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

WEDNESDAY, DECEMBER 7, 2005, 7:00 P.M.

CALL TO ORDER

Pledge of Allegiance

Invocation – Howard Hays, First Church of the Nazarene

APPOINTMENTS

TO THE HISTORIC PRESERVATION BOARD

TO THE VISITOR AND CONVENTION BUREAU BOARD OF DIRECTORS

PRESENTATION OF CERTIFICATES OF APPOINTMENT

TO THE COMMISSION ON ARTS AND CULTURE

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING DECEMBER 9, 2005 AS “DALTON TRUMBO DAY” IN THE CITY OF
GRAND JUNCTION

CITIZEN COMMENTS

***Introduction of new Airport Manager

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meetings**

[Attach 1](#)

Action: Approve the Minutes of the November 14, 2005 Special Session, the Summary of the November 14, 2005 Workshop, the Minutes of the November 16, 2005 Special Session, the Minutes of the November 16, 2005 Regular Meeting, and the Minutes of the December 1, 2005 Special Session

*** Indicates New Item

® Requires Roll Call Vote

2. **Setting a Hearing on the 2006 Budget Appropriation Ordinance** [Attach 2](#)

The total appropriation for all thirty-seven accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$158,207,557. Although not a planned expenditure, an additional \$2,000,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Downtown Development Authority, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2006, and Ending December 31, 2006

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

Staff presentation: Ron Lappi, Administrative Services and Finance Director

3. **Setting Hearings on Ordinances Prohibiting Underage Purchase, Possession or Consumption of Alcohol, Marijuana and Paraphernalia** [Attach 3](#)

In 2004, the Grand Junction Police Department handled 389 cases of minor in possession of alcohol, resulting in 697 arrests. Officers from the Department made 92 arrests of minors in possession of one ounce or less of marijuana. Many municipalities across Colorado, including several on the Western Slope, have ordinances prohibiting minors from purchasing, possessing or consuming alcohol and/or marijuana. The proposed ordinances would prohibit those activities as a matter of local law in Grand Junction.

Proposed Ordinance Prohibiting Purchase, Possession or Consumption of Alcohol by Minors and Prohibiting the Provision of Alcohol to Minors

Proposed Ordinance Prohibiting Purchase, Possession or Consumption of Marijuana by Minors and Prohibiting Possession of Drug Paraphernalia

Action: Introduction of Proposed Ordinances and Set Hearings for December 21, 2005

Staff presentation: John Shaver, City Attorney

4. **Setting a Hearing on Vacating the East/West Alley South of Fourth Avenue on the West Side of S. 7th Street** [File # VR-2005-181] [Attach 4](#)

Introduction of a proposed vacation ordinance to vacate the east/west alley south of Fourth Avenue on the west side of S. 7th Street. The owner of the adjacent properties to the north and south of the alley has requested that the alley be vacated to make the smaller adjacent lots easier to develop.

Proposed Ordinance Vacating Rights-of-Way for an Alleyway Located West of South 7th Street and South of Fourth Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

Staff presentation: Senta L. Costello, Associate Planner

5. **Setting a Hearing on Zoning the Hoffman Annexation, Located at 3041 D Road** [File # ANX-2005-239] [Attach 5](#)

Introduction of a proposed zoning ordinance to zone the Hoffman Annexation RMF-5 located at 3041 D Road.

Proposed Ordinance Zoning the Hoffman Annexation to RMF-5 Located at 3041 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

Staff presentation: Senta L. Costello, Associate Planner

6. **Setting a Hearing for the Hammer-Whitt Annexation Located at 29 ½ Road and Ronda Lee Road** [File # ANX-2005-107] [Attach 6](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 6.20 acre Hammer-Whitt Annexation consists of 3 parcels and contains a portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road rights-of-way.

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

Resolution No. 171-05 – 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, Hammer-Whitt Annexation, Located at 29 ½ Road and Ronda Lee Road and a Portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road Rights-of-Way

®Action: *Adopt Resolution No. 171-05*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hammer-Whitt Annexation, Approximately 6.20 Acres, Located at 29 ½ Road and Ronda Lee Road and a Portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road Rights-of-Way

Action: *Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

Staff presentation: Senta L. Costello, Associate Planner

7. **Setting a Hearing for the Ward-Mudge Annexation Located at 3113 and 3117 E ½ Road** [File # ANX-2005-256] [Attach 7](#)

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 3.68 acre Ward-Mudge Annexation consists of 2 parcels and contains a portion of the E ½ Road right-of-way.

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

Resolution No. 176-05 – 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, Ward - Mudge Annexation, Located at 3113 and 3117 E ½ Road and a Portion of the E ½ Road Right-of-Way

®Action: *Adopt Resolution No. 176-05*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ward-Mudge Annexation, Approximately 3.68 Acres, Located at 3113 and 3117 E ½ Road and a Portion of the E ½ Road Right-of-Way

Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006

Staff presentation: Senta L. Costello, Associate Planner

8. Spyglass Ridge Subdivision Revocable Permit [File # FP-2005-090]

[Attach 8](#)

A request for a Revocable Permit for trail construction and the placement of trail benches and signs on city-owned property adjacent to the water plant.

Resolution No. 177-05 – A Resolution Concerning the Issuance of a Revocable Permit to Spyglass Ridge Homeowners Association, Inc.

®Action: Adopt Resolution No. 177-05

Staff presentation: Kathy Portner, Planning Manager

9. Setting a Hearing on Amending the Planned Development Zoning Ordinance for Shadow Run at the Ridges [File # PP-2005-203]

[Attach 9](#)

The applicant's proposal is to develop an attached single family and townhome project on a parcel within the Ridges Planned Development that was previously approved as a multifamily site for a maximum density of 7.5 dwelling units per acre. The plan consists of ten duplex buildings and three four-plex buildings, for a total of 32 dwelling units on 4.99 acres, resulting in a density of 6.4 units per acre. The application includes a request for approval of private streets within the development.

Proposed Ordinance Amending Ordinance No. 2596 Zoning the Ridges Planned Development to Include More Specific Information for a Portion of the Original Ridges Development Located at East Lakeridge Drive and Ridges Boulevard to be Known as Shadow Run at the Ridges

Action: *Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005*

Staff presentation: Kristen Ashbeck, Senior Planner

10. **Accepting a Grant of Federal Funds to Improve Main Street Between 7th and 8th Streets** [Attach 10](#)

A Federal Enhancement Grant has been awarded to the City of Grand Junction in the amount of \$204,427 to install medians, streetscape, landscape improvements on Main Street between 7th and 8th Streets.

Resolution No. 178-05 – A Resolution Accepting a Grant of Federal Funds and Authorizing City Funds for Median Installation, Streetscaping and Landscaping Renovations to Main Street Between 7th and 8th Streets

®Action: *Adopt Resolution No. 178-05*

Staff presentation: Mark Relph, Public Works and Utilities Director

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

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

11. **Public Hearing – Assessments for the Grand Junction Downtown Business Improvement District** [Attach 11](#)

The recent Special Election authorized the Downtown Grand Junction Business Improvement District Special Assessment. Pursuant to 31-25-1219 C.R.S., the governing body must hold a public hearing on the question of the imposition of the assessments. Immediately following the hearing, the Special Assessments will be certified to the County Treasurer for collection in 2006.

Resolution No. 179-05 – A Resolution Approving the Assessment and Ordering the Preparation of the Local Assessment Roll

®Action: *Adopt Resolution No. 179-05*

Presentation: Harold Stalf, DDA Executive Director

***12. **Amendment to the MOU with the DDA to Include the BID** [Attach 20](#)

Approval of this amendment will add the downtown business improvement district (BID) to the Memorandum of Understanding between the City and the Downtown Development Authority. The downtown BID will then receive the same City services that the DDA currently receives.

Action: Request City Council Approve Amendment #1 to the Grand Junction/DDA Memorandum of Understanding and Authorizing the Mayor to Sign

Staff presentation: David Varley, Assistant City Manager

13. **Public Hearing – Vacating a Portion of the Elvira Drive Right-of-Way, Located North of G Road and West of 26 Road** [File # PFP-2004-163] [Attach 12](#)

Consideration of a request to vacate a portion of the Elvira Drive right-of-way, located north of G Road and west of 26 Road. The applicant has requested vacation of the right-of-way in conjunction with a new subdivision that will take access from a new internal street. Access from Elvira Drive is unsafe and the applicant would like to create a safer entrance to the new subdivision.

Ordinance No. 3844 – An Ordinance Vacating a Portion of the Elvira Drive Right-of-Way Located North of G Road and West of 26 Road

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3844

Staff presentation: Lisa E. Cox, Senior Planner

14. **Public Hearing – Prairie View South Annexation and Zoning, Located at 3028 and 3032 D ½ Road** [File #ANX-2005-233] [Attach 13](#)

Acceptance of a petition to annex and consider the annexation and zoning for the Prairie View South Annexation. The Prairie View South Annexation is located at 3028 and 3032 D ½ Road and consists of 2 parcels on 7.68 acres. The zoning being requested is RMF-5.

a. Accepting Petition

Resolution No. 180-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Prairie View South Annexation, Located at 3028 and 3032 D ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3845 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Prairie View South Annexation, Approximately 7.68 Acres, Located at 3028 and 3032 D½ Road

c. Zoning Ordinance

Ordinance No. 3846 – An Ordinance Zoning the Prairie View South Annexation to RMF-5, Located at 3028 and 3032 D ½ Road

®Action: Adopt Resolution No. 180-05 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3845 and Ordinance No. 3846

Staff presentation: Senta L. Costello, Associate Planner

15. **Sewer Trunk Extension Funds to Cover the Design and Construction of the 24 ½ Road Trunk Sewer Extension** [Attach 14](#)

This project is being recommended due to new development proposed along the 24½ Road corridor. The project includes design review that would occur in 2005, advertisement/award of a construction contract in January and February 2006, and construction in early 2006. This schedule is contingent upon the developer depositing adequate funds to cover the required trunk extension fees.

Action: Authorizing Staff to Move Forward with Design Review, Receiving Bids, and Revision of the Trunk Extension Fund 2005 and 2006 Budget Contingent on Approval by the Mesa County Commissioners

Staff presentation: Mark Relph, Public Works and Utilities Director

16. **Construction Contract for the Crosby Avenue Pipe Bores and Storm Outfall** [Attach 15](#)

The Crosby Avenue Pipe Bores and Storm Outfall project is the first phase of a multi-phase project to construct a major storm drainage system and to improve Crosby Avenue. Phase 1 includes the installation of two 54 - inch pipe bores beneath the Union Pacific Railroad near the intersection of W. Grand Avenue and Crosby Avenue and two 54 inch diameter storm drain pipes from the railroad tracks to the Colorado River. Bids were received for this project on September 27, 2005.

Action: Authorize the City Manager to Sign a Construction Contract for the Crosby Avenue Pipe Bores and Storm Outfall Project with M.A. Concrete Construction, Inc. in the Amount of \$1,503,900.88

Staff presentation: Mark Relph, Public Works and Utilities Director

17. **Initiate Condemnation Proceedings to Acquire Right-of-Way for the Riverside Parkway Project** [Attach 16](#)

The proposed resolution will authorize the City to initiate condemnation proceedings to acquire a 20% interest in property located at 902-1110 S. 5th Street owned by the Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee, for right-of-way for Riverside Parkway.

Resolution No. 181-05 – A Resolution Determining the Necessity of and Authorizing the Acquisition of Certain Property, by Either Negotiation or Condemnation, for Municipal Public Facilities

®Action: Adopt Resolution No. 181-05

Staff presentation: Mark Relph, Public Works and Utilities Director

18. **2006 – 2007 Parks and Recreation Department Fees and Charges Policy** [Attach 17](#)

On October 27, 2005 the Parks and Recreation Advisory Board unanimously approved the 2006-2007 Parks and Recreation Department Fees and Charges Policy and is recommending the City Council pass a resolution adopting the 2006-2007 Parks and Recreation Fees and Charges Policy. Additionally, it is also recommended by staff that the City Council adopt the 2006-2007 Fees and Charges Policy for Two Rivers Convention Center and the Avalon Theatre.

Resolution No. 182-05 – A Resolution Establishing the 2006–2007 Fees and Charges Policy for the Grand Junction Parks and Recreation Department

®Action: Adopt Resolution No. 182-05

Staff presentation: Joe Stevens, Parks and Recreation Director

19. **Public Hearing – Second Supplemental Appropriation Ordinance for 2005** [Attach 18](#)

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

Ordinance No. 3847 – An Ordinance Making Supplemental Appropriations to the 2005 Budget of the City of Grand Junction

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 3847

Staff presentation: Ron Lappi, Administrative Services and Finance Director

20. **Levying Property Taxes for the Year 2005 for Collection in the Year 2006**

[Attach 19](#)

The resolutions set the mill levies of the City of Grand Junction, Ridges Metropolitan District #1, and the Downtown Development Authority. The City and DDA mill levies are for operations, the Ridges levy is for debt service only. The City is also establishing a temporary credit mill levy for the General Fund for the purpose of refunding revenue collected in 2004 in excess of the limitations set forth in the Tabor Amendment, Article X, Section 20 of the Colorado Constitution. The temporary credit is pursuant to CRS 39-5-121 (SB 93-255).

- a. Resolution No. 183-05 – A Resolution Levying Taxes for the Year 2005 in the City of Grand Junction, Colorado
- b. Resolution No. 184-05 – A Resolution Levying Temporary Credit Taxes for the Year 2005 in the City of Grand Junction, Colorado
- c. Resolution No. 185-05 – A Resolution Levying Taxes for the Year 2005 in the Downtown Development Authority
- d. Resolution No. 186-05 – A Resolution Levying Taxes for the Year 2005 in the Ridges Metropolitan District #1

®Action: Adopt Resolutions No. 183-05, 184-05, 185-05, and 186-05

Staff presentation: Ron Lappi, Administrative Services and Finance Director

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

22. **OTHER BUSINESS**

23. **ADJOURNMENT**

Attach 1
Minutes from Previous Meetings
GRAND JUNCTION CITY COUNCIL
SPECIAL SESSION MINUTES
NOVEMBER 14, 2005

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, November 14, 2005 at 6:00 p.m. in the Administration Conference Room, 2nd Floor of City Hall. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill. Absent when the meeting convened was Councilmember Jim Doody, however, he entered the meeting at 6:35 p.m. Also present was City Attorney John Shaver.

Council President Hill called the meeting to order.

Councilmember Thomason moved to go into executive session for discussion of personnel matters under Section 402 (4)(f)(l) of the Open Meetings Law relative to City Council employees and will not be returning to open session. Councilmember Spehar seconded the motion. The motion carried.

The City Council convened into executive session at 6:04 p.m.

Stephanie Tuin, MMC
City Clerk

**GRAND JUNCTION CITY COUNCIL
WORKSHOP SUMMARY
November 14, 2005**

The City Council of the City of Grand Junction, Colorado met on Monday, November 14, 2005 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill.

Summaries and action on the following topics:

1. APPOINTMENTS TO BOARDS & COMMISSIONS: Applications have closed for the Historic Preservation Board and the Visitor and Convention Bureau Board of Directors. City Clerk Stephanie Tuin distributed another application for the VCB Board of Directors and asked Council to set a date for interviews for the VCB. Clerk Tuin then asked Council to review their application packets and email her a list of six candidates to interview for the VCB by November 21st and for Council to select two appointees for the Historic Preservation Board by November 28th.

Action Summary: Council set the VCB interviews for either November 30th or December 1st.

2. YOUTH COUNCIL PRESENTATION RE: MINORS IN POSSESSION: The City Youth Council, as requested by the City Council, has considered the proposed ordinances that would allow for the prosecution of minors in possession of alcohol and marijuana at the municipal level. After careful deliberation and consultation with legal staff at the County and City level, the Youth Council is in support of the proposed ordinances. Mario Ramos, Management Intern, introduced Brian Conklin and Lisa Truong, chair and vice chair of the City Youth Council.

Brian Conklin said the City Youth Council has put a lot of work into this. He said they met with Teen Court participants, Municipal Court, and County Court Officials. He said both alcohol and marijuana is a big problem in the valley and one of the big problems is under enforcement. Mr. Conklin said the Youth Council feels the concept of the ordinance is a good one and said there may be a few things that need to be worked out. One concern expressed was that the \$1,000 maximum penalty as set forth in the Municipal Court may be too high for first offenders. Advantages to having the offenses written into Municipal Court would be the offenders would get more individual attention and have direct communication with the judge, that there would be the option of transferring the case to teen court, where there is peer pressure, and the public service option being through the Partners program.

Some of the other concerns brought up by Youth Council members and the City Council were the additional load on Municipal Court, the need to impose community

service on first time offenders, whether summons into Municipal Court will be more of a deterrent, the lack of communication between the Municipal Court and the statewide incident reporting system (CCIC).

City Attorney Shaver advised that the judge can convert a fine to useful public service and that would be through the Partners program. The City is looking at getting on the State communication system by mid-2006 but for the time being can access information through the District Attorney's office. The ability to write cases into Municipal Court does not preclude the ability to also write them into District Court. Regarding the minor's ability to pay fines, Municipal Court does not accept payment from the parents. The minor would be required to work off the fine through useful public service. Another method is for the judge to suspend a portion of the fine based on good behavior.

Councilmember Coons inquired about sales to a minor. City Attorney Shaver advised that contributing to delinquency of a minor is a felony, and such offenses can affect liquor license renewals also.

Management Intern Mario Ramos advised that the change to Municipal Court for these violations is supported by the School District so that the teen court option can be utilized.

Action Summary: City Council directed staff to schedule the ordinances on a formal agenda to get them adopted with the caveat that staff communicates to the Court the emphasis on useful public service. They thanked all the members of the CYC that were present in support of the presentation.

The Council President called a recess at 8:25 p.m.

The meeting reconvened at 8:35 p.m.

3. MESA LAND TRUST AND PURCHASE OF DEVELOPMENT RIGHTS

UPDATE: Rob Bleiberg, Mesa Land Trust, introduced Margie Latta also of the Mesa Land Trust and presented the Annual Report to City Council. Mr. Bleiberg reviewed the history and mission of the Land Trust. He then reviewed the history and the activities of the Purchase of Development Rights (PDR) Committee over the last five years. He explained what a conservation easement is and the liability the Trust has when accepting these easements. Mr. Bleiberg said the Purchase of Development Rights Committee approved every transaction made and listed the upcoming grants and purchases anticipated. He said Mesa County has footed the bill for Mesa Land Trust in the amount of \$60,000 per year and would like the other partners to share in that cost, which would increase the amount of the budget for this item which is currently at \$103,000.

Council President Hill questioned what the total acreage is in the two buffer zones. Mr. Bleiberg said approximately 10,000 acres. The Land Trust has acquired about 10% of that and will surpass that figure by year end.

Councilmember Coons questioned the IGA between the municipalities that has established the buffer zone and asked how binding is that to the parcels that are already acquired. Mr. Bleiberg said the zoning cannot be changed unless all three entities agree with the IGA. He said water and sewer won't be provided and there will be no annexations into those buffer zones and said that although a portion of the buffer zone in the Redlands is higher density, the bulk of the acreage is AFT zoning.

Councilmember Thomason asked if there will be any funds left over to rollover into 2006. Mr. Bleiberg said the \$97,000 budgeted for 2005 will be completely spent this year and said in the past, when they have not spent all of the funds, they have rolled over into the next year.

