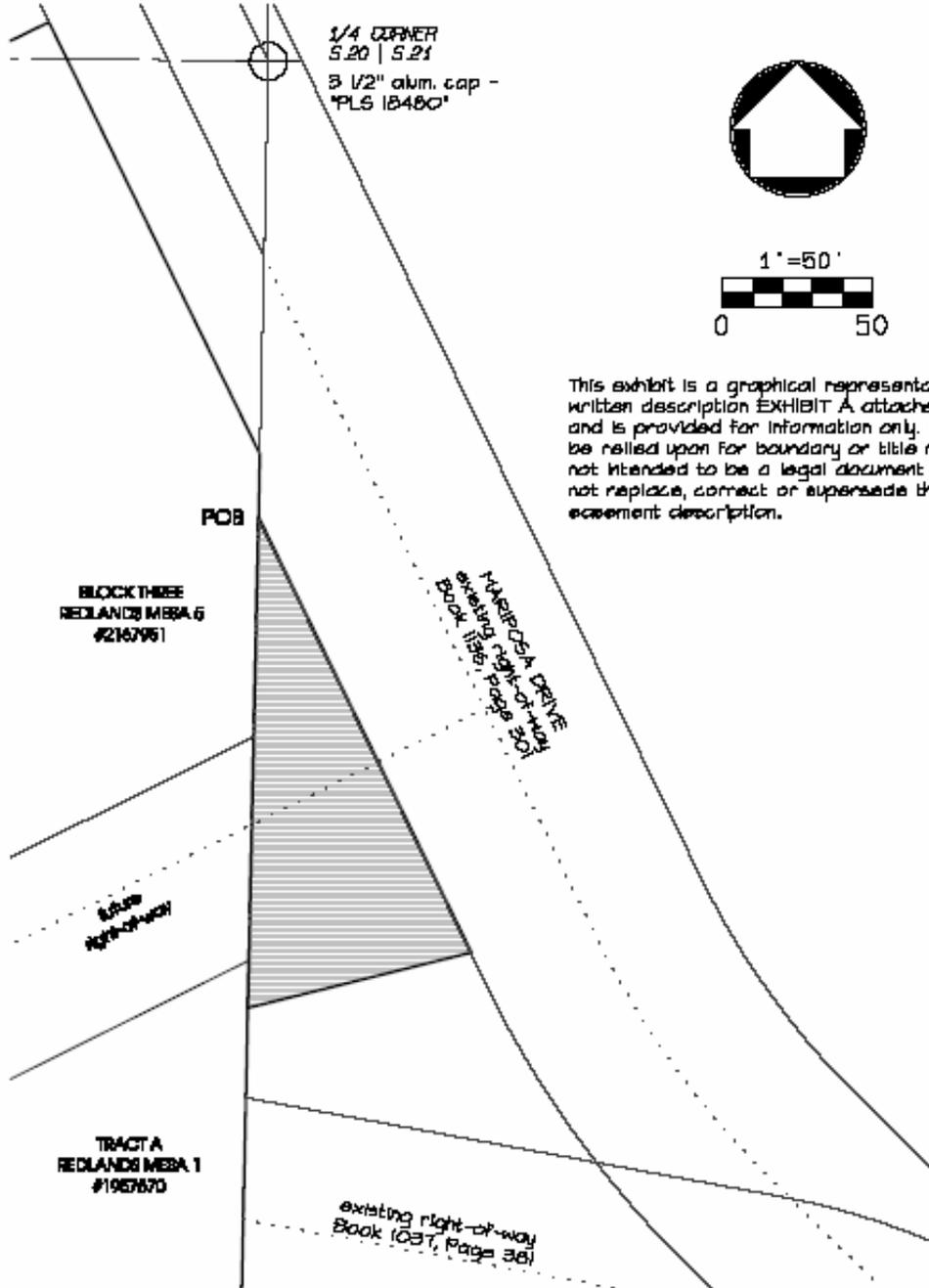
Containing 0.139 acres, more or less.

All bearings herein are relative to a bearing of South $1^{\circ}14'38''$ East from the west quarter corner of said Section 21 (a 2" pipe with a $3\frac{1}{2}$ " cap marked "PLS 18480") to the south sixteenth corner on the west line of said Section 21, (Mesa County Survey Marker #1209).

See EXHIBIT B attached for a representative sketch of this description.

EXHIBIT B

RIGHT-OF-WAY



This exhibit is a graphical representation of the written description EXHIBIT A attached hereto, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

THOMPSON-LANGFORD CORP. 529 25 1/2 ROAD - B-210 Grand Junction CO 81505	Section 21, Township 1 South, Range 1 West, Ute Meridian	
	S:\Survey\0356 redlands\000 misc\RMell.pro	Date: Jun 7, 2006
	Drawn: ket	Checked: dra
		Job No. 0356-02704

Attach 23

Public Hearing Rezone Redlands Mesa, Phase IV Located at Monument Road and Mariposa Road

CITY OF GRAND JUNCTION

<i>CITY COUNCIL AGENDA</i>								
Subject	Second reading of an ordinance amending the PD zoning for Redlands Mesa, Phase IV, to allow 25 single family lots							
Meeting Date	June 15, 2005							
Date Prepared	June 6, 2005				File #PP-2005-019			
Author	Kathy Portner			Planning Manager				
Presenter Name	Kathy Portner			Planning Manager				
Report results back to Council	X	No		Yes	When			
Citizen Presentation	X	Yes		No	Name			
	Workshop	X	Formal Agenda			Consent	X	Individual Consideration

Summary: Hold a public hearing and consider final passage of an ordinance to amend the PD zoning for Redlands Mesa, Phase IV

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider final passage of the Redlands Mesa, Phase IV Zoning Ordinance.

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
- Planning Commission Minutes
- Ordinance

AGENDA TOPIC: PP-2005-019 Second reading of an ordinance amending the PD zoning for Redlands Mesa, Phase IV, to allow 25 single family lots

ACTION REQUESTED: Hold a public hearing and consider final passage of the Redlands Mesa, Phase IV Zoning Ordinance.

BACKGROUND INFORMATION			
Location:		Monument Road and Mariposa Road	
Applicants:		Sunflower Investment, LLC – Ron Austin 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		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.

NOTE: The City Council action is only to consider the PD zoning ordinance specifying the use and density allowed on the property. The City Council does not take official action on details of the Preliminary Plan, but the information is provided as background.

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 is 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:

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

PLANNING COMMISSION RECOMMENDATION:

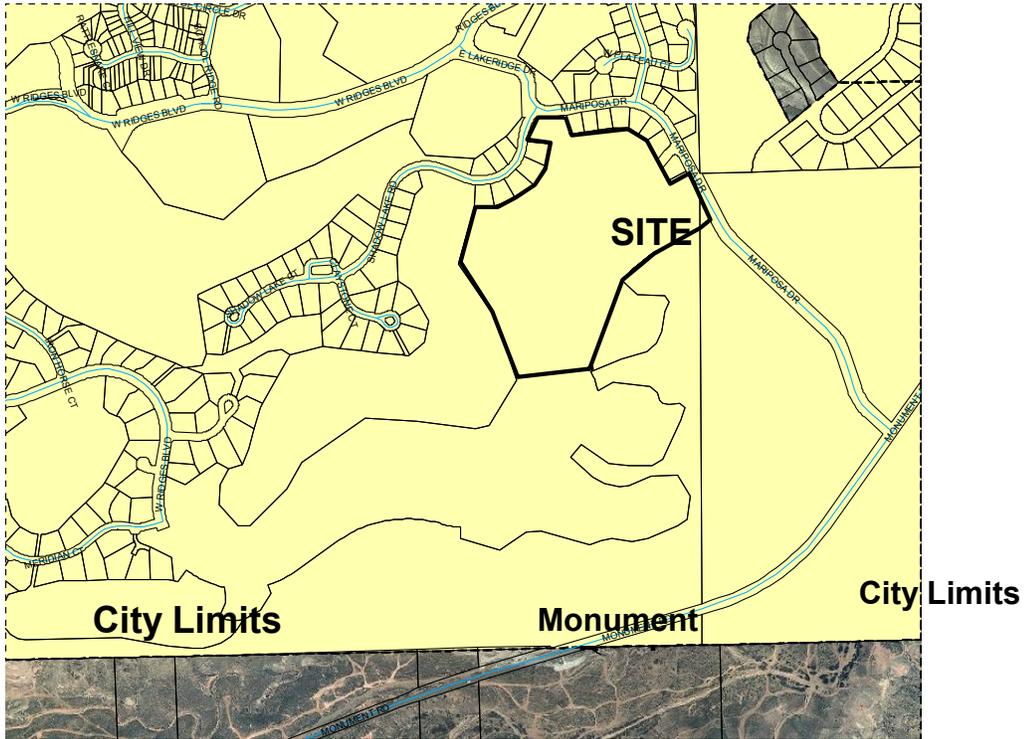
Planning Commission forwarded a recommendation of approval of the requested amendment to the PD zoning ordinance and approved the Preliminary Development Plan, PP-2005-019, with the findings and conclusions listed above, and conditioned on the City Council approving the access across the Painted Bowl 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
Planning Commission Minutes
Ordinance