Councilmember Palmer asked how close the PDR is getting to their goal. Mr. Bleiberg said there really is no set goal.

Councilmember Thomason asked about a discussion of prioritizing properties. Mr. Bleiberg said each property is ranked differently and there is some talk of revisiting that ranking system.

Council President Hill said there should be a higher emphasis placed along the visual corridor (where one drives) from a gateway perspective.

Councilmember Coons asked if the PDR actively solicits landowners. Mr. Bleiberg said yes, a lot of it is word of mouth and outreach. He said they have found that to be the most effective method and also the reason this program is successful is that it is all voluntary.

Councilmember Palmer asked how the boundaries were established. Mr. Bleiberg said initially it was narrower in Palisade, but through discussion and with landowners input the boundaries were adjusted. He said on the Fruita side it is also a narrower strip, but they didn't have the landowner feedback like they did in Palisade.

Councilmember Palmer asked about the amount of money that is put in by each partner and how that was determined. Mr. Bleiberg said he was not sure how the original numbers were determined. Assistant City Manager David Varley said when it first started, it was the amount that everyone was able to put in which was all voluntary, and over the last 5 years the program has succeeded and support has increased.

Mr. Bleiberg invited Council to their press events and their quarterly meetings.

Action Summary: The City Council thanked Mr. Bleiberg for the annual report of the Mesa Land Trust and Purchase of Development Rights Update.

4. STRATEGIC PLAN REPORT FROM TEAM #4 - WEEDS: An update from Team 4 regarding City Council's Strategic Plan Goal. Efforts of this team will be presented as a summary of the information provided in the City Council workshop packet. Sheryl Trent, Assistant to City Manager, and Doug Cline, Street Superintendent, presented the update. Doug Cline reviewed the reasons for the objective, that citizens were becoming dissatisfied with the City's weed program. He said weed control is managed by three different departments which are Parks and Recreation, Public Works, and Community Development's Code Enforcement. He described the enforcement including the costs.

Ms. Trent said one of items team 4 found was the need for perception of what the City's responsibility is and what the public's responsibility is. She said the growth of the weeds between cut cycles was a concern and the removal of the dead weeds. She said the City has been utilizing Partners to help keep the weeds down and outlined a number of outreach efforts including the "Weed Wrangler" program. Ms. Trent said the City now has a full-time weed sprayer on staff and there is a budget request for funds to hire Partners to help with weed cutting.

Mr. Cline said there are several changes proposed to the City ordinance regarding weeds. He said they would like to increase the perimeter from 20 feet to 40 feet on vacant lots and said the Code also allows a total of 17 days for compliance after the receipt of the notice. The proposal is to shorten that to 7 days. He said the State's noxious weed ordinance is updated annually and suggested the City adopt the State's list and add goatheads to the ordinance. He also suggested that a \$50 fine be added on top of the cutting cost for non-compliance, as the City offers a really good deal for cutting. Lastly, staff suggests the removal of the exemption of agricultural lands from the ordinance.

Ms. Trent said that weeds have been the number one issue in surveys so staff wants to continue to survey on that item to see if satisfaction has increased.

Council President Hill questioned about the folks that need the City to cut their weeds. Mr. Cline said staff is not sure if those that use the service is because it is needed or just wanted.

Council President Hill asked if the list of contractors provided to citizens includes Partners. Ms. Trent replied yes.

Council President Hill asked about the 40 feet versus 20 feet. Mr. Cline said the citizens only go to a certain point and leave the rest of the weeds. He said hopefully by

changing the requirement to 40 feet on the street side it will eliminate a lot of those weeds.

City Attorney John Shaver talked about the administrative fee and suggested staff to add re-offender fees with a progressive penalty fee for each offense. He also suggested taking out the discretion of the City Manager and making it a non-discretionary. He also advised that Council could pass an ordinance making it illegal to have weeds and making it a criminal charge.

Councilmember Palmer agreed with taking away discretion and liked the fee charge to discourage citizens from using the City to cut their weeds.

Councilmember Spehar said he is comfortable with the \$50 fee recommended by the committee and stepping up the fee for repeat offenders.

Action Summary: Council reviewed the strategic plan report from team #4 regarding weeds and would like to proceed with the update of the ordinance.

5. STRATEGIC PLAN UPDATE: Assistant City Manager David Varley reviewed the update. He highlighted some areas and programs that are being worked on such as the Clean Cities Coalition for the Western Slope that is being created, transportation issues, Open Spaces, the update from Mesa Land Trust, the Historic Resources Survey, which is about a year late, but it should be completed by January 2006, the City Youth Council activity as shown tonight, shelters, and neighborhood programs and housing groups. He noted that all the goals are being worked on and being kept track of.

Councilmember Thomason asked if the updates are available on the web site. Mr. Varley said he thought it might have been overlooked but he will make sure the updates are available on the web site.

Action Summary: Council reviewed the strategic plan update regarding programs that are happening around the City.

ADJOURN:

The meeting adjourned at 9:50 p.m.

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

NOVEMBER 16, 2005

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, November 16, 2005 at 5:31 p.m. in the Administration Conference Room, 2nd Floor of City Hall. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, and President of the Council Bruce Hill. Absent when the meeting convened were Councilmembers Jim Spehar and Doug Thomason. However, Councilmember Thomason arrived at 5:40 p.m. and Councilmember Spehar arrived at 6:20 p.m. Also present was City Manager Kelly Arnold.

Council President Hill called the meeting to order.

Councilmember Beckstein moved to go into executive session for discussion of personnel matters under Section 402 (4)(f)(I) of the Open Meetings Law relative to City Council employees and will not be returning to open session. Council President Pro Tem Palmer seconded the motion. The motion carried.

The City Council convened into executive session at 5:32 p.m.

Debbie Kemp, CMC
Deputy City Clerk

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

November 16, 2005

The City Council of the City of Grand Junction convened into regular session on the 16th day of November 2005, at 7:05 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill. Also present were City Manager Kelly Arnold, City Attorney John Shaver and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Council President Pro Tem Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Major Alfred Parker, Salvation Army.

PRESENTATION OF CERTIFICATES OF APPOINTMENT

TO THE HOUSING AUTHORITY

Erin Ginter and Steve Heinemann were present to receive their certificates.

APPOINTMENTS

TO THE COMMISSION ON ARTS AND CULTURE

Councilmember Thomason moved to appoint Jeanine Howe and Kat Rhein to the Commission on Arts and Culture for a three year term expiring February 2009. Council President Pro Tem Palmer seconded the motion. Motion carried unanimously.

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING NOVEMBER 19, 2005 THROUGH DECEMBER 24, 2005 AS
"SALVATION ARMY MIRACLE SEASON" IN THE CITY OF GRAND JUNCTION

CITIZEN COMMENTS

Council President Hill recognized Boy Scout Troop 365 in attendance and Girl Scout Troop 35. Each of the Girl Scouts addressed the Council individually.

Parks and Recreation Director Joe Stevens introduced the new Two Rivers/Avalon Theatre Manager Tim Seeberg to Council.

CONSENT CALENDAR

It was moved by Council President Pro Tem Palmer, seconded by Councilmember Spehar and carried by roll call vote to approve Consent Calendar Items #1 through #16, continuing item #6 to December 7, 2005. Council President Pro Tem Palmer also disclosed that the hearing on the assessment would apply to him and he also has personal interest in the downtown parking item.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the November 2, 2005 Special Session and the November 2, 2005 Regular Meeting

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

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

Action: Authorize the Mayor to Sign the Annual SARA/DERA Agreement with Mesa County

3. **Setting a Hearing on the Second Supplemental Appropriation Ordinance for 2005**

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

Proposed Ordinance Making Supplemental Appropriations to the 2005 Budget of the City of Grand Junction

Action: Introduction of Proposed Ordinance and Set a Hearing for December 7, 2005

4. **Setting a Hearing on the Assessments for the Grand Junction Downtown Business Improvement District**

The recent Special Election authorized the Downtown Grand Junction Business Improvement District Special Assessment. Pursuant to 31-25-1219 C.R.S., the governing body must schedule a public hearing on the question of the imposition

of the assessments. Immediately following that hearing, the Special Assessments will be certified to the County Treasurer for collection in 2006.

The resolution schedules the public hearing for the December 7, 2005 City Council meeting.

Resolution No. 170-05 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, as the Board of Directors for the Downtown Grand Junction Business Improvement District to Impose Special Assessments Upon Real Property Located Within Said District and Setting a Hearing on Said Assessments

A public hearing is scheduled for the December 7, 2005 City Council meeting.

Action: Adopt Resolution No. 170-05

5. **Woodridge Subdivision Preliminary Development Plan Extension** [File # PP-2003-042]

The Woodridge Subdivision is a 29-lot proposal for both attached and detached single family housing on the remaining parcels of land (total 7.8 acres) that were originally part of the Wilson Ranch Planned Development. A Planned Development (PD) zoning ordinance and Preliminary Development Plan were approved by City Council on October 20, 2004. Per the Zoning and Development Code, a Preliminary Plan is valid for one year from the date of approval, during which the time the Final Plat shall be approved. The developer is requesting an extension to this performance period. The Code states that the decision-making body may grant such a request, in this case City Council.

Action: Approval of an Extension for a Previously-Approved Planned Development Preliminary Development Plan

6. **Walnut Water Works Revocable Permit at 300 Cedar Court** [File # RVP-2004-077] **CONTINUED TO DECEMBER 7, 2005**

Petitioner is requesting a revocable permit to allow existing irrigation facilities to remain within the Walnut Avenue right-of-way.

7. **Setting a Hearing on Vacating a Portion of the Elvira Drive Right-of-Way, Located North of G Road and West of 26 Road** [File # PFP-2004-163]

Introduction of a proposed vacation ordinance to vacate a portion of the Elvira Drive right-of-way, located north of G Road and west of 26 Road.

Proposed Ordinance Vacating a Portion of the Elvira Drive Right-of-Way Located North of G Road and West of 26 Road

Action: Introduction of Proposed Ordinance and Set a Hearing for December 7, 2005

8. **Setting a Hearing for the Hoffman Annexation Located at 3041 D Road** [File # ANX-2005-239]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 9.55 acre Hoffman Annexation consists of 1 parcel.

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

Resolution No. 172-05 – 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, Hoffman Annexation, Located at 3041 D Road

Action: Adopt Resolution No. 172-05

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hoffman Annexation, Approximately 9.55 Acres, Located at 3041 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 21, 2005

9. **Setting a Hearing on Zoning the Prairie View South Annexation, Located at 3028 and 3032 D ½ Road** [File # ANX-2005-233]

Introduction of a proposed zoning ordinance to zone the Prairie View South Annexation RMF-5, located at 3028 and 3032 D ½ Road.

Proposed Ordinance Zoning the Prairie View South Annexation to RMF-5, Located at 3028 and 3032 D ½ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 7, 2005

10. **Setting a Hearing to Create Alley Improvement District 2006**

Successful petitions have been submitted requesting a Local Improvement District be created to reconstruct the following seven alleys:

- East/West Alley from 5th to 6th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Main Street and Rood Avenue
- East/West Alley from 11th to 12th, between Main Street and Rood Avenue
- North/South Alley from 23rd to 24th, between Grand Avenue and Ouray Avenue
- East/West Alley from 17th to 18th, between Hall Avenue and Orchard Avenue
- North/South Alley from 22nd to Linda Lane, between Orchard Avenue and Walnut Avenue
- North/South Alley from 21st to 22nd, between Walnut Avenue and Bookcliff Avenue

A public hearing is scheduled for the January 4, 2006 City Council meeting.

Resolution No. 173-05 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create Within Said City Alley Improvement District No. ST-06 and Authorizing the City Engineer to Prepare Details and Specifications for the Same

Action: Adopt Resolution No. 173-05

11. **2005 Sewer Line Replacements at Sherwood Park**

This project is a residential sewer line replacement project for the area north and east of Sherwood Park.

Action: Authorize the City Manager to Sign a Construction Contract for the 2005 Sherwood Park Sewer Line Replacements with Berry Brothers General Contractors in the Amount of \$561,230.50

12. **Change Order to the Construction Contract for the 2005 Waterline Replacements**

This section of water line was not included in the original contract because it required a permit from the Union Pacific Railroad. The permit has come through so the work can proceed. This work includes a 215 LF bore under the Union Pacific Railroad tracks along 4th Avenue.

Action: Authorize the City Manager to Sign a Contract Change Order for the 2005 Waterline Replacements to M.A. Concrete Construction, Inc. in the Amount of \$84,638.00

13. **Acceptance of Grant Award from DOLA for a Mobile Communications Center**

This is a request that the City Council accept a grant award for \$200,000 from the DOLA Energy and Mineral Impact Assistance Grant for the purchase and equipping of a mobile communications vehicle for the Grand Junction Police Department. It will serve nineteen (19) emergency service and law enforcement agencies in Mesa County and serve as the command vehicle for major incidents.

Action: Authorize the Mayor to Sign the Grant Contract for a Mobile Communications Center

14. **Acceptance of Grant Award from DOLA for the El Poso Curb, Gutter, and Sidewalk Construction Project**

This is a request that the City Council accept a grant award for \$500,000 from the DOLA Energy and Mineral Impact Assistance Grant for construction of curb, gutter and sidewalk in the El Poso neighborhood. This grant award is contingent upon the successful passage of a Special Improvement District (SID) by the affected property owners.

Action: Authorize the Mayor to Sign the Grant Contract for a Construction of Curb, Gutter, and Sidewalk in the El Poso Neighborhood

15. **Acceptance of Grant Award from DOLA for the Construction of a Pedestrian Bridge for the Riverside Parkway**

This is a request that the City Council accept a grant award for \$500,000 from the DOLA Energy and Mineral Impact Assistance Grant for the construction of a 525 foot pedestrian bridge crossing seven railroad tracks and the Riverside Parkway in the City of Grand Junction. The bridge will have a terminus in the Riverside neighborhood as well as the downtown area. This new bridge will replace a 50 year old pedestrian tunnel.

Action: Authorize the Mayor to Sign the Grant Contract for the Construction of a 525 Foot Pedestrian Bridge

16. **Holiday Parking Request for the Downtown**

The Downtown Partnership has requested that parking downtown be free again this year to best position downtown for the holiday shopping season. Although

some would prefer to enforce the free, signed spaces along Main St. due to limited cooperation in keeping these spaces open for visitors, the simple policy of “Free Parking” downtown that was implemented last year remains the easiest and simplest to enforce while limiting confusion on the part of the public. City Staff recommends Free Holiday Parking in all of downtown with the exception of government offices, illegal parking areas, and shared-revenue lots.

Action: Authorize Vacation of Parking Enforcement at all Designated Downtown Metered Spaces and Signed Parking from Thanksgiving to New Year’s Day, except Loading, No Parking, Handicapped, and Unbagged Meter Spaces Surrounding Government Offices

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – Ruckman Annexation and Zoning, Located at 2903 and 2909 B ½ Road [File # ANX-2005-210]

Acceptance of a petition to annex and consider the annexation and zoning for the Ruckman Annexation. The Ruckman Annexation is located at 2903 and 2909 B ½ Road and consists of 2 parcels on 3.47 acres. The zoning being requested is RSF-4.

The public hearing was opened at 7:24 p.m.

Bob Blanchard, Community Development Director, reviewed this item. He described the location, the surrounding uses and zoning as well as the existing use and zoning. He said the Planning Commission recommended RSF-4 zoning in their review.

Keith Roberts with Ciavonne, Roberts and Associates was present representing the applicant. He had no additional comments but was present to answer questions.

There were no public comments.

The public hearing was closed at 7:26 p.m.

Councilmember Beckstein stated that Ciavonne, Roberts & Associates is a client of the firm she works for.

Council had no problem with that.

a. Accepting Petition

Resolution No. 174-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ruckman Annexation, Located at 2903 and 2909 B ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3842 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ruckman Annexation, Approximately 3.47 Acres, Located at 2903 and 2909 B ½ Road

c. Zoning Ordinance

Ordinance No. 3843 – An Ordinance Zoning the Ruckman Annexation to RSF-4, Located at 2903 and 2909 B ½ Road

Council President Pro Tem Palmer moved to adopt Resolution No. 174-05, Ordinance No. 3842 and Ordinance No. 3843 on Second Reading and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Infill/Redevelopment Incentive Request – 2048 N. 12th Street

This is a request for infill/redevelopment incentives for a multifamily project located at 2048 North 12th Street, the northeast corner of 12th Street and Walnut Avenue. Requested incentives include deferral of fees, deferral of guarantees for project landscaping and off-site City improvements (i.e. undergrounding of utility lines).

Bob Blanchard, Community Development Director, reviewed this item. He described the incentives being requested for the Fairmount Subdivision for a total of \$43,000. He advised the existing dwelling will be removed once all the phases are completed. Mr. Blanchard said the location is located at the corner of 12th Street and Walnut Avenue and said the incentive review committee felt the project met the intent of the policy.

Assistant to City Manager Sheryl Trent further described the specific incentive requests. She said the developer is asking for underground utilities and said the committee recommends that the City contribute \$17,000 for that part of the project. She said the applicant is also asking for deferral of fees and the committee is recommending that be approved at the 2005 fee level as long as the project is completed by 2007. Ms. Trent said the developer asked that the Development Improvement Agreement guarantee be waived but the committee is recommending against that incentive.

Council President Hill asked what the value of the deferred fees would be. Mr. Blanchard said the incentive is allowing the applicant to pay at completion rather than at the time of the application. Mr. Blanchard did not have a figure on the difference. Council President Hill asked if the City will make an accounting adjustment to account for the difference. The committee did not recommend an adjustment be made.

Councilmember Coons asked if the incentive amount will increase if the cost for undergrounding turns out to be more. Ms. Trent said that is why staff is recommending a set amount of \$17,000.

Councilmember Thomason asked why the TEDS exception for an additional access point was denied and who made that determination. Mr. Blanchard answered it is a committee that reviews those requests. Councilmember Thomason asked if that is a matter for consideration now. Mr. Blanchard answered that the site plan review is administrative and will not come before Council.

Council President Hill summarized staff's recommendation that Council pay \$17,000 from Economic Development for the underground utilities, and an administrative adjustment on how the fees will be paid, holding them to a 2005 rate, with a completion date of August 2007.

Council President Pro Tem Palmer noted that the infill program is new so the Council is still working through it. He favors the underground utilities but is concerned about freezing the fees and how that might set a precedent.

Councilmember Coons said she might have a concern if it was a regular development request but infill requests will be limited. She favored staff's recommendation.

Councilmember Spehar agreed since the deadline is an incentive to complete the project.

Councilmember Thomason agreed noting the projects in this program are looked at on a case by case basis.

Councilmember Doody agreed noting previous comments that the infill program needs to be streamlined as they go forward.

Councilmember Beckstein asked about the occupancy for the building. Ms. Trent said it will not address affordable housing. Councilmember Beckstein had reservations for the fee deferral since it does not meet affordable housing needs, however she will support staff's recommendation.

Councilmember Spehar said the purpose is to encourage redevelopment and infill.