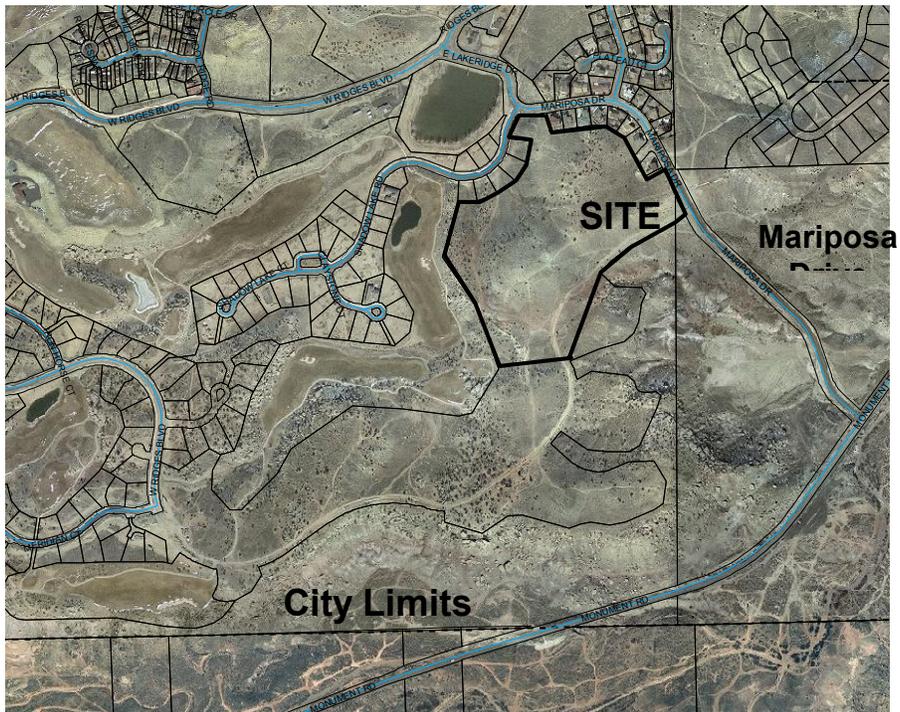
Site Location Map

Figure 1



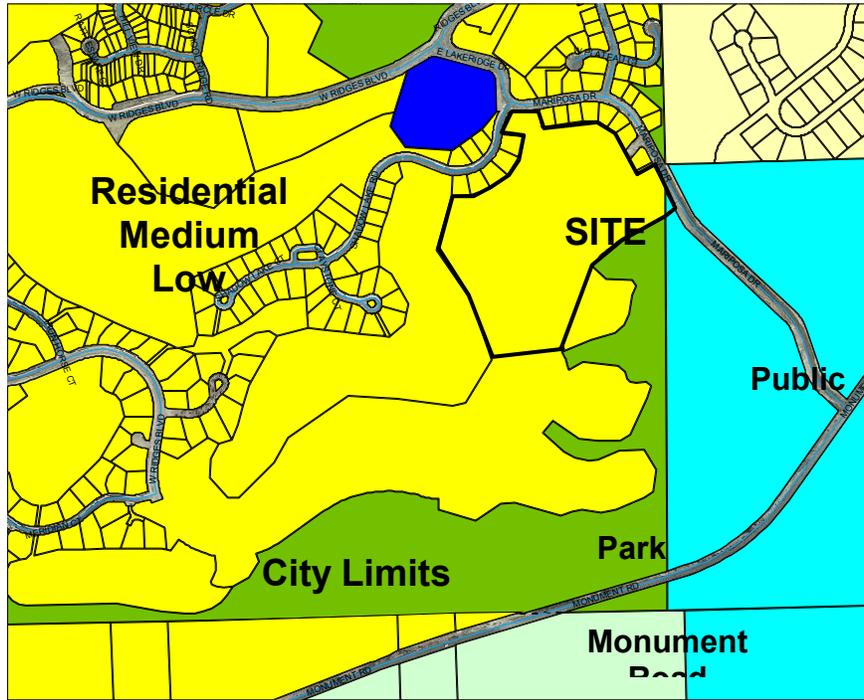
Aerial Photo Map

Figure 2



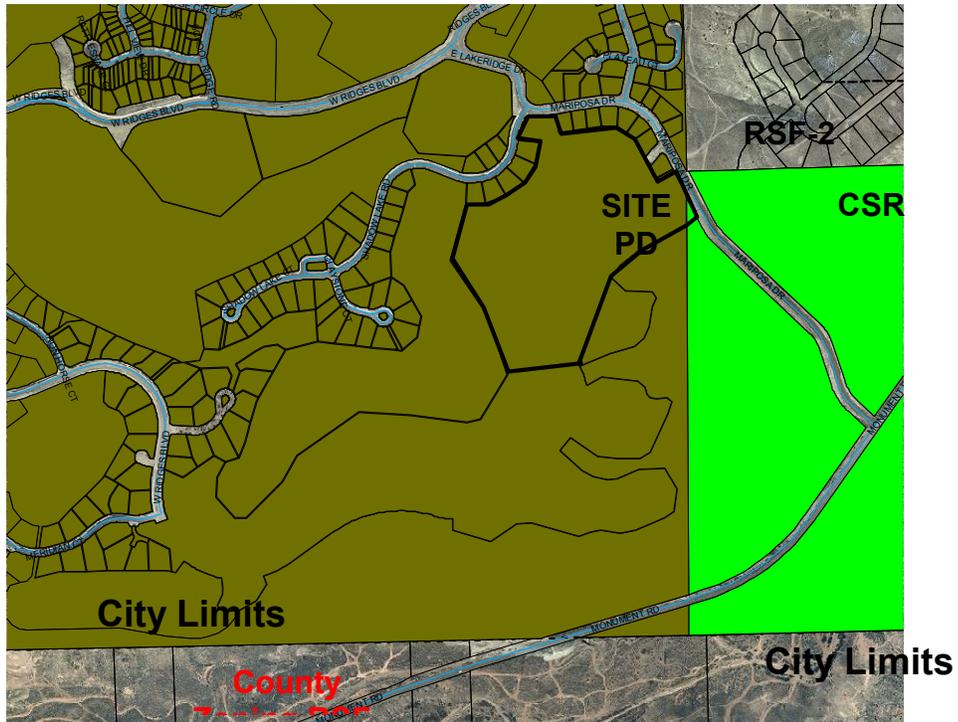
Future Land Use Map

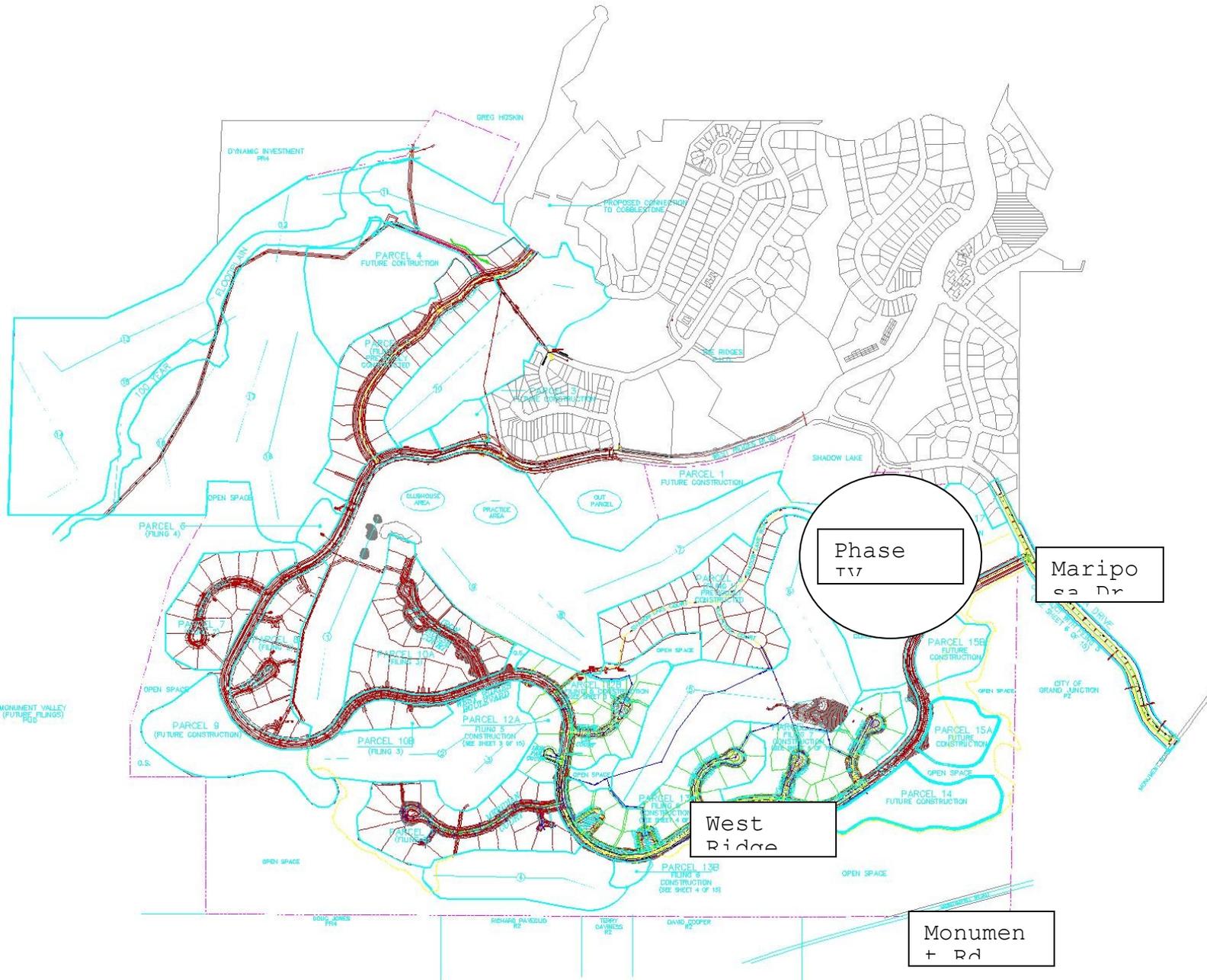
Figure 3



Existing City and County Zoning

Figure 4





PLANNING COMMISSION MINUTES 5-24-05

PP-2005-019 PRELIMINARY PLAN--REDLANDS MESA, PHASE IV

A request for approval of a Preliminary Plan and amended PD zoning ordinance for Redlands Mesa, Phase IV, consisting of 25 single-family lots on 23 acres.

Petitioner: Ron Austin, Redlands Mesa LLC

Location: Monument Road and Mariposa Drive

STAFF'S PRESENTATION

Kathy Portner gave a PowerPoint presentation which contained the following slides: 1) site location map; 2) aerial photo map; 3) Future Land Use Map; and 4) Existing City and County Zoning Map. Due to topographic constraints, it was unlikely that the maximum number of units established during the Outline Development Plan (ODP) would be recognized. Mariposa Drive would be completed in conjunction with the current request and had been guaranteed by a Development Improvement Agreement (DIA) and a letter of credit. The extension of Ridges Boulevard and Mariposa Drive would meet all City standards; however, a 10-foot-wide concrete detached path on one side of both streets would be allowed instead of having attached sidewalks along both sides of the streets. The extension of West Ridges Boulevard to Mariposa Drive would require access across a small section of the City-owned Painted Bowl property. While City Council had indicated its willingness to consider such access on a case-by-case basis, approval of the Preliminary Plan would be conditioned upon City Council approving the access. A 10-foot-wide concrete pedestrian trail would be provided, connecting Mariposa Drive to East Redlands Mesa Court through the existing Hilltop Court right-of-way and a proposed tract. Within that Tract A, the sewer line would also be laid. Lots would be accessed via a proposed cul-de-sac off of West Ridges Boulevard. The undeveloped portion of West Ridges Boulevard would be maintained for emergency access. Two TEDS exceptions had been granted: one, to allow the cul-de-sac to exceed 750 feet in length; and two, to allow street lights only at intersections to reduce the amount of night sky light pollution.

Ms. Portner said that access to lots 3 and 4 would be from a shared driveway off of Redlands Mesa Court. The driveway would be in a tract dedicated to the two lots it served, with a hammerhead turnaround for emergency access. Approximately 10 acres of open space would be provided and deeded to the subdivision's homeowners association. A pump station would be required to ensure adequate water pressure for domestic use and fire flow. The developer preferred not to provide the site with irrigation water. The City's Utility Department would like to provide lots with irrigation water. Prior to review and approval of the Final Plan and Plat, that issue would require resolution.

Having concluded that the request met Code requirements and Growth Plan recommendations, and provided that remaining issues could be resolved, staff recommended approval.

PETITIONER'S PRESENTATION

Craig Roberts, representing the petitioner, indicated that the proposed density had been the result of some "density shifting" from other pods; however, the overall project density was still less than the maximum of what the original ODP had allowed. He reiterated plans to complete Mariposa Drive with detached sidewalk and landscaping strip.

PUBLIC COMMENTS

FOR:

There were no comments for the request.

AGAINST:

Michael Salogga (2397 Mariposa Drive, Grand Junction) was glad to see that Hilltop Court had not been targeted as a primary access to the development since it was situated directly adjacent to his home. He was also pleased to see that an open space buffer between his home and the proposed development had been provided. He was, however, opposed to the proposed 10-foot-wide pedestrian walkway connecting with Hilltop Court. He felt it would invite trespassers and break up the landscape buffer. The proposed improvement to Mariposa Drive, he said, would only be up to the West Ridges entrance. He felt that some kind of traffic calming should be installed for that unpaved

section of Mariposa Drive up to his home (location noted). He hoped that with the development, the remainder of West Ridges Boulevard would be improved all the way through, to connect to "West Ridges on the other side."