Councilmember Spehar moved to approve the incentive requests as recommended by staff. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Approval of DOLA Grant Application for Railroad Crossing Improvements

This is a request that the City Council authorize the application of a grant for \$358,000 from the DOLA Energy and Mineral Impact Assistance Grant for the installation of railroad crossing safety equipment at a crossing on River Road between Sandhill Lane and 24 ³/₄

Road. This crossing is currently unmarked and the growth in the oil and gas industry has caused a significant increase in rail, automobile, and truck traffic at this location, placing the public at risk both in terms of a significant accident and a hazardous materials spill.

Sheryl Trent, Assistant to the City Manager, reviewed this item. She explained the reason for the grant's to improve safety at a railroad crossing where traffic has increased due to the oil and gas industry and there is a safety concern. She said since it is part of the Riverside Parkway project the City's share will be through the Riverside Parkway fund. Ms. Trent said staff is recommending this project be given number one priority for purposes of grant consideration.

Council President Hill questioned the safety issue; he asked if this crossing will be closed once the Riverside Parkway is built. Ms. Trent said no, this is the spur near Coorstek and will not be closed. She said the nearby businesses support the grant application.

Councilmember Doody said that he has seen the issues as he works at Coorstek.

City Manager Kelly Arnold said the traffic has hit a threshold where Public Utilities Commission will require the improvements be made.

Councilmember Coons inquired if the grant will help the City offset the costs of the improvements. Ms. Trent confirmed that to be so.

Council President Hill asked if the total cost of the project is \$440,000. Ms. Trent said that is the estimate from Carter & Burgess at this time.

Council President Hill asked if the City's contribution is high enough to complete the project. Ms. Trent said yes, that they are asking DOLA for the whole grant amount and will know what Union Pacific's contribution will be by the time the grant is awarded from DOLA.

Councilmember Spehar moved to authorize the Mayor to sign the grant application for Railroad Crossing Improvements. Councilmember Thomason seconded the motion. Motion carried.

Approval of DOLA Grant Application for Air Tech Park Infrastructure

This is a request that the City Council authorize the application of a grant for \$297,000 from the DOLA Energy and Mineral Impact Assistance Grant for the installation of infrastructure into five (5) lots located on approximately ten (10) acres of industrial land at 825 Landing View Lane in Grand Junction, Colorado. This land will then be used as much needed industrial locations, either on the retail market or as incentives for economic development organizations during recruitment of new businesses. The requested funding will allow the project to be completed in one phase within 2006.

Sheryl Trent, Assistant to the City Manager, reviewed this item. She said this will be the number two priority in grant requests. She reviewed the history of the property owner and the parcel located at 825 Landing View Lane being developed by IDI and said it is near the 3D Systems site. Ms. Trent said the grant request is to help with the improvements needed on the site to make it developable and attract new business. The City's match will support the program in this area including its ownership and purchase of Bookcliff Technology Park. She said the site plan is in the review process and if approved it should be completed in 2006 and ready to be used.

Council President Pro Tem Palmer asked if there are known occupants for the property. Ms. Trent said possibly a state agency but that is not confirmed yet.

Council President Pro Tem Palmer moved to authorize the Mayor to sign the grant application for Air Tech Park infrastructure. Councilmember Thomason seconded the motion. Motion carried.

Purchase of Property at 902 -1030 S. 5th Street for the Riverside Parkway Project

The City has entered a contract to purchase right-of-way at 902 -1030 S. 5th Street from Dean H. VanGundy. Mr. VanGundy owns an 80% interest in the majority of the property and a 100% interest in one lot. The City's obligation to purchase this right-of-way is contingent upon Council's ratification of the purchase contract.

Jim Shanks, Riverside Parkway Program Manager, reviewed this item. He described the request to purchase 80% of the ownership from Dean VanGundy. The other 20% is owned by Eldon VanGundy. He said the property is a critical piece for the Riverside Parkway project and possession is by August 2006. Mr. Shanks said the closing will be prior to December 15, 2005 and the property will be leased back to Mr. VanGundy to allow him time for cleanup and relocation. The entire tract is 5.32 acres but not all of the property is needed for the parkway, 1.5 acres will be a remnant. Mr. Shanks said there will be an option for Mr. VanGundy to purchase that property back, expiring January 1, 2007 at a set amount of \$575,000. He said in addition to the purchase of the land, there will be relocation costs of \$1,727,950 for moving the business and Mr. VanGundy's home which is also located on the property. It is anticipated that Mr. VanGundy will move himself.

Councilmember Doody asked if the property has a rail spur on it. Mr. Shanks said yes there is but the Parkway will cut part of that rail spur off. Councilmember Doody asked if that added value to the property. Mr. Shanks said yes and Mr. VanGundy is being compensated for that.

Council President Pro Tem Palmer recognized all of the hard work from Mr. Shanks and the realization by Mr. VanGundy that progress was coming.

Councilmember Spehar also recognized all of staff's work and the importance of this piece is for the Riverside Parkway.

Council President Hill noted that there is 23 important pieces, describing the difficulty of negotiating property purchases in the public sector and the need to ensure the owner is getting paid a fair market price.

Councilmember Coons agreed that the purchase is important in terms of aesthetics but acknowledged the VanGundy family and their role in recycling in this community.

Resolution No. 175-05 – A Resolution Authorizing the Purchase of Right-of-Way at 1018 S. 5th Street from Dean H. VanGundy

Councilmember Thomason moved to adopt Resolution No. 175-05. Council President Pro Tem Palmer 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 8:27 p.m.

Stephanie Tuin, MMC
City Clerk

Attach 2
Setting a Hearing on the 2006 Budget Appropriation Ordinance
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|-----------------|---|----------------------|---|----------------|--------------------------|---------------------------------|
| Subject | | Annual Appropriation Ordinance for 2006 | | | | | |
| Meeting Date | | December 7, 2005 | | | | | |
| Date Prepared | | 11/30/05 | | | File # | | |
| Author | | Lanny Paulson | | Budget & Accounting Manager | | | |
| Presenter Name | | Ron Lappi | | Administrative Services Director | | | |
| Report results back to Council | | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes | When | |
| Citizen Presentation | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Name | |
| <input type="checkbox"/> | Workshop | <input checked="" type="checkbox"/> | Formal Agenda | <input checked="" type="checkbox"/> | Consent | <input type="checkbox"/> | Individual Consideration |

Summary: The total appropriation for all thirty-seven accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$158,207,557. Although not a planned expenditure, an additional \$2,000,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Budget: Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance.

Action Requested/Recommendation: Set a hearing with Final passage on December 21, 2005.

Attachments: Proposed Ordinance

Background Information: With the following exceptions the budget, by fund, is as presented to the City Council at the Budget Workshop on Saturday November 5th, 2005. Neither of these changes affect appropriation totals.

- ✦ The City Council agreed to pay the Botanical Society's delinquent utility bills as of 12/31/2005 out of the General Fund Contingency account.
- ✦ The Council agreed to allocate \$10,464 of the Economic Development Fund's appropriation in support of the Downtown Business Improvement District.

ORDINANCE NO. ____

THE ANNUAL APPROPRIATION ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, THE DOWNTOWN DEVELOPMENT AUTHORITY, THE RIDGES METROPOLITAN DISTRICT, AND THE GRAND JUNCTION WEST WATER AND SANITATION DISTRICT, FOR THE YEAR BEGINNING JANUARY 1, 2006, AND ENDING DECEMBER 31, 2006

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2006, and ending December 31, 2006, said sums to be derived from the various funds as indicated for the expenditures of:

| FUND NAME | FUND # | APPROPRIATION | Emergency Reserve |
|---------------------------------------|---------------|----------------------|--------------------------|
| General | 100 | \$ 50,653,643 | \$ 2,000,000 |
| Enhanced 911 Special Revenue | 101 | \$ 1,080,288 | |
| Visitor & Convention Bureau | 102 | \$ 1,641,236 | |
| DDA Operations | 103 | \$ 193,416 | |
| CDBG Special Revenue | 104 | \$ 450,000 | |
| Parkland Expansion | 105 | \$ 584,110 | |
| Golf Course Expansion | 107 | \$ 127,000 | |
| Economic Development | 108 | \$ 450,000 | |
| DDA/TIF Special Revenue | 109 | \$ 872,463 | |
| Conservation Trust Special Revenue | 110 | \$ 417,348 | |
| Sales Tax CIP | 201 | \$ 21,125,988 | |
| Storm Drainage Improvement | 202 | \$ 5,070,000 | |
| DDA/TIF/CIP | 203 | \$ 0 | |
| Riverside Parkway Capital Improvement | 204 | \$ 27,803,000 | |
| Future Street Improvements | 207 | \$ 1,090,000 | |
| Facilities | 208 | \$ 1,000,000 | |
| Water | 301 | \$ 5,502,658 | |
| Solid Waste | 302 | \$ 2,773,823 | |
| Two Rivers Convention Center | 303 | \$ 2,927,526 | |
| Swimming Pools | 304 | \$ 985,932 | |
| Lincoln Park Golf Course | 305 | \$ 945,049 | |
| Tiara Rado Golf Course | 306 | \$ 1,251,831 | |
| Parking | 308 | \$ 4,705,270 | |
| Irrigation | 309 | \$ 218,279 | |
| Data Processing | 401 | \$ 2,859,407 | |
| Equipment | 402 | \$ 3,126,252 | |
| Stores | 403 | \$ 101,266 | |
| Self Insurance | 404 | \$ 1,373,627 | |
| Communications Center | 405 | \$ 5,018,618 | |

| | | | | |
|-------------------------------------|-----|-----------|--------------------|---------------------|
| General Debt Service | 610 | \$ | 3,935,888 | |
| DDA Debt Service | 611 | \$ | 811,643 | |
| GJWWSD Debt Service | 612 | \$ | 145,492 | |
| Ridges Metro District Debt Service | 613 | \$ | 227,990 | |
| Grand Junction Public Finance Corp. | 614 | \$ | 286,890 | |
| Parks Improvement Advisory Board | 703 | \$ | 30,000 | |
| Cemetery Perpetual Care | 704 | \$ | 46,000 | |
| Joint Sewer System | 900 | \$ | 8,375,624 | |
| TOTAL ALL FUNDS | | \$ | 158,207,557 | \$ 2,000,000 |

SECTION 2. The following amounts are hereby levied for collection in the year 2006 and for the specific purpose indicated:

| | Millage Rate | Amount Levied |
|---|--------------|---------------|
| City of Grand Junction General Fund | 8.000 | \$5,103,350 |
| Temporary Credit Mill Levy | -.708 | - 451,463 |
| Net Levy | 7.292 | \$4,651,887 |
| Ridges Metropolitan District #1 | 5.900 | \$135,169 |
| Grand Junction West Water & Sanitation District | 0.000 | \$0 |
| Downtown Development Authority | 5.000 | \$136,372 |

INTRODUCED AND ORDERED PUBLISHED the ____ day of _____, 2005.

TO BE PASSED AND ADOPTED the ____ day of _____, 2005.

Attest:

President of the Council

City Clerk

Attach 3

Setting Hearings on Prohibiting Underage Purchase, Possession or Consumption of Alcohol, Marijuana and Paraphernalia

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|---|------------|----------------------|-----------------------|---------------|----------------|---------------------------------|
| Subject | Prohibition of underage purchase, possession or consumption of alcohol, marijuana and paraphernalia | | | | | | |
| Meeting Date | December 7, 2005 | | | | | | |
| Date Prepared | November 29, 2005 | | | | File # | | |
| Author | Shelly Dackonish | | | Staff Attorney | | | |
| Presenter Name | John Shaver | | | City Attorney | | | |
| Report results back to Council | | No | | Yes | When | | |
| Citizen Presentation | | Yes | x | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: In 2004, the Grand Junction Police Department handled 389 cases of minor in possession of alcohol, resulting in 697 arrests. Officers from the Department made 92 arrests of minors in possession of one ounce or less of marijuana. Many municipalities across Colorado, including several on the Western Slope, have ordinances prohibiting minors from purchasing, possessing or consuming alcohol and/or marijuana. The proposed ordinances would prohibit those activities as a matter of local law in Grand Junction.

Action Requested/Recommendation: Introduction of Proposed Ordinances and Set Public Hearings for December 21, 2005.

Attachments: Two proposed ordinances.

Background Information: State law prohibits underage purchase, possession and drinking of alcohol and of marijuana; however, the number of cases in state court may be contributing to under-enforcement of alcohol offenses. In 2004, the Grand Junction Police Department handled 389 cases of minor in possession of alcohol, resulting in 697 arrests and made 92 arrests of minors in possession of marijuana. A municipal prohibition of possession, consumption and purchase of alcohol by minors would enhance the community's ability to deal more effectively with underage use of alcohol and marijuana. Many other municipalities in Colorado have enacted ordinances prohibiting underage possession, purchase or consumption of alcohol and marijuana.

The Police Department supports the proposed ordinances. The Municipal Court and the City Attorney's Office expect, for the present at least, to be able to handle the increased case workload; however, the caseload will be monitored closely. Diversion of some cases into Teen Court for sentencing by peers is also expected. The Teen Court program has recently been expanded to include a Teen Court class at Grand Junction High School. Having Teen Court as a part of the curriculum is expected to increase the participation by students in the program and to allow for an increase in the number of cases that can be adjudicated through Teen Court. Only first offenses can be adjudicated through Teen Court; sentences there would consist of UPS, Level I alcohol class, probation and various other school or community related activities (no fines).

The proposed Municipal Court sentence is substantially similar to that of other Colorado cities having comparable ordinances. Drug and alcohol classes, evaluation and counseling would be provided by outside entities, a list of which would be made available to the convicted minor and parent, who would then be responsible for contacting a provider of their choice, paying fees for services directly to that provider, completing the required class(es) and/or treatment, and making sure completion of the program is certified to the Municipal Court within a specified amount of time.

The proposed maximum Municipal Court fine amounts of \$250.00 for a first offense, \$500.00 for a second offense, \$1000 for a 3rd offense, are equivalent to fines the state level. In the proposed ordinances these fines represent a maximum; lower fines remain within the discretion of the judge. The ordinances provide that the fines may be suspended on the condition that useful public service hours and alcohol education classes are completed within a time period set by the Court. They also express a preference for UPS and alcohol/drug education over fines.

State law also provides for suspension of a drivers' license for alcohol and marijuana offenses by minors for three months for a first offense and up to a year for subsequent offenses. The penalties provided in the proposed ordinances are thus within (and up to) the limits of state law.

The proposed ordinances, in compliance with state law and City Charter, do not allow for imposition of jail time for juvenile minors. Jail time for the age 18-21 offenders is authorized.

ORDINANCE NO. ____

AN ORDINANCE PROHIBITING PURCHASE, POSSESSION OR CONSUMPTION OF ALCOHOL BY MINORS AND PROHIBITING THE PROVISION OF ALCOHOL TO MINORS

Recitals.

Consumption of alcohol is harmful to the health, well-being, safety and development of minors. It can also lead to accidents, injuries and the commission of other crimes that might otherwise not occur or be avoided.

State law prohibits underage purchase, possession and drinking of alcohol; however, the high number of criminal cases in state court may be contributing to the under-enforcement of alcohol offenses.

A municipal prohibition of possession, consumption and purchase of alcohol by minors will enhance the community's ability to deal more effectively with underage drinking.

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

The following Section 24-22 shall be added to Chapter 24 of the Code of Ordinances, City of Grand Junction, Colorado, to prohibit the provision of alcohol to persons under 21 years of age, and the purchase, possession or consumption of alcohol by persons under 21 years of age, all as follows:

Sec. 24-22. Purchase, possession, consumption or sale of alcohol by or to persons under the age of 21.

Definitions

Alcoholic beverage, as used in this section, shall mean any vinous, spirituous or malt liquor and/or any fermented malt beverage, including 3.2 percent beer, of any kind and in any quantity.

Providing alcohol to minor

(1) It shall be unlawful for any person to knowingly sell, serve, give away, dispose of, exchange or deliver, or to permit the sale, serving, giving or procuring of any alcoholic beverage to or for anyone under the age of 21 years.

(2) It shall be unlawful for any person to knowingly permit any person under the age of 21 years to violate subsections (3), (4) or (5) of this section.

Purchase of alcohol by minor

(3) It shall be unlawful for any person under the age of 21 years to obtain or attempt to obtain any alcoholic beverage by misrepresentation of age or any other method in any place selling or providing alcoholic beverages.

(4) It shall be unlawful for any person under the age of 21 years to purchase any alcoholic beverage.

Possession or consumption of alcohol by minor

(5) It shall be unlawful for a person under the age of 21 years to possess or consume any alcoholic beverage.

Defenses, exceptions

(6) It shall be an affirmative defense to any violation of this section 24-22 that the person under the age of 21 years was participating in a religious ceremony or practice, or was participating in a supervised and bona fide investigation conducted by a law enforcement agency, or that the conduct was permitted by Articles 46 and/or 47 of Title 12, Colorado Revised Statutes.

(7) Nothing in this section 24-22 shall prohibit any person under the age of 21 from possessing or consuming any alcoholic beverage in their own home with the knowledge and permission of, and in the presence and under the supervision of, their natural parent(s) or legal guardian, nor to prohibit any natural parent or legal guardian from providing any alcoholic beverage to their child(ren) in their own home.

Penalties

(8) Each violation of subsections (1) or (2) (providing alcohol to a minor) of this ordinance, Section 24-22, shall be punishable by a fine of up to \$1,000, useful public service, up to 30 days in jail, or any combination thereof, in the discretion of the Court.

(9) Each violation of subsections (3), (4) or (5) (purchase, possession or consumption of alcohol by a minor) of this ordinance, Section 24-22, shall be punishable by useful public service, suspension of drivers' license, alcohol education

classes, alcohol evaluation and treatment, fines, or any combination of these in the discretion of the court, subject to the following:

(a) Useful public service of no less than 24 hours for any single offense shall be imposed.

(b) Drivers license shall be suspended for a period of three (3) months for a first offense and up to one (1) year for subsequent offenses.

(c) Fines of up to \$250 for a first offense, up to \$500 for a second offense and up to \$1000 for a third offense, may be imposed. Fines may be suspended on the condition of timely completion of useful public service and alcohol classes or treatment. This subsection (9)(c) shall not limit the discretion of the court to suspend fines for other reasons it deems appropriate. It is the intention of the City Council in adopting this subsection (9)(c) to establish a preference for useful public service, alcohol education and/or treatment over fines.

(10) Each violation of subsections (3), (4) or (5) (purchase, possession or consumption of alcohol by a minor) of this ordinance, Section 24-22, by a person who is 18 years of age or older may be punishable by up to 30 days in jail, in combination with or in lieu of any penalties set forth in subsection (9) of this ordinance, Section 24-22, in the discretion of the Court.

All other provisions of Chapter 24 shall remain in full force and effect.

PASSED for first reading this _____ day of _____, 2005.

PASSED AND ADOPTED this _____ day of _____, 2005 on
Second Reading.

Bruce Hill
President of the Council

Attest:

Stephanie Tuin

City Clerk

ORDINANCE NO. ____

AN ORDINANCE PROHIBITING PURCHASE, POSSESSION OR CONSUMPTION OF MARIJUANA BY MINORS AND PROHIBITING POSSESSION OF DRUG PARAPHERNALIA

Recitals.

Consumption of marijuana is harmful to the health, well-being, safety and development of minors. It can also lead to accidents, injuries and the commission of other crimes that might otherwise not occur or be avoided.