PETITIONER'S REBUTTAL

Mr. Roberts wasn't sure if other materials besides concrete could be used for the Hilltop Court pedestrian path. He felt that there would be grading/slope issues inherent to the construction of a concrete path.

QUESTIONS

Commissioner Pitts asked staff what the purpose of the Hilltop Court pedestrian path was. Ms. Portner said that it would provide pedestrians and bicyclists quick access to Mariposa Drive without having to travel the entire length of East Redlands Court and then backtrack quite a distance along West Ridges Boulevard. Since the easement was required to accommodate the subdivision's sewerline anyway, it seemed a good way to provide for an alternate pedestrian access. While staff had not had an opportunity to more closely review slope conditions to determine the feasibility of constructing a concrete path, the City's Development Engineer felt that constructing the path to meet ADA standards was possible. Ms. Portner noted that Hilltop Court was a City-owned right-of-way. Since less area was needed to accommodate the sewerline easement and pedestrian path, adjacent property owners could request vacation of a portion of that right-of-way.

Ms. Kreiling asked if the ownership of Tract A would belong to the City or to the subdivision's HOA. Ms. Portner said that she would have to check with the City's Utility Engineer. Staff wanted to ensure that if deeded to the subdivision's HOA, the trail segment would still be usable by the public at-large. She added that the only condition of approval for the current request was that the developer obtain approval from City Council for access through a portion of the Painted Bowl property.

MOTION: (Commissioner Lowrey) "Mr. Chairman, I move we forward a recommendation of approval of the requested amendment to the PD zoning ordinance and approve the Preliminary Development Plan for Redlands Mesa, Phase IV, with the findings and conclusions as listed in the staff report, and conditioned on the City Council approving the access across the Painted Bowl property connecting West Ridges Boulevard to Mariposa Drive."

Commissioner Pitts seconded the motion.

Commissioner Putnam commented that he lived in neighborhood with a very heavily used pedestrian pathway. He'd never seen or heard of any instances where there were any issues of trespass or problems of any kind. He couldn't imagine how the proposed pedestrian path would be a detriment.

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

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, Plat Book 3553, Pages 918-923, Mesa County, Colorado

INTRODUCED for FIRST READING and PUBLICATION this 1st day of June, 2005.

PASSED on SECOND READING this ____ day of _____, 2005.

ATTEST:

City Clerk

President of City Council

Attach 24

Extend School Land Dedication Fee to December 2005

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Land Dedication Fee Letter to School District 51 Extending the Fee until December 31, 2005						
Meeting Date	June 15, 2005						
Date Prepared	June 14, 2005						
Author	Kelly Arnold		City Manager				
Presenter Name	Kelly Arnold		City Manager				
Report results back to Council		No	X	Yes	When	December, 2005	
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		x	Consent	Individual Consideration

Summary: In December, 2004, City Council authorized a letter to the School Board extending the School Land Dedication fee at its current amount until June, 2005. The working group continues to study the fee and anticipates a recommendation in December, 2005. The letter from December, 2004 will be updated to extend the existing fee until December 31, 2005 and drafted for the Mayor’s signature if authorized.

Budget: For the past two years, just over \$200,000 a year has been collected by the City through the development review process when the plats are filed. This fee is then sent to the School District on annual basis usually around May, 1st.

Action Requested/Recommendation: Authorize Mayor Hill to sign the letter and send it to Ron Rowley, School Board President.

Attachments: Draft Letter from Mayor Hill
Resolution 119-00
Letter from December, 2004 signed by Mayor Pro Tem Palmer

Background Information: At the November 15, 2004 workshop, the City Council and School District No. 51 Board discussed the School Land Dedication Fee that was adopted by Resolution No. 119-00. The date established by the resolution for the Fee expiration is January 1, 2005 unless the fee is extended, amended, or under review. A letter from the Mayor Pro-Tem to the School Board sent in December, 2004 acknowledged that the fee is under review and that it will be extended until June, 1, 2005 unless it is modified before that date. Since the fee is still being worked on, a new letter extending the fee until December, 2005 is being proposed. The letter explains that the School District staff will lead the review of the Fee using the previous formula with City staff assistance. A report will be generated last quarter of 2005 that will be sent to

both governing bodies regarding the fee. On or before January 1, 2006, both the City Council and the School Board will formally consider the fee.

June 16, 2005

Mr. Ron Rowley
President
Mesa County School District 51
2115 Grand Avenue
Grand Junction, CO 81501

DRAFT

Dear Ron,

This letter confirms another extension of the existing School Land Dedication Fee. The study group, comprised of School District staff and City staff, is still working on the fee review. It is agreed that the current fee will be extended while it is under review. We understand it will be reviewed by both the City Council and School District Board sometime in the last quarter of 2005. Therefore, the Grand Junction City Council proposes that this letter confirms our intent to extend the current fee until at least December 31, 2005 unless both bodies agree to amend the current fee prior to that date.