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

The following Section 24-23 shall be added to Chapter 24 of the Code of Ordinances, City of Grand Junction, Colorado, to prohibit the purchase, possession or consumption of less than one ounce of marijuana by persons under the age of 21, as follows:

Sec. 24-23. Purchase, possession, consumption of marijuana by persons under the age of 21.

(1) It shall be unlawful for any person under the age of 21 years to purchase or possess one ounce or less of marijuana, and/or to consume any quantity of marijuana, except as allowed for medicinal purposes.

Penalties

(2) Each violation of this section 24-23, shall be punishable by useful public service, suspension of drivers' license, drug education classes, drug evaluation and treatment, fines, or any combination of these in the discretion of the court, subject to the following:

- a. Useful public service of no less than 24 hours for any single offense shall be imposed.
- b. Drivers license shall be suspended for a period of three (3) months for a first offense and up to one (1) year for subsequent offenses.
- c. Fines of up to \$250 for a first offense, up to \$500 for a second offense and up to \$1000 for a third offense, may be imposed. Fines may be suspended on the condition of timely completion of useful public service and drug classes or treatment. This subsection (2)(c) shall not limit the discretion of the court to suspend fines for other reasons it deems appropriate. It is the intention of the City Council in

adopting this subsection (2)(c) to establish a preference for useful public service and drug education and/or treatment over fines.

(3) Each violation of this section 24-23 by a person who is 18 years of age or older may be punishable by up to 30 days in jail, in combination with or in lieu of any penalty provided for in subsection (2) of this ordinance, Section 24-23, in the discretion of the Court.

Section 24-24. Possession and purchase of drug paraphernalia by persons under the age of 21 years.

(1) It shall be unlawful for any person under the age of 21 years to knowingly purchase or possess drug paraphernalia.

(2) Drug paraphernalia as used in this section shall mean all equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing marijuana into the human body in violation of this section, including but not limited to:

(a) Testing equipment used, intended for use, or designed for use in identifying or in analyzing the strength, effectiveness, or purity of marijuana in violation of this section;

(b) Scales and balances used, intended for use, or designed for use in weighing or measuring marijuana in violation of this section;

(c) Separation gins or sifters used, intended for use, or designed for use in removing twigs and seeds from or in otherwise cleaning or refining marijuana in violation of this section;

(d) Blenders, bowls, containers, spoons, and mixing devices use, intended for use, or designed for use in compounding marijuana with other substances, including but not limited to foods;

(e) Capsules, balloons, envelopes and other containers used, intended for use, or designed for use in packaging small quantities of marijuana;

(f) Containers and other objects used, intended for use, or designed for use in storing or concealing marijuana; or

(g) Objects used, intended for use, or designed for use in ingesting, inhaling, or otherwise introducing marijuana into the human body, such as:

(I) Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls;

(II) Water pipes;

(III) Carburetion tubes and devices;

(IV) Smoking and carburetion masks;

(V) Roach clips, meaning objects used to hold a burning marijuana cigarette that has become too small or too short to be held in the hand;

(VI) Chamber pipes;

(VII) Carburetor pipes;

(VIII) Electric pipes;

(IX) Air-driven pipes;

(X) Chillums;

(XI) Bonges;

(XII) Ice pipes or chillers.

(3) In determining whether an object is drug paraphernalia, a court, in its discretion, may consider, in addition to all other relevant factors, the following:

(a) Statements by the owner or by anyone in control of the object concerning its use;

(b) The proximity of the object to marijuana;

(c) The existence of any residue of marijuana on the object;

(d) Direct or circumstantial evidence of the knowledge of an owner, or of anyone in control of the object, or evidence that such person unreasonably should know, that it will be delivered to persons who he knows or reasonably should know, could use the object to facilitate a violation of this section;

(e) Instructions, oral or written, provided with the object concerning its use;

(f) Descriptive materials accompanying the object which explain or depict its use;

(g) National or local advertising concerning its use;

(h) The manner in which the object is displayed;

(i) Whether the owner, or anyone in control of the object, is a supplier of like or related items to the community for legal purposes, such as an authorized distributor or dealer of tobacco products;

(j) The existence and scope of legal uses for the object in the community;

(k) Expert testimony concerning its use.

(4) In the event a case brought pursuant to this section is tried before a jury, the court shall hold an evidentiary hearing on issues raised pursuant to this section. Such hearing shall be conducted in camera.

Penalties

(5) Any person who violates this section 24-24 shall be punished by a fine of not more than one hundred dollars.

All other provisions of Chapter 24 shall remain in full force and effect.

PASSED for first reading this _____ day of _____, 2005.

PASSED AND ADOPTED this _____ day of _____, 2005 on
Second Reading.

Bruce Hill
President of the Council

Attest:

Stephanie Tuin
City Clerk

Attach 4**Setting a Hearing on Vacating the East/West Alley South of Fourth Avenue on the West Side of S. 7th Street**

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|--------------------------------|---|-----|-------------------|-----|-------------------|---------|--------------------------|
| Subject | Vacate the east/west alley south of Fourth Avenue on the west side of S. 7 th Street | | | | | | |
| Meeting Date | December 7, 2005 | | | | | | |
| Date Prepared | December 1, 2005 | | | | File #VR-2005-181 | | |
| 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 vacation ordinance to vacate the east/west alley south of Fourth Avenue on the west side of S. 7th Street. The owner of the adjacent properties to the north and south of the alley has requested that the alley be vacated to make the smaller adjacent lots easier to develop.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed vacation ordinance and set a public hearing for December 21, 2005.

Background Information: See attached Staff report/Background information

Attachments:

1. Staff report/Background information
2. Site Location Map / Aerial Photo Map
3. Future Land Use Map / Zoning Map
6. Vacation Ordinance

AGENDA TOPIC: Vacation of Public Alley Right-of-Way, VR-2005-181.

ACTION REQUESTED: Vacation of Public Alley Right-of-Way

| BACKGROUND INFORMATION | | | |
|------------------------------|--|-------------------|----|
| Location: | West side of S 7 th Street, South of Fourth Avenue | | |
| Applicants: | Owner/Applicant: Sterling Company – Dick Scariano; Representative: Thompson-Langford Corp – Scott Thompson | | |
| Existing Land Use: | Unimproved alley | | |
| Proposed Land Use: | Undetermined future development | | |
| Surrounding Land Use: | North | Vacant Commercial | |
| | South | Vacant Commercial | |
| | East | Commercial | |
| | West | Commercial | |
| Existing Zoning: | N/A | | |
| Proposed Zoning: | C-2 | | |
| Surrounding Zoning: | North | C-2 | |
| | South | C-2 | |
| | East | C-2 | |
| | West | C-2 | |
| Growth Plan Designation: | Surrounding - Commercial | | |
| Zoning within density range? | X | Yes | No |

PROJECT DESCRIPTION: The owner of the adjacent properties to the north and south of the alley has requested that the alley be vacated to make the smaller adjacent lots easier to develop.

RECOMMENDATION: Recommend approval to City Council of the alley vacation.

ANALYSIS

1. Background

The East/West alley on the west side of South 7th Street and south of Fourth Avenue is not constructed and is not used to access any parcels in the area, is not used for utilities, or used for trash pick-up. Sterling Company owns the property to the north and south of the alley and would like it vacated to make the smaller adjacent lots easier to develop.

2. Consistency with the Growth Plan

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

3. Section 2.11.c of the Zoning and Development Code

Requests 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.

Applicant's Response: This proposed alley vacation of an undeveloped and unused alleyway does not conflict with any adopted plan or policy of the City.

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

Applicant's Response: This proposed alley vacation will not land lock any parcel.

- 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.

Applicant's Response: This proposed alley vacation does not restrict access to any parcel.

- 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).

Applicant's Response: This proposed alley vacation does not present any adverse impact to the general public nor any reduction to the quality of services provided to any parcel.

- 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.

Applicant's Response: This proposed alley vacation does not inhibit the provision of services.

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

Applicant's Response: This proposed alley vacation of an undeveloped and unused alley does eliminate a possible maintenance obligation. More significantly it reflects the actual lack of a need for an alley at this location. The properties are serviced by an alley along the west and by 7th Street on the east. There is no curb cut for the alley on 7th Street and there is no potential for an extension of the alley to the west as there is no dedicated right-of-way and there is a building in the alignment.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Sterling Company application, VR-2005-181 for the vacation of a public right-of-way, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Growth Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the requested right-of-way vacation, VR-2005-181 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the vacation of alley request for VR-2005-181, I move that the Planning Commission forward to City Council a recommendation of approval, making the findings of fact and conclusions listed in the staff report.

Attachments:

Vicinity Map / Aerial Photo
Growth Plan Map / Zoning Map
Ordinance w/ exhibit

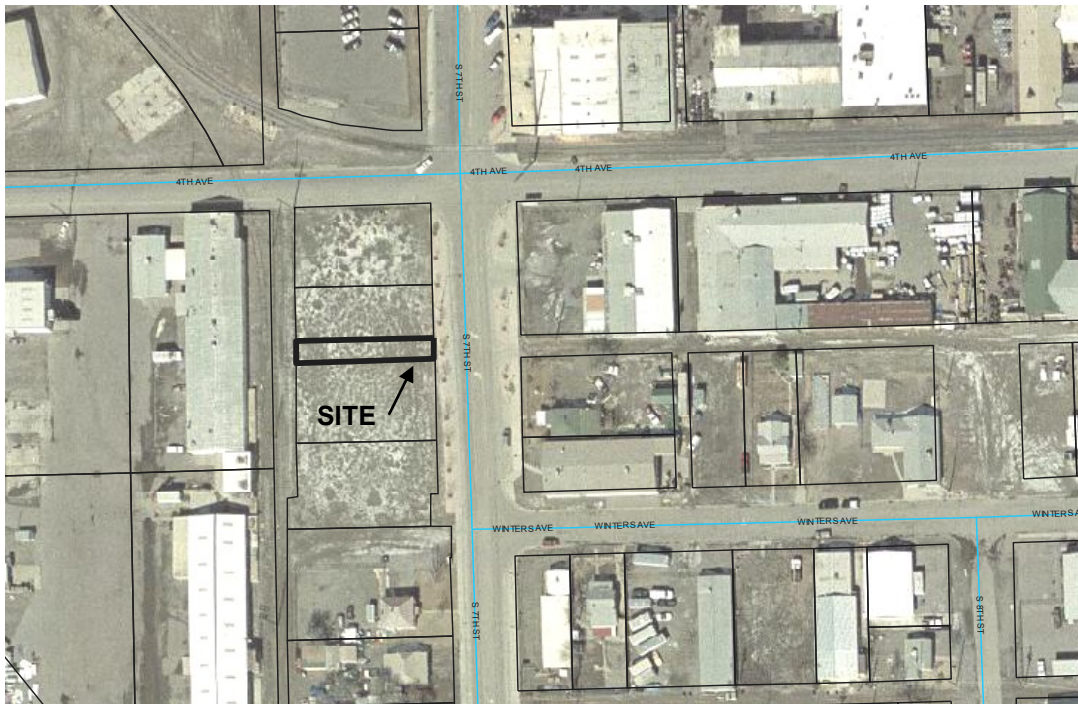
Site Location Map

Figure 1



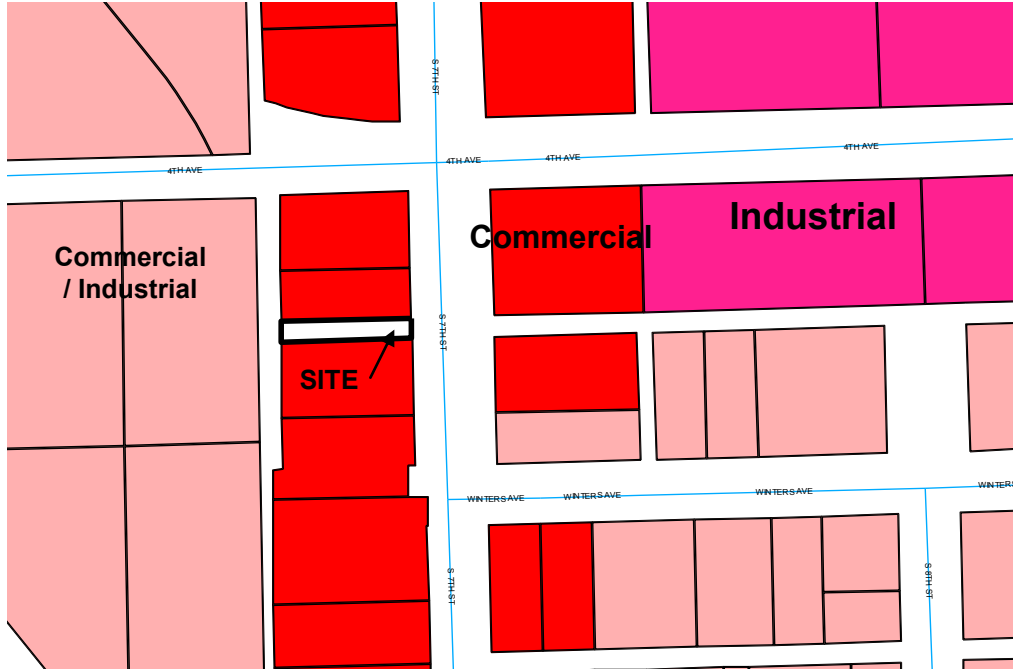
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City Zoning

Figure 4



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

CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING RIGHTS-OF-WAY FOR AN ALLEYWAY
LOCATED WEST OF SOUTH 7TH STREET AND SOUTH OF FOURTH AVENUE**

RECITALS:

A vacation of the dedicated right-of-way for has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

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

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

That alley between Lot 5 and Lot 6 of Block 1 of Benton Canon's First Sub-Division as recorded in the Mesa County Records at Reception No. 31702.

Said parcel containing an area of 2540 square feet more or less, as described.

Introduced for first reading on this ____ day of _____, 2005

PASSED and ADOPTED this ____ day of _____, 2005.

ATTEST:

President of City Council

City Clerk

ALLEY VACATION

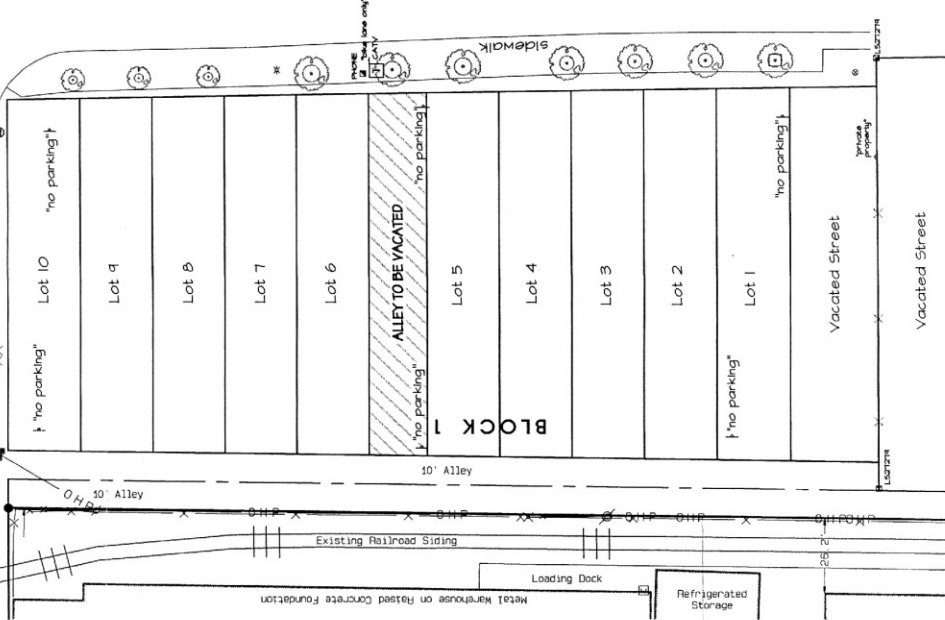
EXHIBIT "A"

FOUND IN CONCRETE
CORNER
OF SUBDIVISION

FOUND BEARS
CAP L516431

BENTON CANON'S FIRST SUBDIVISION - BLOCK 1

4TH AVENUE



DESCRIPTION OF ALLEY TO BE VACATED

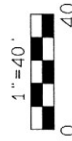
That alley between Lot 5 and Lot 6 of Block 1 of Benton Canon's First Sub-Division as recorded in the Mesa County Records at Reception No. 31702.

LEGEND

- ⊠ found aluminum monument as noted
- found rebar and cap as noted
- ∅ calculated position - no monument
- △ control point
- ⊙ power pole
- ⊗ down guy anchor
- ⊛ light pole
- ⊙ sanitary sewer manhole
- ⊙ water valve
- ⊙ fire hydrant
- ⊙ sign
- ⊙ stop sign
- ⊙ tree - deciduous

LINE TYPE LEGEND

- section lines
- X-X- fence
- OHP- overhead utility line
- G- natural gas line
- W- water line
- E- underground electric line
- S- sanitary sewer line
- T- underground telephone line



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210
 Grand Junction CO 81505 tlc@tlcwest.com
 Drawn: NNN Checked: NNN Date: JUL 15, 2005
 S:\Survey\0183 0meg\030\0183-030.pro Job No. 0183-03005

WINTERS AVENUE

BLOCK 2

7TH STREET

BLOCK 1

ALLEY TO BE VACATED

10' Alley

10' Alley

Existing Railroad Siding

Loading Dock

Refrigerated Storage

Vacated Street

Vacated Street

Private Property

Private Property

Private Property

Private Property

Private Property

Attach 5
Setting a Hearing on Zoning the Hoffman Annexation, Located at 3041 D Road
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|---|-----|----------------------|-----|--------------------|---------------------------------|
| Subject | Zoning the Hoffman Annexation, located at 3041 D Road | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | December 1, 2005 | | | | File #ANX-2005-239 | |
| 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 Hoffman Annexation RMF-5 located at 3041 D Road.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed zoning ordinance and set a public hearing for the 21st of December, 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: | | 3041 D Road | |
| Applicants: | | Owner: Arna Hoffman; Developer: Habitat for Humanity – Gabe DeGabriele; Representative: Austin Civil Group – Mark Austin | |
| Existing Land Use: | | Residential | |
| Proposed Land Use: | | Residential subdivision | |
| Surrounding Land Use: | North | Single Family Residential | |
| | South | Bureau of Reclamation | |
| | East | Bureau of Reclamation | |
| | West | Residential / Agricultural | |
| Existing Zoning: | | County RSF-R | |
| Proposed Zoning: | | City RMF-5 | |
| Surrounding Zoning: | North | County PD 5.25 du/ac | |
| | South | County PD – Conservation Area | |
| | East | County PD – Conservation Area | |
| | West | County RSF-R | |
| 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-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:

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 zone district is compatible with the neighborhood and will not create adverse impacts. Any issues that arise with the development of the property will be addressed through the review of the proposed project.