Attached is a copy of Resolution 119-00 for reference. In addition to the understanding that the School District staff will take the lead, with assistance of City staff, of reviewing the fee based upon the original fee formula, we also encourage the review to include the possibility of an automatic rate review and renewal at a more frequent rate than five years.

Again, we appreciate the School District's partnership in building a great community together.

Sincerely,

Bruce Hill
Mayor

Cc: Mesa County Commissioners and Administrator

RESOLUTION NO. 119-00

A Resolution Continuing the School Land Dedication Fee

Recitals. Nearly five years ago, the City Council adopted what is now section 6.4 of the Zoning and Development Code, at the request of Mesa County School District 51. Since then, the City has collected school impact fees pursuant to that section along with Mesa County and the City of Fruita. These fees are to be used by District 51 exclusively to acquire future school sites and lands, pursuant to the City's home rule powers and specifically as authorized by 30-28-133(4), C.R.S.

When it adopted the ordinance authorizing the collection of the school impact fee, the City Council provided that the dollar amount of the impact fee would be reviewed every five years, based on data obtained by and the recommendation of the Board of Education of School District 51.

Mesa County adopted a similar review provision, and has recently reviewed District 51's impact fee. See, the County's resolution 83-206(h). At the request of District 51, Mesa County has renewed the impact fee at the same dollar amount.

District 51 has studied the need or demand for school lands generated by proposed developments and/or anticipated population growth in the City, and in the Urban Growth boundary where the City is expected to annex as development occurs. District 51 has reviewed its data about the average cost per acre of suitable school lands. The study which supported the original adoption of the school impact fee was dated January 5, 1996 and titled *Sales Research Summary Report* and June 20, 1995 and titled *Site and Facility Needs 1995-2000 Report to the Board of Education*.

As indicated by the District's supporting documents, the District has reviewed its data, its capital needs, and other relevant information. The District has concluded that the dollar amount of the City's school land dedication fees is fair and adequate to meet the District's needs for the next five years. The City's code section, section 6.4B., requires a public hearing if the dollar amount of the impact fee is recommended to change, however, since no such change is proposed, the City Council determines to continue said school impact fee without the need for a public hearing, unless a need for such public consideration becomes evident at any time.

District 51 has waived the City Code requirement of sixty days advance written notice.

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

1. The dollar amount of the school impact fee authorized by Zoning and Development Code section 6.4 shall remain the same, based on the evidence supplied by School District 51 and submitted to the City Clerk. The City Council incorporates by this reference the evidence and supporting documentation supplied by the District to the County Commissioners and on which the Board relied in its adoption of its resolution continuing the County's analogue to this impact fee.
2. Unless the City Council renews, amends or reviews the dollar amount of the school district impact fee, pursuant to the Zoning and Development Code section 6.4B on or before January 1, 2005, the said fee shall not be collected after January 1, 2005 until the City Council renews, amends or reviews the dollar amount of the said impact fee.
3. The school district impact fee collected pursuant to the City's Zoning and Development Code section 6.4 is and continues to be until changed \$292.00.
4. The City Council adopts, confirms and ratifies the actions taken when it approved Ordinance 3240 and that the same shall to the extent necessary or required amend, continue and extend the ordinance first adopting the school land fee.

PASSED and ADOPTED this 15th day of November 2000.

Attest:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council

December 4, 2004

Mr. Ron Rowley
President
Mesa County School District 51
2115 Grand Avenue
Grand Junction, CO 81501

Dear Ron,

This letter confirms the discussion between the Grand Junction City Council and Mesa County School District 51 Board regarding the existing School Land Dedication Fee. At that meeting we agreed to extend the current fee while it is under review. As presented at the meeting, we understand it will be reviewed by both the City Council and School District Board sometime in late first quarter of 2005. Therefore, the Grand Junction City Council proposes that this letter confirms our intent to extend the current fee until at least June 1, 2005 unless both bodies agree to amend the current fee prior to that date.

Attached is a copy of Resolution 119-00 for reference. We understand that the School District staff will take the lead, with assistance of City staff, of reviewing the fee based upon the original fee formula. In addition, we encourage the review to include the possibility of an automatic rate review and renewal at a more frequent rate than five years.

Again, we appreciate the School District's partnership in building a great community together.