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.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. RSF-4
- b. RMF-8

STAFF RECOMMENDATION

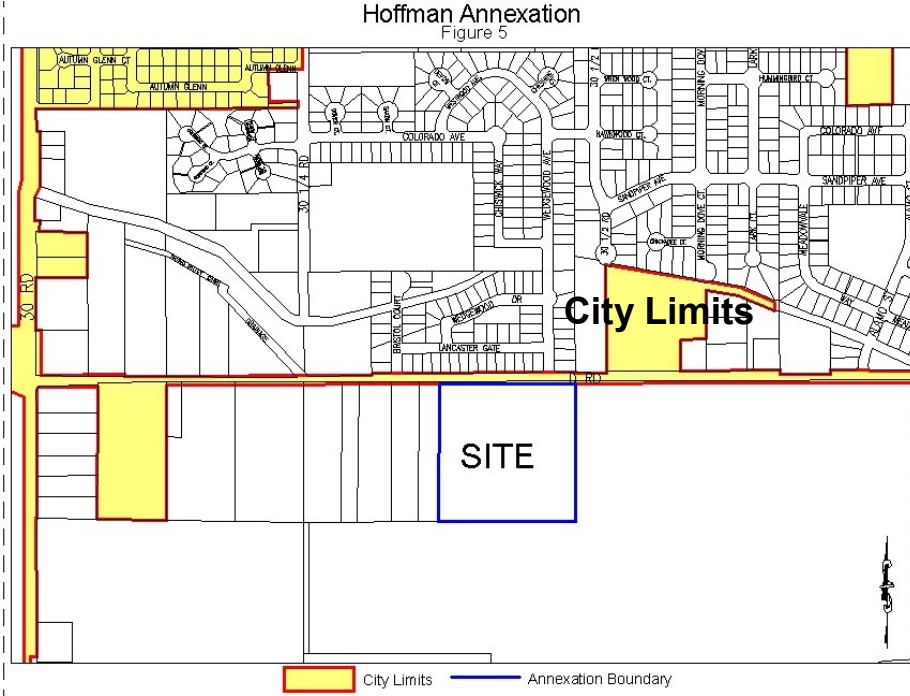
Staff recommends approval of the RMF-5 zone district, with the finding that the proposed zone district is consistent with the Growth Plan and with Sections 2.6 and 2.14 of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the RMF-5 district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1

Hoffman Annexation
Figure 5



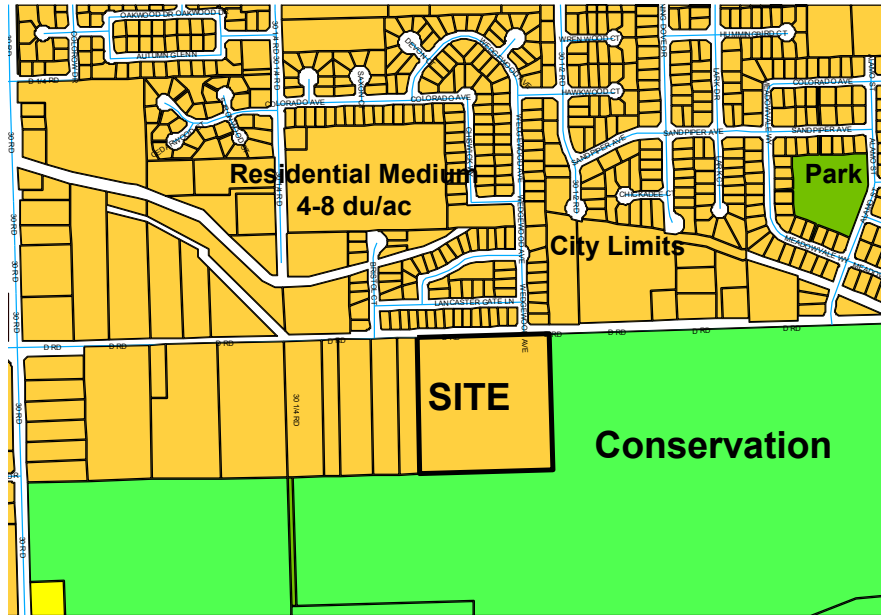
Aerial Photo Map

Figure 2



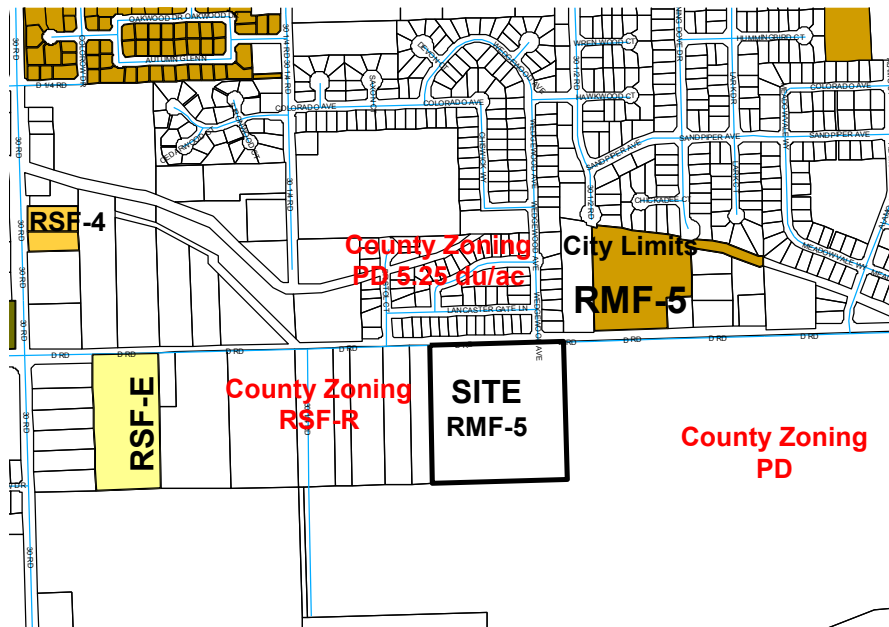
Future Land Use Map

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 HOFFMAN ANNEXATION TO
RMF-5**

LOCATED AT 3041 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 zoning the Hoffman 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.

HOFFMAN ANNEXATION

The Northeast Quarter of the Northeast Quarter of the Northwest Quarter (NE 1/4 NE 1/4 NW 1/4) of Section 21, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, except the North 30 feet thereof.

Said parcel contains 9.55 acres (415,908 square feet), more or less, as described.

Introduced on first reading this ____ day of _____, 2005 and ordered published.

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

Mayor

ATTEST:

City Clerk

**Attach 6
Setting a Hearing for the Hammer-Whitt Annexation Located at 29 ½ Road and Ronda Lee Road**

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|---|-----|----------------------|--------------------|-------------|----------------|---------------------------------|
| Subject | Setting a hearing for the Hammer-Whitt Annexation located at 29 ½ Road and Ronda Lee Road | | | | | | |
| Meeting Date | December 7, 2005 | | | | | | |
| Date Prepared | December 1, 2005 | | | File #ANX-2005-107 | | | |
| Author | Senta L. Costello | | Associate Planner | | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: Resolution referring a petition for annexation and introduction of a proposed ordinance. The 6.20 acre Hammer-Whitt Annexation consists of 3 parcels and contains a portion of the Ronda Lee Road, Jon Hall Drive, and 29 ½ Road rights-of-way.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Hammer-Whitt Annexation petition and introduce the proposed Hammer-Whitt Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for January 18, 2006.

Background Information: See attached Staff Report/Background Information

Attachments:

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

STAFF REPORT / BACKGROUND INFORMATION

| | | | | |
|-------------------------------------|--------------|--|------------|-----------|
| Location: | | 29 ½ Road and Ronda Lee Road | | |
| Applicants: | | Owner: Terrence L. Hammer Representative: Thompson-Langford Corp – Doug Thies | | |
| Existing Land Use: | | Residential / Abandoned Farmland | | |
| Proposed Land Use: | | 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-R and RSF-1 | | |
| | West | City RSF-4 and County RSF-R | | |
| 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 6.20 acres of land and is comprised of 3 parcels. The property owners have requested annexation into the City as the result of a desire to subdivide in the County. Under the 1998 Persigo Agreement all subdivisions require annexation and processing in the City.

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

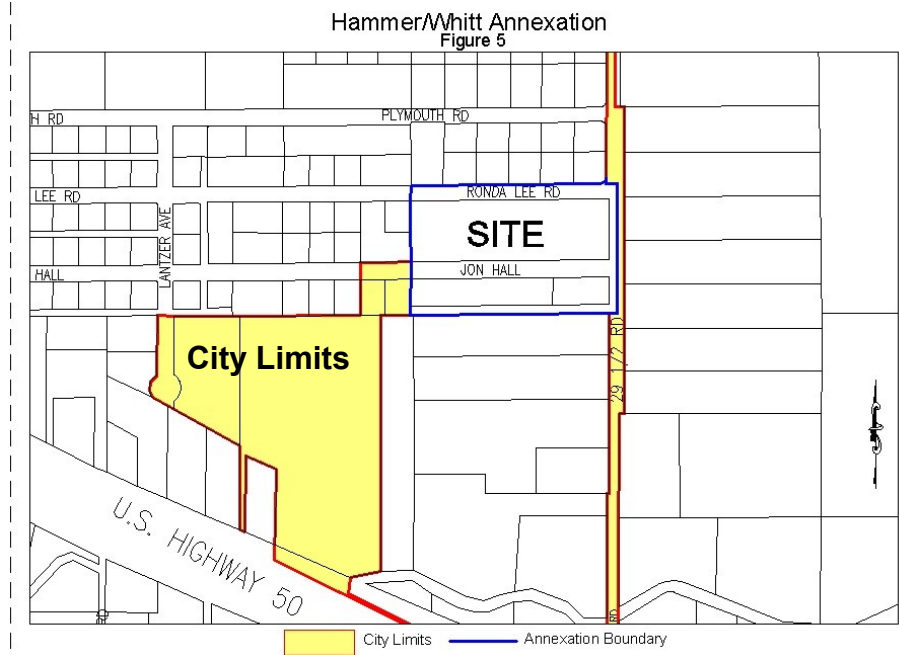
| <u>ANNEXATION SCHEDULE</u> | |
|-----------------------------------|---|
| December 7, 2005 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| December 13, 2005 | Planning Commission considers Zone of Annexation |
| January 4, 2006 | Introduction Of A Proposed Ordinance on Zoning by City Council |
| January 18, 2006 | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council |
| February 19, 2006 | Effective date of Annexation and Zoning |

HAMMER-WHITT ANNEXATION SUMMARY

| | | |
|---------------------------------------|--|------------------------------------|
| File Number: | ANX-2005-107 | |
| Location: | 29 ½ Road and Ronda Lee Road | |
| Tax ID Number: | 2943-322-00-024; 138; 139 | |
| Parcels: | 3 | |
| Estimated Population: | 2 | |
| # of Parcels (owner occupied): | 1 | |
| # of Dwelling Units: | 1 | |
| Acres land annexed: | 6.20 | |
| Developable Acres Remaining: | 4.2 | |
| Right-of-way in Annexation: | 65,866 square feet | |
| Previous County Zoning: | RSF-4 | |
| Proposed City Zoning: | RSF-4 | |
| Current Land Use: | Residential / Abandoned Farmland | |
| Future Land Use: | Residential Subdivision | |
| Values: | Assessed: | = \$32,400 |
| | Actual: | = \$140,770 |
| Address Ranges: | 2941-2949 Ronda Lee Road (odd only); 2941-2949 Jon Hall Drive (all) | |
| Special Districts: | Water: | Ute Water |
| | Sewer: | Orchard Mesa Sanitation |
| | Fire: | Grand Junction Rural Fire District |
| | Irrigation: | Orchard Mesa Irrigation District |
| | School: | Mesa County District #51 |
| | Pest: | N/A |

Site Location Map

Figure 1



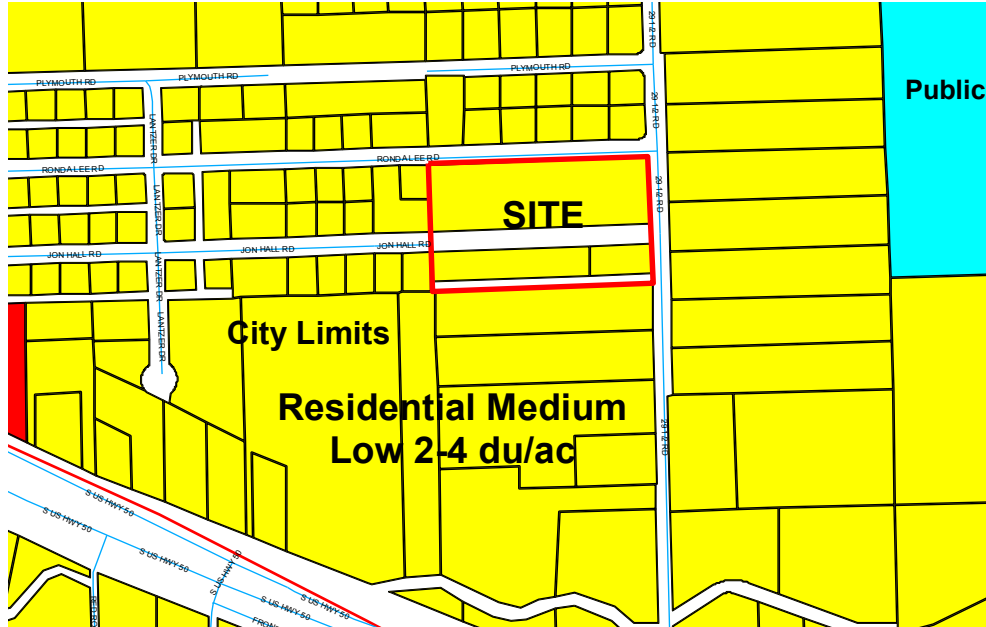
Aerial Photo Map

Figure 2



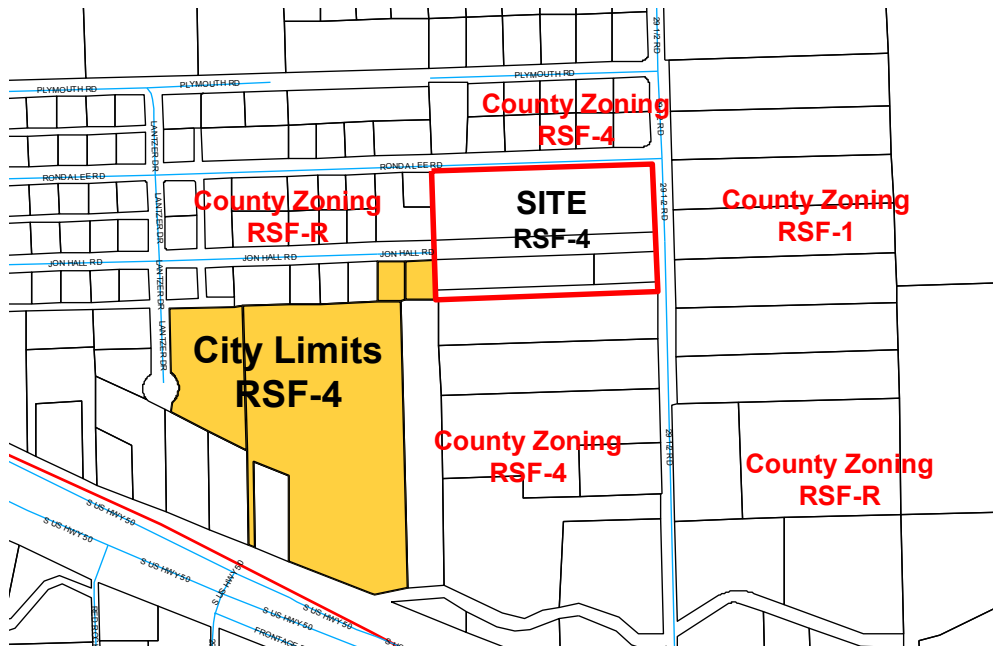
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

**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 7th of December, 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**

HAMMER-WHITT ANNEXATION

**LOCATED AT 29 ½ ROAD AND RONDA LEE ROAD AND A PORTION OF THE
RONDA LEE ROAD, JON HALL DRIVE, AND 29 ½ ROAD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of December, 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:

HAMMER-WHITT ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township One South, Range One 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 NW 1/4 of said Section 32 and assuming the South line of the NE 1/4 NW 1/4 of said Section 32 to bear S89°51'15"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°51'15"W along the South line of the NE 1/4 NW 1/4 of said Section 32 a distance of 658.00 feet to the East line of Lot 1, Sunset Park recorded in Plat Book 9, Page 93, Mesa County, Colorado records; thence N00°05'03"W along the East line of said Sunset Park a distance of 410.00 feet to the Southeast corner of Lot 20 of said Sunset Park also being a point on the North right of way of Ronda Lee Road; thence N89°51'15"E along the North right of way of said Ronda Lee Road a distance of 613.31 feet; thence 31.38 feet along a 20.00 foot radius curve concave Northwest, having a central angle of 89°53'58" and a chord that bears N44°54'16"E a distance of 28.26 feet to the West right of way of 29 1/2 Road; thence S00°02'43"E a distance of 19.96 feet; thence N89°51'15"E a distance of 25.00 to the East line of the NE 1/4 NW 1/4 of said Section 32; thence S00°02'43"E along the East line of the NE 1/4 NW 1/4 of said Section 32 a distance of 410.00 feet to the Point of Beginning.

Said parcel contains 6.20 acres (269,891 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 18th day of January, 2006, 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 ____ day of _____, 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> |
|-------------------------------|
| December 9, 2005 |
| December 16, 2005 |
| December 23, 2005 |
| December 30, 2005 |

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HAMMER-WHITT ANNEXATION

APPROXIMATELY 6.20 ACRES

**LOCATED AT 29 ½ ROAD AND RONDA LEE ROAD AND A PORTION OF THE
RONDA LEE ROAD, JON HALL DRIVE, AND 29 ½ ROAD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of December, 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 18th day of January, 2006; 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:

HAMMER-WHITT ANNEXATION

A parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township One South, Range One 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 NW 1/4 of said Section 32 and assuming the South line of the NE 1/4 NW 1/4 of said Section 32 to bear S89°51'15"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°51'15"W along the South line of the NE 1/4 NW 1/4 of said Section 32 a distance of 658.00 feet to the East line of Lot 1, Sunset Park recorded in Plat Book 9, Page 93, Mesa County, Colorado records; thence N00°05'03"W along the East line of said

Sunset Park a distance of 410.00 feet to the Southeast corner of Lot 20 of said Sunset Park also being a point on the North right of way of Ronda Lee Road; thence N89°51'15"E along the North right of way of said Ronda Lee Road a distance of 613.31 feet; thence 31.38 feet along a 20.00 foot radius curve concave Northwest, having a central angle of 89°53'58" and a chord that bears N44°54'16"E a distance of 28.26 feet to the West right of way of 29 1/2 Road; thence S00°02'43"E a distance of 19.96 feet; thence N89°51'15"E a distance of 25.00 to the East line of the NE 1/4 NW 1/4 of said Section 32; thence S00°02'43"E along the East line of the NE 1/4 NW 1/4 of said Section 32 a distance of 410.00 feet to the Point of Beginning.

Said parcel contains 6.20 acres (269,891 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 ____ day of _____, 2005 and ordered published.

ADOPTED on second reading this ____ day of _____, 2006.

Attest:

President of the Council

City Clerk

Attach 7

Setting a Hearing for the Ward-Mudge Annexation Located at 3113 and 3117 E ½ Road

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|---|-----|----------------------|--------------------|----------------|---------------------------------|
| Subject | Setting a hearing for the Ward–Mudge Annexation located at 3113 and 3117 E ½ Road | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | December 1, 2005 | | | File #ANX-2005-256 | | |
| Author | Senta L. Costello | | Associate Planner | | | |
| Presenter Name | Senta L. Costello | | Associate Planner | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | X | Consent | Individual Consideration |

Summary: Resolution referring a petition for annexation and introduction of a proposed ordinance. The 3.68 acre Ward-Mudge Annexation consists of 2 parcels and contains a portion of the E ½ Road Right-of-Way.