Sincerely,

Gregg Palmer
Mayor Pro-tem

Cc: Mesa County Commissioners and Administrator

Attach 25

Economic Development Incentive to GJEP

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	A Resolution Authorizing an Economic Development Incentive to GJEP for Client #04025					
Meeting Date	June 15, 2005					
Date Prepared	June 14, 2005				File #	
Author	Sheryl Trent			Assistant to the City Manager		
Presenter Name	Sheryl Trent			Assistant to the City Manager		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent X Individual Consideration

Summary: The attached resolution authorizes an incentive to GJEP for the benefit of Prospect #04025 in the amount of \$40,000.

Budget: Sufficient funds are available in the City's Economic Development Fund to fund this request, with a current uncommitted balance of \$496,778.

Action Requested/Recommendation: Consider approval of the proposed resolution.

Attachments: Letter from GJEP, proposed Resolution

Background Information: June 13, 2005 GJEP made a presentation regarding the possibility of Prospect #04025 moving its manufacturing operations to Grand Junction, which was preliminarily approved by the City Council. This company manufactures custom glass block windows and will employ a minimum of 20 employees locally over the next three years together with certain capital improvements. With an average estimated wage of \$13.00 per hour and a benefit package these will be a welcome group of new jobs to the community. The company is now ready to relocate and has agreed to the incentive agreement that calls for the City to provide \$2,000 per job as a cash incentive to be used for the relocation, improvements and job creation in general.



Mayor Hill and Council Members
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

June 8, 2005

Dear Mayor Hill and Council Members,

The Grand Junction Economic Partnership is currently working with two companies to relocate their manufacturing facilities to Mesa County from Oregon and Wyoming. I would like to provide you with some information about the projects in anticipation of requesting the Council for a relocation incentive. We are competing with communities located in Wyoming and Oregon.

- Prospect # 04025 builds high-end custom glass block windows and is looking for a new facility for the relocation of its headquarters and all operations for existing and new products. All of its products and services would be exported outside of Mesa County. Sales in 2004 were \$1.5 million and the company has significant expansion plans to double sales within the next three years. Twenty (20) jobs will be created over the next three years. The average wage is estimated at least \$13 per hour. In addition quarterly bonuses and a benefits package are provided for employees. Total annual payroll would be approximately \$540,000 at full employment. Positions include a plant manager, office manager, sales, distribution, research and development and technicians. Capital investment in excess of \$1 million will be made in a new or existing facility.
- Prospect # 04008 is a wholesale manufacturer of stainless steel restaurant equipment and is looking to relocate its manufacturing facility and headquarters. The business is family owned and operated and has been in existence in Wyoming since 1982. While all of its current products would be exported out of Mesa County, of interest to the company is the wine industry for which they could potentially manufacture products. They anticipate on creating ten (10) new jobs which would pay \$14-15 per hour. Capital investment would include a new or existing facility valued at over \$1 million.

The GJEP Board of Directors believes these companies merit recruitment. These are good jobs and the companies are in industries that are a fit our community.

We are seeking to present these companies with a combination of incentives including cash grants, Enterprise Zone tax credits and a Colorado FIRST training grant. The amount of the incentive we are requesting from the Council is \$2,000 per job. This would amount to a total grant of \$40,000 for Prospect #04025 and \$20,000 for Prospect #04008. The incentive grants will serve as a 1:1 match required by the Governor's Economic Development Commission.

Thank you for your full consideration of this request and your assistance in creating quality jobs for our local residents.

Sincerely,

A handwritten signature in black ink that reads "Ann Driggers". The signature is written in a cursive, flowing style.

Ann Driggers
President

cc. Norm Franke, Chair, GJEP Prospect Committee
Bob Reece, Chair, GJEP Board

RESOLUTION NO. _____-05

A RESOLUTION AUTHORIZING AN ECONOMIC INCENTIVE FOR GJEP PROSPECT #04025 FOR \$40,000 FOR THEIR JOB CREATION AND RELOCATION TO GRAND JUNCTION

RECITALS:

1. The City of Grand Junction Economic Development Fund was created by the City Council in 1988 to be used for economic development efforts.
2. The fund has a current balance of uncommitted resources of \$496,778 available for economic development.
3. The Grand Junction Economic Partnership (GJEP) has requested \$40,000 from the City to be paid to Prospect #04025 to assist with the relocation and creation of 20 new jobs over the next three years.
4. This request was preliminarily considered by the City Council on June 13, 2005, and is now ready for formal action.

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

- a) An expenditure to GJEP for the benefit of Prospect #04025 in the amount of \$40,000 for the creation of 20 jobs is hereby approved.
- b) The Finance Director and the City Manager are hereby directed to use funds available in the Economic Development Fund for this expenditure, in accordance with the final incentive agreement.

ADOPTED AND APPROVED THIS _____ day of June, 2005.

President of the Council

ATTEST:

City Clerk