Budget: N/A

Action Requested/Recommendation: Approval of the Resolution of Referral, accepting the Ward-Mudge Annexation petition and introduce the proposed Ward-Mudge Annexation Ordinance, exercise land use jurisdiction immediately and set a hearing for January 18, 2006.

Background Information: See attached Staff Report/Background Information

Attachments:

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

| STAFF REPORT / BACKGROUND INFORMATION | | | |
|---------------------------------------|--------------|--|-----------|
| Location: | | 3113 and 3117 E ½ Road | |
| Applicants: | | Owner: Louis & Brenda Ward, Donald & Betty Mudge; Developer: Liberty Storage USA LLC – Henry Doss; Representative: Vortex Engineering, Inc. – Robert W. Jones II | |
| Existing Land Use: | | Single Family Residential | |
| Proposed Land Use: | | Commercial | |
| Surrounding Land Use: | North | Park / Central High School | |
| | South | Bar | |
| | East | Vacant commercial | |
| | West | Single family residential and vacant commercial | |
| Existing Zoning: | | County RSF-4 | |
| Proposed Zoning: | | City C-1 | |
| Surrounding Zoning: | North | County RSF-4 | |
| | South | County B-2 | |
| | East | City C-1 | |
| | West | County RSF-4 | |
| Growth Plan Designation: | | Commercial | |
| Zoning within intensity range? | X | Yes | No |

Staff Analysis:

ANNEXATION:

This annexation area consists of 3.68 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 develop the property commercially. 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 Ward-Mudge 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> | |
|-----------------------------------|---|
| December 7, 2005 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| December 13, 2005 | Planning Commission considers Zone of Annexation |
| January 4, 2006 | Introduction Of A Proposed Ordinance on Zoning by City Council |
| January 18, 2006 | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council |
| February 19, 2006 | Effective date of Annexation and Zoning |

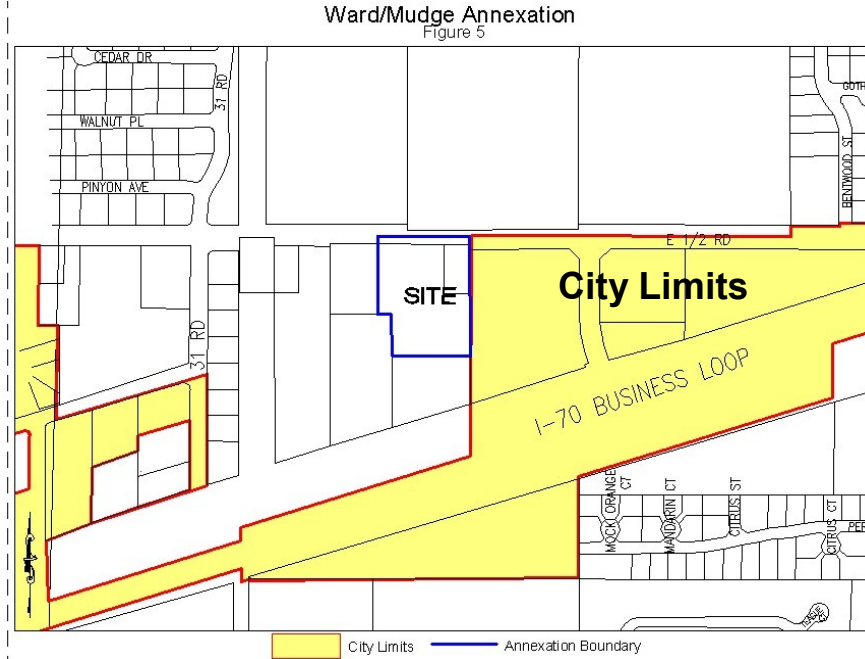
WARD-MUDGE ANNEXATION SUMMARY

| | | |
|---------------------------------------|-------------------------------------|--|
| File Number: | ANX-2005-256 | |
| Location: | 3113 and 3117 E ½ Road | |
| Tax ID Number: | 2943-103-00-134 and 2943-103-00-136 | |
| Parcels: | 2 | |
| Estimated Population: | 5 | |
| # of Parcels (owner occupied): | 2 | |
| # of Dwelling Units: | 2 | |
| Acres land annexed: | 3.68 acres | |
| Developable Acres Remaining: | 3.386 acres | |
| Right-of-way in Annexation: | 10,988 square feet | |
| Previous County Zoning: | RSF-4 | |
| Proposed City Zoning: | C-1 | |
| Current Land Use: | Single Family Residential | |
| Future Land Use: | Single Family Residential | |
| Values: | Assessed: | = \$15,530 |
| | Actual: | = \$191,420 |
| Address Ranges: | 3113 – 3117 E ½ Road (odd only) | |
| Special Districts: | Water: | Clifton Water |
| | Sewer: | Central Grand Valley Sanitation |
| | Fire: | Clifton Fire District |
| | Irrigation/Drainage : | Grand Valley Irrigation / Grand Jct Drainage |
| | School: | Mesa Co School District #51 |
| | Pest: | Grand River Mosquito |

Site Location Map

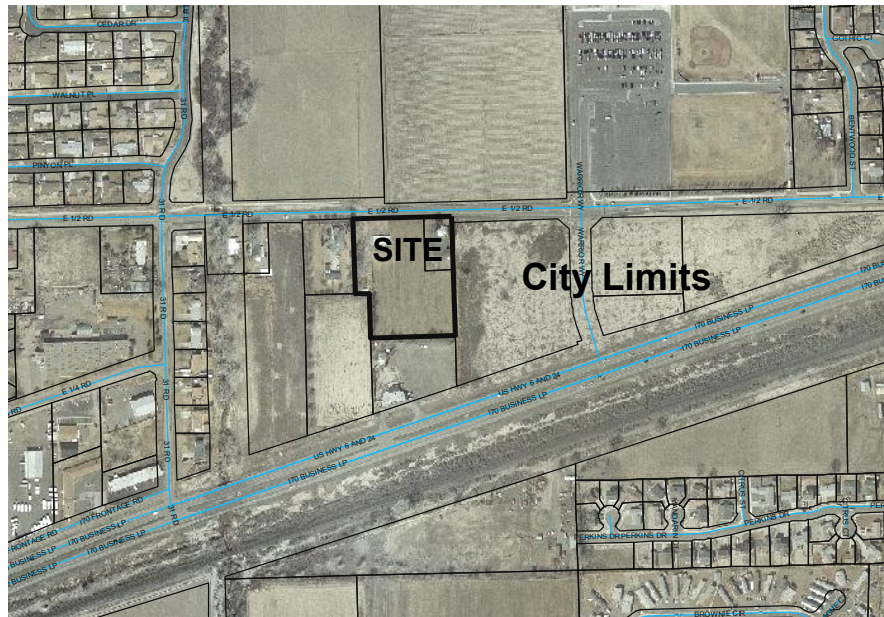
Figure 1

Ward/Mudge Annexation
Figure 5



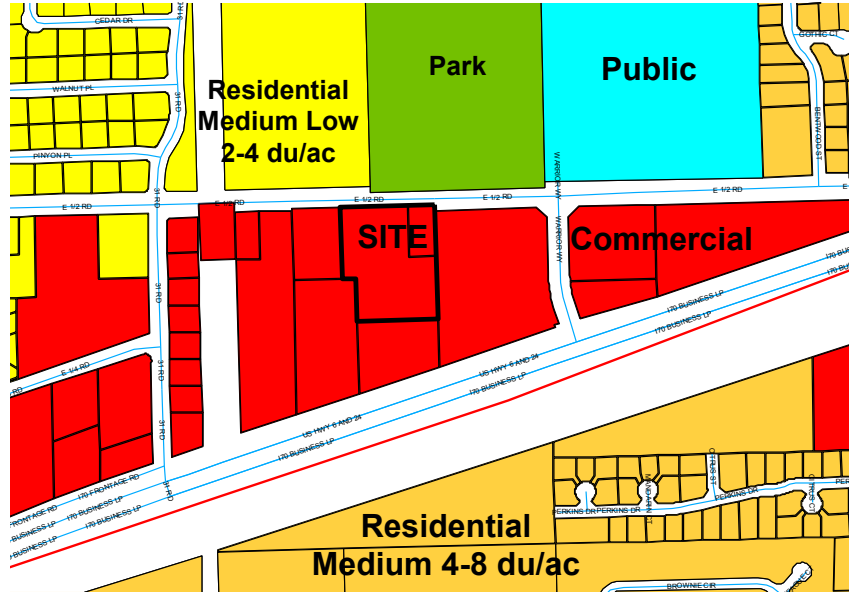
Aerial Photo Map

Figure 2



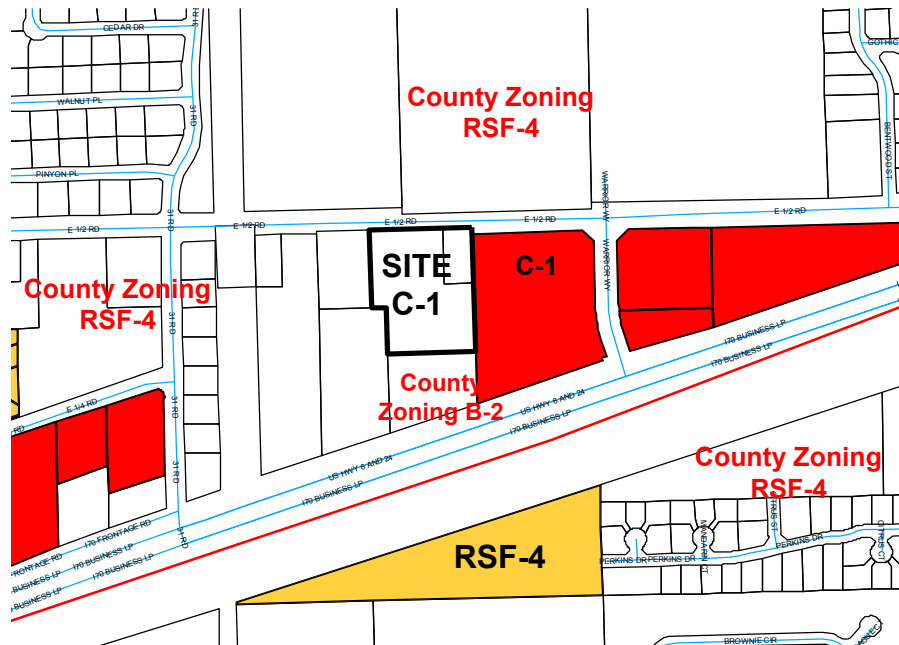
Future Land Use Map

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."

**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 7th of December, 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**

WARD-MUDGE ANNEXATION

**LOCATED AT 3113 AND 3117 E ½ ROAD AND A PORTION OF THE E ½ ROAD
RIGHT-OF-WAY**

WHEREAS, on the 7th day of December, 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:

WARD – MUDGE ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 10, and assuming the North line of the NW 1/4 SW 1/4 of said Section 10 to bear N89°59'33"E with all bearings contained herein relative thereto; thence N89°59'33"E along the North line of the NW 1/4 SW 1/4 of said Section 10 a distance of 524.37 feet to the Point of Beginning; thence N89°59'33"E continuing along the North line of the NW 1/4 SW 1/4 of said Section 10, a distance of 366.26 feet to the Northwest corner of the Bretsel Annexation, Ordinance No. 3642, City of Grand Junction; thence S00°00'56"E along the West line of said Bretsel Annexation a distance of 467.08 feet; thence S89°59'28"W a distance of 303.65 feet; thence N00°01'47"W a distance of 169.85 feet; thence S89°59'28"W a distance of 62.49 feet; thence N00°01'47"W a distance of 297.24 feet to the Point of Beginning.

Said parcel contains 3.68 acres (160,432 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 18th day of January, 2006, 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 ____ day of _____, 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> |
|-------------------------------|
| December 9, 2005 |
| December 16, 2005 |
| December 23, 2005 |
| December 30, 2005 |

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

WARD-MUDGE ANNEXATION

APPROXIMATELY 3.68 ACRES

**LOCATED AT 3113 AND 3117 E ½ ROAD AND A PORTION OF THE E ½ ROAD
RIGHT-OF-WAY**

WHEREAS, on the 7th day of December, 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 18th day of January, 2006; 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:

WARD-MUDGE ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 10, and assuming the North line of the NW 1/4 SW 1/4 of said Section 10 to bear N89°59'33"E with all bearings contained herein relative thereto; thence N89°59'33"E along the North line of the NW 1/4 SW 1/4 of said Section 10 a distance of 524.37 feet to the Point of Beginning; thence N89°59'33"E continuing along the North line of the NW 1/4 SW 1/4

of said Section 10, a distance of 366.26 feet to the Northwest corner of the Bretsel Annexation, Ordinance No. 3642, City of Grand Junction; thence S00°00'56"E along the West line of said Bretsel Annexation a distance of 467.08 feet; thence S89°59'28"W a distance of 303.65 feet; thence N00°01'47"W a distance of 169.85 feet; thence S89°59'28"W a distance of 62.49 feet; thence N00°01'47"W a distance of 297.24 feet to the Point of Beginning.

Said parcel contains 3.68 acres (160,432 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 ____ day of _____, 2005 and ordered published.

ADOPTED on second reading this _____ day of _____, 2006.

Attest:

President of the Council

City Clerk

**Attach 8
 Spyglass Ridge Subdivision Revocable Permit
 CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|-----------------|---|--------------------------|-------------------------------------|-------------------------------------|----------------|---------------------------------|
| Subject | | Spyglass Ridge Subdivision Revocable Permit | | | | | |
| Meeting Date | | December 7, 2005 | | | | | |
| Date Prepared | | November 18, 2005 | | | File # FP-2005-090 | | |
| Author | | Kathy Portner | | Planning Manager | | | |
| Presenter Name | | Kathy Portner | | Planning Manager | | | |
| 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: A request for a Revocable Permit for trail construction and the placement of trail benches and signs on city-owned property adjacent to the water plant.

Budget: N/A

Action Requested/Recommendation: Approval and acceptance of the Resolution issuing the Revocable Permit

Background Information: Please see attached Staff report

Attachments:

1. Staff report/Background information
2. General Location Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Resolution
5. Revocable Permit

| BACKGROUND INFORMATION | | | |
|-------------------------------------|--------------|---|-----------|
| Location: | | City water plant property, adjacent to Spyglass Ridge Subdivision, Orchard Mesa | |
| Applicant: | | Spyglass Ridge Homeowners Association, Inc., David G. Behrhorst | |
| Existing Land Use: | | Undeveloped open space adjacent to the water plant | |
| Proposed Land Use: | | Soft-surface trail and associated signage and benches | |
| Surrounding Land Use: | North | City water plant | |
| | South | Open space | |
| | East | Spyglass Ridge Subdivision | |
| | West | Open space | |
| Existing Zoning: | | CSR | |
| Proposed Zoning: | | CSR | |
| Surrounding Zoning: | North | CSR | |
| | South | CSR | |
| | East | RSF-2 | |
| | West | CSR | |
| Growth Plan Designation: | | Public | |
| Zoning within density range? | X | Yes | No |

Project Analysis:

1. Background:

Spyglass Ridge Subdivision has received Preliminary Plan approval of 225 single family lots on approximately 159 acres and final plat approval for Filing 1, consisting of 61 lots. The plan includes a variety of trails through the subdivision open space. The developer would like to connect the subdivision open space trails to the city-owned property where the water plant is located. There have been informal trails through the Spyglass Ridge property, as well as the adjacent city-owned property and BLM land. The revocable permit will allow the developer to delineate a 3' wide natural surface, dirt path, pedestrian trail, within a 20 foot wide defined area, as well as place benches, shade structures, and interpretive and directional signage at selected locations along the trail. The developer is also working with the BLM to allow the trail to continue onto the BLM land.

City staff, including Terry Franklin, Manager of the water plant, has reviewed the proposed trail location and find it will not interfere with the operation of the water plant.

The trail will be maintained by the Spyglass Ridge Homeowners Association, but open to the general public.

2. Section 2.17.C of the Zoning and Development Code:

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.
- b. There is a community need for the private development use proposed for the City property.
- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.
- d. The proposed use shall be compatible with the adjacent land uses.
- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.
- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Growth Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.
- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two of the Zoning and Development Code and the SSID Manual.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Spyglass Ridge application, FP-2005-090, for the issuance of a revocable permit for trail development and associated benches, shade structures and signage, staff makes the following findings of fact and conclusions:

3. The review criteria in Section 2.17.C of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the requested revocable permit for trail development and associated benches, shade structures and signage, FP-2005-090.

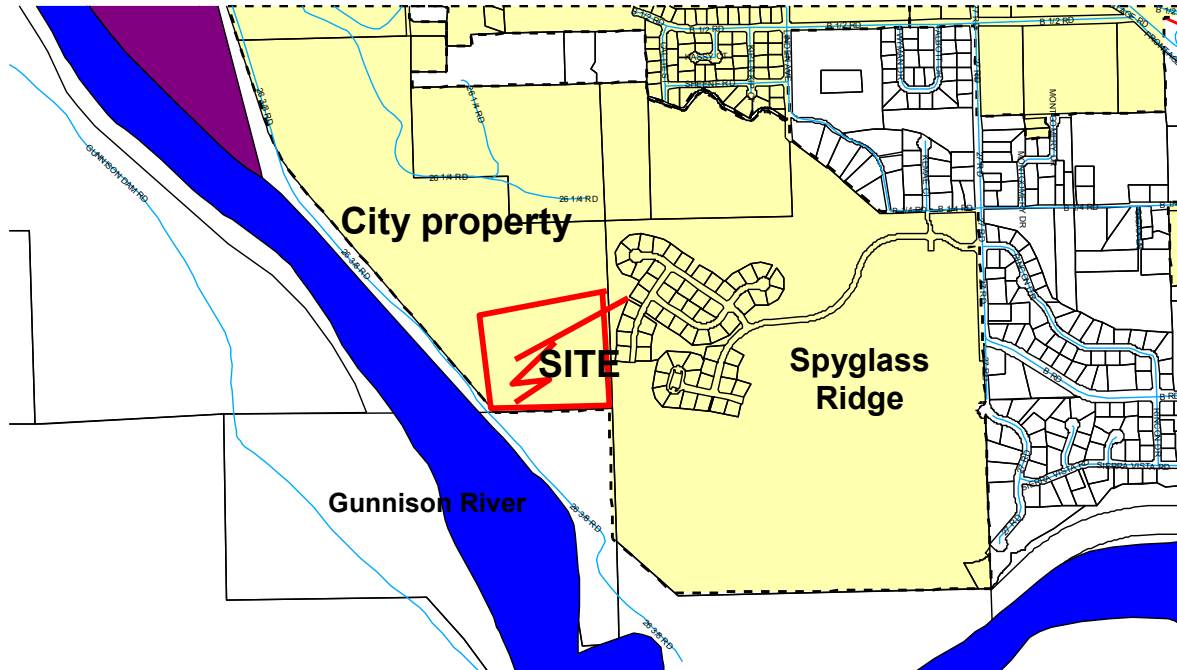
Attachments:

Site Location Map / Aerial Map

Future Land Use Map / Existing Zoning Map
Resolution
Revocable Permit

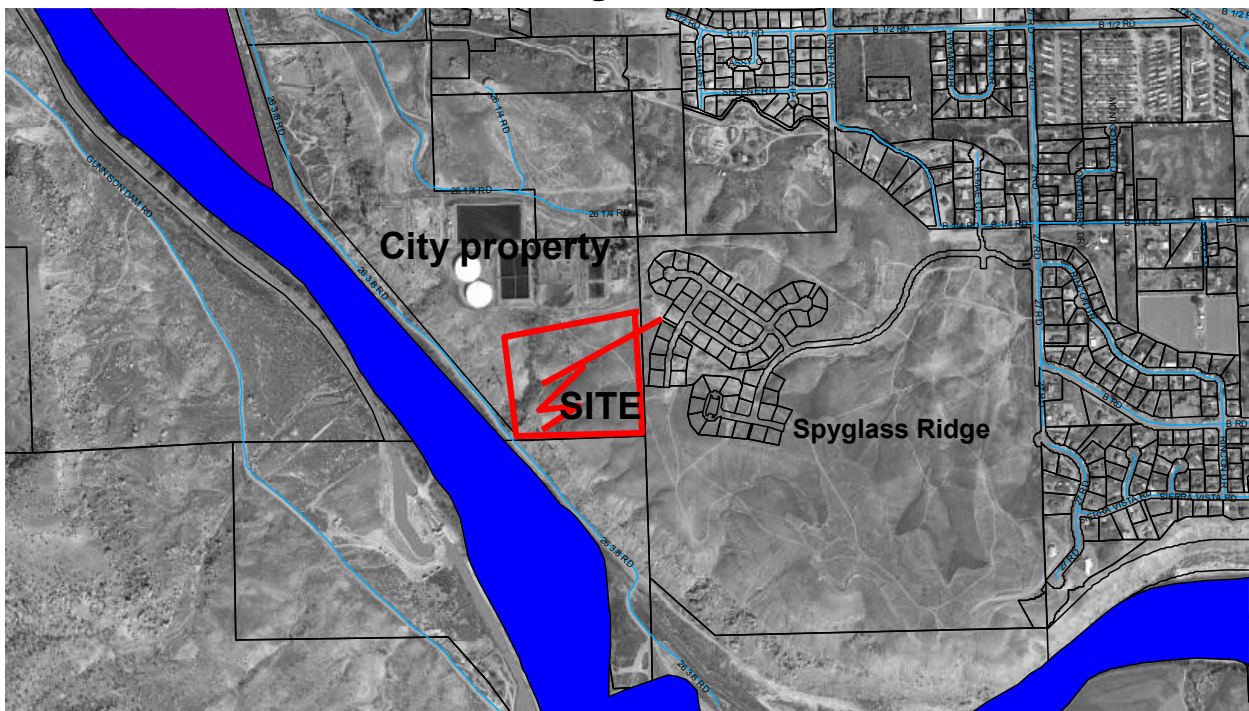
Site Location Map

Figure 1



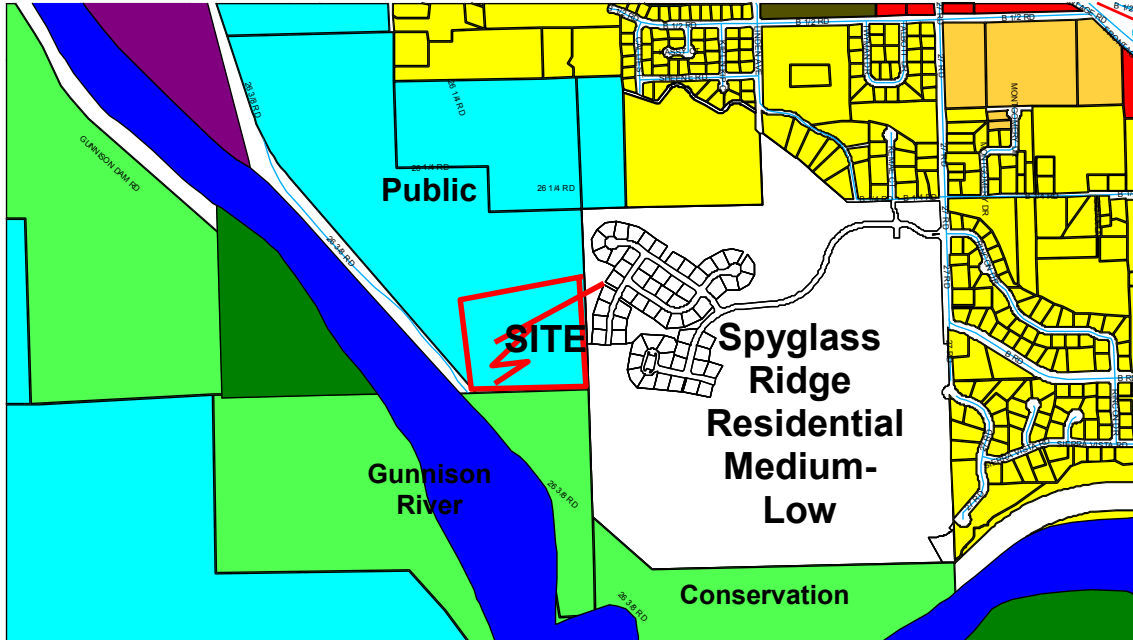
Aerial Photo Map

Figure 2



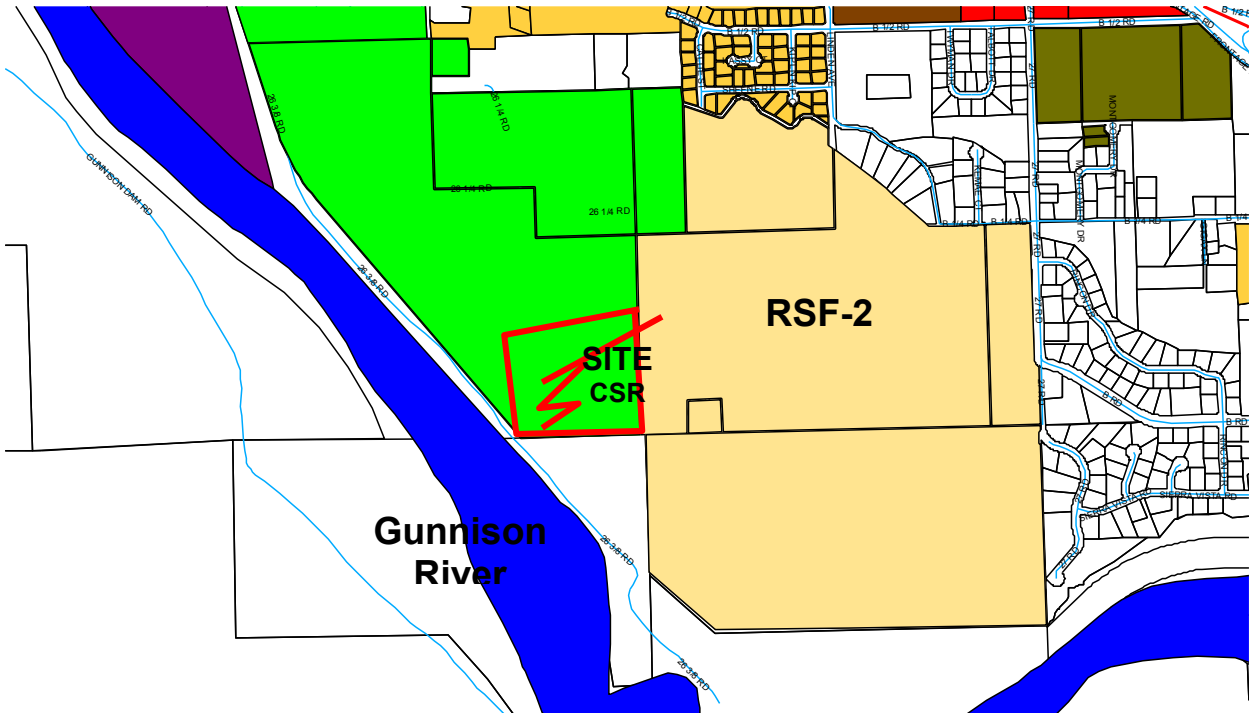
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

RESOLUTION NO. _____

**A RESOLUTION CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
SPYGLASS RIDGE HOMEOWNERS ASSOCIATION, INC.**

Recitals.

1. Spyglass Ridge Homeowners Association, Inc., a Colorado nonprofit corporation, has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to build and maintain a pedestrian trail and associated benches, shades structures and signage within the limits of the following described City-owned property, to wit:

See attached Exhibits A and B (legal descriptions and drawings).

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

That the City Manager, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes aforescribed and within the limits of the City-owned property aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this _____ day of _____, 2005.

Attest:

President of the City Council

City Clerk

REVOCABLE PERMIT

Recitals

Spyglass Ridge Homeowners Association, Inc., a Colorado nonprofit corporation, has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to build and maintain a pedestrian trail and associated benches, shade structures and signage within the limits of the following described City-owned property, to wit:

See attached Exhibits A and B (legal descriptions and drawings).

1. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purposes aforescribed and within the limits of the City-owned property aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. A maximum 3 foot wide natural surface dirt path trail shall be constructed within the described 20 foot swath. No trail shall be allowed to be placed in a natural drainage course, however, the trail alignment shall be allowed to cross, generally perpendicular, to any drainage course.
2. The construction of the trail shall be by hand using shovel and pick to grub the trail to minimize vegetation removal and visual impact, similar to a Forest Service or backcountry hiking trail.
3. The trail shall be for pedestrian use only.
4. Benches, shade structures and interpretive and directional signage shall be allowed to be placed in selected locations along the trail. Such locations shall be reviewed and approved by the City prior to placement.
5. The Petitioner's use and occupancy of the City-owned property as authorized pursuant to this Permit shall be performed with due care or any other higher

standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said property.

6. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed City-owned property for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.
7. The Petitioner, for itself and for its successors and assigns, agrees that it shall not hold nor attempt to hold the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said City-owned property or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.
8. The Petitioner agrees that it shall at all times keep the above described City-owned property in good condition and repair.
9. This Revocable Permit shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said City-owned property and, at its own expense, remove any encroachment so as to make the aforescribed City-owned property available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.
10. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this _____ day of _____, 2005.

Attest:

The City of Grand Junction
a Colorado home rule municipality

City Clerk

City Manager

Acceptance by the Petitioner:

By: _____

AGREEMENT

Spyglass Ridge Homeowners Association, Inc., a Colorado nonprofit corporation, for itself and for its successors and assigns, does hereby agree to: Abide by each and every term and condition contained in the foregoing Revocable Permit; As set forth, indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit; Within thirty (30) days of revocation of said Permit, peaceably surrender said City-owned property to the City of Grand Junction and, at its sole cost and expense, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this _____ day of _____, 2005.

Spyglass Ridge, Inc.,
a Colorado nonprofit corporation

Attest:

By:

State of Colorado)
)ss.
County of Mesa)

The foregoing Agreement was acknowledged before me this _____ day of _____, 2005, by David G. Behrhorst as President of Spyglass Ridge Homeowners Association, Inc., a Colorado nonprofit corporation.

My Commission expires: _____
Witness my hand and official seal.

Notary Public

EXHIBIT A

TRAIL DESCRIPTION

A twenty foot wide strip of land across Lot 3 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said strip of land lying ten feet each side of the following described centerline:

Beginning at a point on the East line of said Lot 3, whence the South one-quarter corner of said Section 26 bears South 00°22'10" East, a distance of 766.08 feet;
Thence South 66°38'34" West, a distance of 54.94 feet;
Thence South 39°46'36" West, a distance of 67.42 feet;
Thence South 62°14'57" West, a distance of 38.51 feet;
Thence South 47°13'04" West, a distance of 76.44 feet;
Thence South 44°11'00" West, a distance of 62.31 feet;
Thence South 64°42'57" West, a distance of 43.21 feet;
Thence South 40°39'16" West, a distance of 92.98 feet;
Thence South 45°00'34" West, a distance of 107.14 feet;
Thence South 50°23'43" West, a distance of 40.33 feet;
Thence 35.54 feet along the arc of a 178.61 foot radius tangent curve to the right, through a central angle of 11°24'07", with a chord bearing South 56°05'47" West, a distance of 35.48 feet; to a point of reverse curvature;
Thence 35.49 feet along the arc of a 149.01 foot radius curve to the left, through a central angle of 13°38'50", with a chord bearing South 54°58'25" West, a distance of 35.41 feet;
Thence South 48°09'00" West tangent to said curve, a distance of 53.13 feet;
Thence 15.20 feet along the arc of a 50.00 foot radius tangent curve to the left, through a central angle of 17°24'55", with a chord bearing South 39°26'32" West, a distance of 15.14 feet;
Thence South 30°44'04" West tangent to said curve, a distance of 57.20 feet;
Thence 25.21 feet along the arc of a 50.00 foot radius tangent curve to the left, through a central angle of 28°53'31", with a chord bearing South 16°17'19" West, a distance of 24.95 feet;
Thence South 01°50'34" West tangent to said curve, a distance of 23.60 feet;
Thence North 78°29'36" East, a distance of 86.81 feet;
Thence North 87°23'08" East, a distance of 47.38 feet;
Thence South 20°37'11" West, a distance of 35.83 feet;
Thence 19.34 feet along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of 55°25'00", with a chord bearing South 07°05'19" East, a distance of 18.60 feet;
Thence South 34°47'49" East tangent to said curve, a distance of 9.44 feet;
Thence 13.07 feet along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of 37°27'01", with a chord bearing South 53°31'19" East, a distance of 12.84 feet;
Thence South 72°14'50" East tangent to said curve, a distance of 18.59 feet;
Thence 12.54 feet along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of 35°55'02", with a chord bearing North 89°47'40" East, a distance of 12.33 feet;
Thence North 71°50'09" East tangent to said curve, a distance of 45.46 feet;
Thence South 85°44'07" East, a distance of 16.72 feet;
Thence South 18°28'10" West, a distance of 19.42 feet;
Thence South 51°50'23" West, a distance of 132.22 feet;

Thence South $20^{\circ}26'26''$ West, a distance of 41.46 feet;

Thence 18.51 feet along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of $53^{\circ}01'45''$, with a chord bearing South $06^{\circ}04'26''$ East, a distance of 17.86 feet;

Thence South $32^{\circ}35'18''$ East tangent to said curve, a distance of 13.91 feet to the South line of said Lot 3, the Point of Termination of the centerline herein described, whence the South one-quarter corner of said Section 26 bears North $89^{\circ}20'00''$ East, a distance of 470.79 feet.

The sidelines of said strip of land shall be shortened or extended to close at all angle points and terminate at the intersecting property lines.

TRAIL EXHIBIT



EXHIBIT B

TRAIL DESCRIPTION

A twenty foot wide strip of land across Lot 3 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said strip of land lying ten feet each side of the following described centerline:

Beginning at a point on the East line of said Lot 3, whence the South one-quarter corner of said Section 26 bears South 00°22'10" East, a distance of 766.08 feet;
Thence South 66°38'34" West, a distance of 54.94 feet;
Thence South 39°46'36" West, a distance of 67.42 feet;
Thence South 62°14'57" West, a distance of 38.51 feet;
Thence South 47°13'04" West, a distance of 76.44 feet;
Thence South 44°11'00" West, a distance of 62.31 feet;
Thence South 64°42'57" West, a distance of 43.21 feet;
Thence South 45°30'30" West, a distance of 145.54 feet;
Thence South 54°44'45" West, a distance of 41.26 feet;
Thence South 75°03'29" West, a distance of 50.82 feet;
Thence South 69°31'05" West, a distance of 36.33 feet;
Thence South 61°36'18" West, a distance of 49.45 feet;
Thence South 85°20'09" West, a distance of 47.79 feet;
Thence North 81°05'17" West, a distance of 25.28 feet;
Thence South 81°21'41" West, a distance of 15.22 feet to the Point of Termination of the centerline herein described.

The sidelines of said strip of land shall be shortened or extended to close at all angle points and terminate at the intersecting property lines.

TRAIL EXHIBIT



Attach 9

Setting a Hearing on Amending the Planned Development Zoning Ordinance for Shadow Run at the Ridges

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--------------------------|-----|----------------------|-------------------------|----------------|---------------------------------|
| Subject | Shadow Run at the Ridges | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | December 1, 2005 | | | File PP-2005-203 | | |
| Author | Kristen Ashbeck | | Senior Planner | | | |
| Presenter Name | Kristen Ashbeck | | Senior Planner | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | X | Consent | Individual Consideration |

Summary: The applicant's proposal is to develop an attached single family and townhome project on a parcel within the Ridges Planned Development that was previously approved as a multifamily site for a maximum density of 7.5 dwelling units per acre. The plan consists of ten duplex buildings and three four-plex buildings, for a total of 32 dwelling units on 4.99 acres, resulting in a density of 6.4 units per acre. The application includes a request for approval of private streets within the development.

Budget: N/A

Action Requested/Recommendation: First reading of the amended Planned Development zoning ordinance and set a Public Hearing for December 21, 2005.

Background Information: See attached Staff Report/Background Information

Attachments:

- Site Location and Aerial Photo Maps
- Future Land Use and Existing City/County Zoning Maps
- City Council Minutes from Previous Application
- Planning Commission Minutes from 11/22/05 Hearing (included at 2nd reading)
- Proposed Planned Development Zoning Ordinance
- Planned Development Preliminary Development Plan

| BACKGROUND INFORMATION | | | | |
|------------------------------|-------|---|-----|----|
| Location: | | Ridges Boulevard at Lakeridge Drive | | |
| Applicants: | | Owner: Dynamic Investments, Inc Developer: Harvest Holdings Group, LLP Representative: PCS Group, LLC | | |
| Existing Land Use: | | Vacant | | |
| Proposed Land Use: | | Attached Single Family and Townhome | | |
| Surrounding Land Use: | North | Residential | | |
| | South | Shadow Lake and Residential | | |
| | East | Residential | | |
| | West | Open space and Ridges Boulevard | | |
| Existing Zoning: | | Planned Development (PD) | | |
| Proposed Zoning: | | Same | | |
| Surrounding Zoning: | North | PD | | |
| | South | PD | | |
| | East | PD | | |
| | West | PD | | |
| Growth Plan Designation: | | Residential Medium Low (2-4 du/ac) | | |
| Zoning within density range? | | X | Yes | No |

BACKGROUND: The 4.99 acre Shadow Run parcel is part of the Ridges Planned Development. The parcel is designated for multi-family use within the overall PD. The Ridges was originally approved as a Planned Unit Development (PUD) by Mesa County in the late 1970s. The original developer formed the Ridges Metropolitan District to provide services to the development since it was in unincorporated Mesa County. The PUD also provided open space (approximately 85 acres in Filings 1 through 6), numerous developed parks of varying sizes and a network of detached multi-use trails throughout the development. The approved PUD included a mix of uses including a variety of housing types – from apartments to detached single family units – offices and neighborhood commercial uses. In 1992 the developed and undeveloped areas of the Ridges were annexed into the City of Grand Junction. Upon annexation an amended plan and zoning ordinance for the Ridges were adopted, zoning the development Planned Development (PD). The plan allocated the remaining allowable dwelling units to the undeveloped parcels, including the multifamily parcels. The parcels were then designated “A”, “B” or “C” lots or, if originally planned as a multifamily site, a specific density was assigned. The Shadow Run parcel is one of the latter, with an assigned density of 7.5 units per acre.

A plan for this parcel was previously heard by Planning Commission and City Council earlier in 2005. The previous plan, also known as Shadow Run at the Ridges (PP-2005-014), was of a similar design with 34 units and private streets with a 20-foot width. Planning Commission, at its April 26, 2005 hearing, recommended approval of the zoning ordinance, Preliminary Development Plan and the private street design within the project.

City Council subsequently heard the previous plan at its June 1, 2005 hearing and denied the project, citing reasons that the plan was incompatible with the adjacent detached single family residential area and the street was too narrow with unsafe pedestrian circulation in the neighborhood, and there were too many deviations being requested (see attached minutes). The applicant has since been revising the plan to address these concerns.

Consistency with the Growth Plan: The Growth Plan Future Land Use Map shows the Ridges as Residential Medium Low, 2 to 4 dwelling units per acre. The Ridges overall density is 4 units per acre, and includes the higher density multifamily parcels. This density is consistent with the Growth Plan. Density is calculated as a gross density for the entire development, not site specific development.

ANALYSIS:

Section 2.12.C.2 of the Zoning and Development Code: Requests for a Planned Development Preliminary Development Plan (PDP) must demonstrate conformance with all of the following criteria. Those applicable to this project are further discussed below.

1. The Outline Development Plan (ODP) review criteria in Section 2.12.B;
2. The applicable Preliminary Plat criteria in Section 2.8.B;
3. The applicable Site Plan Review Criteria in Section 2.2.D.4. (not applicable to this request);
4. The ODP, if applicable;
5. The approved PD rezoning ordinance, if adopted with an ODP;
6. An appropriate specific density for all area included in the Preliminary Plan approval; and
7. The area of the plan is at least five (5) acres in size or as specified in an applicable approved ODP.

Criterion 1. The Outline Development Plan review criteria in Section 2.12.B of the Zoning and Development Code (note: this is not a request to approve an ODP. However, the PDP must meet the ODP criteria):

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

Shadow Run at the Ridges implements the goals, policies and objectives of each of the various community adopted plans by designing a neighborhood in an area identified as multifamily development with a density to not exceed 7.5 dwelling units per acre. In addition the project meets the following specific principles, goals and policies of the Growth Plan and the Redlands Neighborhood Plan:

- Maintain a compact development pattern to concentrate urban growth, use existing infrastructure most efficiently and cost-effectively and support/enhance existing neighborhoods – this project is the development of an infill site that is surrounded by existing development, which utilizes existing infrastructure.
- Encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities throughout the community. This project will add to the variety of housing options in this portion of the community.
- Develop and maintain an interconnected system of neighborhood and community parks, trails and other recreation facilities. Specific design details of this project will provide pedestrian access and connectivity that has historically informally existed on this site.
- Limit cut and fill work of development along hillsides. This development is an example of good site design that minimizes disturbance to the hillside.

The Grand Valley Circulation Plan does not address local streets. Private streets are being proposed for this subdivision, which requires approval by City Council per Section 6.7.E.5 of the Zoning and Development Code. The proposed roadway, designed with a 24-foot pavement width and pods of off street parking (in addition to 4 parking spaces provided on-site for each unit) meets or exceeds the design standards of the Transportation Engineering Design Standards (TEDS) manual. TEDS requires a minimum 20-foot pavement section and one off-street space per two units (16 required for this project, 19 provided). Access to the development will be from Ridges Boulevard and East Lakeridge Drive.

Criterion 2. The applicable Preliminary Plat criteria of Section 2.8.B of the Zoning and Development Code.

- a. The Preliminary Plat is in conformance with the Growth Plan as previously discussed.
- b. The subdivision standards in Chapter 6 have been met.
- c. The Zoning standards proposed are discussed in detail on page 6 of this staff report. There are minimal requests for deviation.
- d. Other standards and requirements of the Code and other City policies and regulations have been addressed.
- e. Adequate public facilities are currently available or will be made available concurrent with and can address the impacts of development consistent with the PD zone district.

- f. The project is designed to minimize disturbance to the natural environment.
- g. The project is a compatible transitional use. The proposed amended zoning is compatible with the surrounding existing residential uses of varying densities. The project will provide a desirable transition from the multifamily development located west of the site to the detached single family located east of the site across Ridges Boulevard. It will also serve as a buffer between the existing detached single family development and the major collector corridor of Ridges Boulevard/East Lakeridge Drive/Mariposa Drive. The proposed plan lowers the allowable density thereby making the development more compatible with the neighborhood.
- h. Not applicable – there are no adjacent agricultural properties.
- i. This project is part of a Planned Development that has been developing over the past 30 years – development of this parcel within the overall plan is neither piecemeal nor premature development. There has been other similar development within the Ridges over the years including the Redlands Mesa community has started to develop to the south of the older part of the Ridges and there have been other infill sites developed in the Ridges over the past few years.
- j. There is adequate land to dedicate for provision of public facilities within the development.
- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

Criteria 4, 5 and 6. The approved ODP, PD rezoning ordinance and the appropriate specific density. The project is consistent with the overall plan (ODP) approved at the time the Ridges was annexed to the City of Grand Junction. This parcel was shown as a multifamily parcel with a maximum density assigned to it of up to 7.5 units per acre. The proposed amended PD zoning ordinance is to establish the underlying zoning and a more specific use according to the proposed Preliminary Development Plan. The proposed density of 6.4 units per acre is less than the density assigned this parcel with the approved ODP.

Criterion 7. The area of the plan is at least five acres in size or as specified in an applicable approved plan. The size of this parcel is just under 5 acres and has not changed since the original ODP for the Ridges.

The rezoning criteria provided in Section 2.6 of the Zoning and Development Code: Not applicable since this is an amendment to and further refinement of the existing PD zone district.

The planned development requirements of Chapter Five of the Zoning and Development Code: The application has been developed in conformance with the purpose of Chapter Five of the Zoning and Development Code by providing more effective infrastructure, and a needed housing type and/or mix.

A. General. *Planned Development shall minimally comply with the development standards of the default zone and all other applicable Code provisions.*

As previously described and in the discussion of development standards that follows, this proposed development does comply with the overall Ridges PD plan, the default zone district, the Growth Plan and other applicable Code provisions. The proposed plan has addressed the street network, extra parking has been provided, storm water and drainage issues have been reviewed as well as lighting discussions for conformance with the Redlands Area Plan.

B. Residential Density. *Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Growth Plan or default zone.*

The proposed project within the overall Ridges PD is consistent with the Growth Plan. The zoning map has shown this area to be zoned PD since the annexation of this area in 1992. While there are other areas within the Ridges designated for multifamily use, this property has been designated as a multifamily site since the original PUD was approved in the County in the 1970s.

C. Minimum District Size. *A minimum of five (5) acres shall be required for a planned development.*

This parcel is just under 5 acres and has not changed since the original ODP for the Ridges.

D. Development Standards. *Planned developments shall meet the development standards of the default zone.*

A default zone of Residential Multifamily 8 units per acre (RMF-8) is proposed for the Shadow Run project.

1. Bulk Standards. For the purposes of attached single family and townhome development such as this, the setbacks are measured between lot lines which, in this case, coincide with the building envelope for each unit. RMF-8 setbacks are: front 20 feet; side 5 feet and rear 10 feet, resulting in minimum building separations of 10 feet side to side and 20 feet back to back. The Final Amended Ridges Plan allows for 10 feet between buildings. The only deviation requested to these setbacks is for the front yard setback for 3 of the 32 units: Lots 10, 27 and 28. A small portion of the front living area of these units encroaches into the 20-foot

required setback. The garages on these units still meet the 20-foot setback as required by TEDS for the private street. The deviations requested are to allow the following front yard setbacks for the living areas:

- Unit 10 – Minimum 9 feet
- Unit 27 – Minimum 18 feet
- Unit 28 – Minimum 18 feet

All other setback requirements have been met on the site.

RMF-8 zoning allows for a maximum height of 35 feet. As measured by Zoning and Development Code definition, the applicants propose a maximum height of 20 feet for the ranch units and 26 feet for the two-story units. There are only 6 two-story units proposed in the development – the two interior units in each of the three four-plex buildings.

The Ridges ACCO states that height will be measured from the highest natural grade line immediately adjoining the foundation or structure. No height limit is provided in the Ridges plan for the parcels designated for multifamily use. The proposed structures at Shadow Run are well within these requirements. The Ridges ACCO had no comment on the proposed plan except for the requirement of a review fee for individual buildings as they are constructed.

Per section 6.5.D.1. of the Zoning and Development Code, a 14-foot wide landscaped tract is required adjacent to the public right-of-way of a major collector – in this case, along Ridges Boulevard. This requirement has been met.

In addition, a minimum 8-foot landscape tract adjacent to the private drive has been maintained in the instances where the front and rear of the units face the private street (units 5, 6, 7, 15 and 16). This landscaped area is provided above and beyond requirements of the Code.

2. Open Space. Open/landscaped space within the project is 43% of the site. Building coverage is 28% of the site and the remaining 24% will be street, driveways and off-street trail. In addition, at the final phase of development, open space (10% of value of raw land) and parks fees (\$225 per unit) will be required per Code.
3. Fencing/Screening. Planned Developments are required to comply with subdivision perimeter fencing per Chapter 6. These regulations require the landscape buffer as described above and a perimeter enclosure if deemed necessary. In this case, the enclosure was not determined necessary due to the topography of the site – a perimeter fence would not

provide any screening on the hillside. The provision of the required 14-foot landscape buffer which is wider in many places, and the provision of decorative retaining walls throughout the project adequately meet this intent.

4. Landscaping. Landscaping shall conform to applicable requirements. The entrance off East Lakeridge Drive has a landscaped median with entry bollards and entry sign. Signage shall comply with the Code requirements.
5. Parking. Parking is provided in excess of the Code requirements. Two parking spaces are required per unit, off street. Each unit will have a double car garage and can accommodate two additional vehicles per unit in the driveways. An additional 19 guest parking spaces have been provided, as no parking is allowed on the proposed private streets.
7. Street Development Standards. The proposed private streets were reviewed per the City Transportation Engineering Design Standards (TEDS) manual. The design and use of private streets requires a recommendation from the Planning Commission to City Council for approval within this project. The primary access from East Lakeridge Drive will have a boulevard entrance. A secondary access is also proposed for Ridges Boulevard which will be right-in, right-out only. The internal roads are designed with a 24-foot pavement width, with standard curb and gutter on both sides. This is proposed to minimize pavement and runoff while increasing the amount of green space. It also results in fewer disturbances when grading the streets. The streets, landscaping and building exteriors will be maintained by the homeowners' association.

TEDS allows proposed private streets to substitute a pedestrian trail system for standard attached sidewalk, with the trail required to be a minimum of 8 feet wide. The applicant's design for this provision is a 5-foot concrete trail along the easterly perimeter of the site from East Lakeridge Drive to Ridges Boulevard and connecting to a trail shelter on Plateau Drive. This design is preferable to a sidewalk along the private street because the detached trail does not conflict with driveways for the units within the development. A TEDS exception was applied for and approved to allow the 5-foot width instead of the 8-foot width.

E. Deviation from Development Default Standards: The Planning Commission may recommend and City Council may approve deviations from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve the deviations, the listed amenities shall be provided in excess of what would otherwise be required by the Code, and in addition to any

community benefits provided pursuant to Density bonus provisions in Chapter Three.

1. Transportation amenities including but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;

The applicants feel they have provided a safe, pedestrian-friendly neighborhood by providing the off-street trail along the perimeter of the project which provides connectivity to the existing development and allows for pedestrian traffic across the site that has informally existed for many years. Persons using the path from other areas may still transit the site with maximum safety and minimal disturbance to the residents of Shadow Run. The trail will be concrete throughout the development, with a decorative paving pattern used for the pedestrian crossing to East Lakeridge Drive.

2. Open space, agricultural land reservation or land dedication of 20% or greater;

The open space within this project totals 44% of the site. In addition, the overall provision of open space and developed parks within the Ridges includes any requirement for development of a parcel within the overall PD.

PHASING SCHEDULE: The applicant has not outlined a specific Phasing Schedule. The default schedule per section 2.8.B.4. of the Zoning and Development Code is that the Preliminary Development Plan shall be valid for one year from the date of approval, during which the applicant shall obtain Final Plat approval for all or a portion of the property.

FINDINGS OF FACT/CONCLUSIONS: After reviewing the Shadow Run at the Ridges application, PP-2005-014 for a Planned Development, Preliminary Development Plan, Planning Commission made the following findings of fact and conclusions:

1. The requested amended Planned Development zoning ordinance and the proposed Preliminary Development Plan is consistent with the Growth Plan.
2. The review criteria in Section 2.12.C.2 of the Zoning and Development Code have all been met.
3. The applicable ODP review criteria in Section 2.12.B. of the Zoning and Development Code have been met.

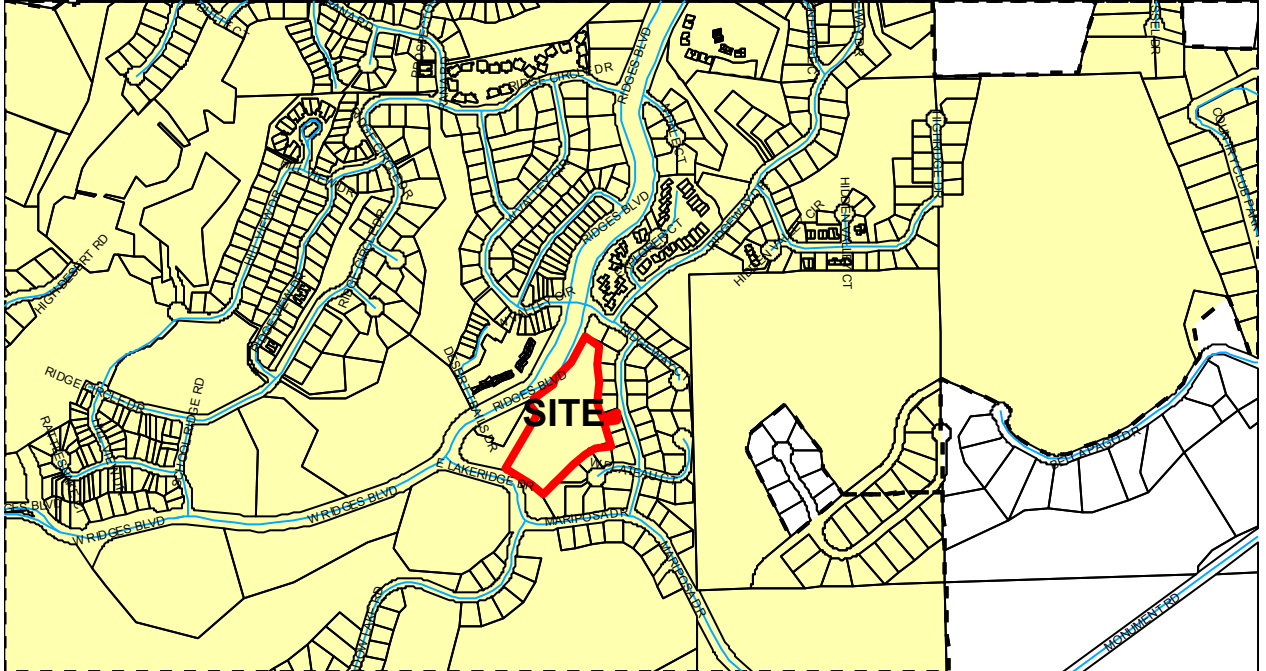
4. The applicable preliminary plat criteria in Section 2.8.B. of the Zoning and Development Code have been met.
5. This project is consistent with the revised Ridges ODP as approved with the annexation of the Ridges.

PLANNING COMMISSION RECOMMENDATION (11/22/05 7-0): Planning Commission recommended approval of the amended Planned Development zoning ordinance and Preliminary Development Plan, including the private streets proposed within the subdivision, and conditioned upon obtaining the extra road access off of Mariposa (Lake Ridge) Drive, with the findings of fact and conclusions listed in the staff report.

Site Location Map

City Limits

Shadow Run at the Ridges



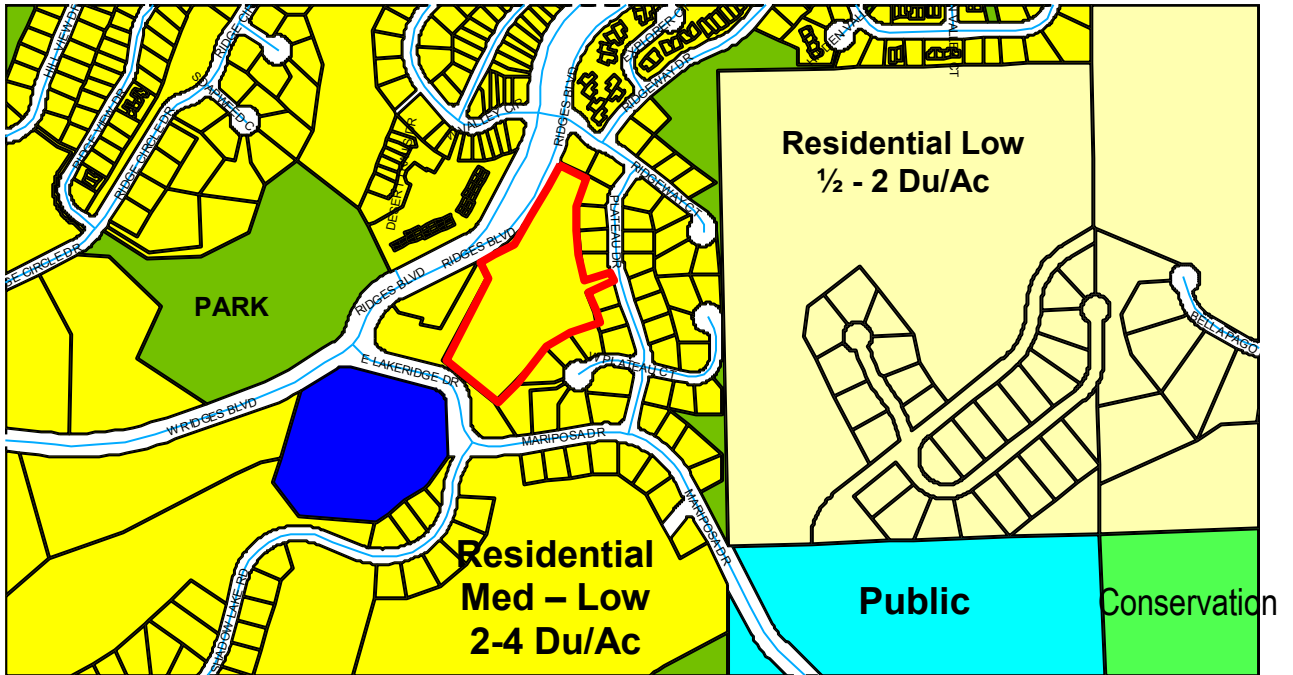
Aerial Photo Map

Shadow Run at the Ridges



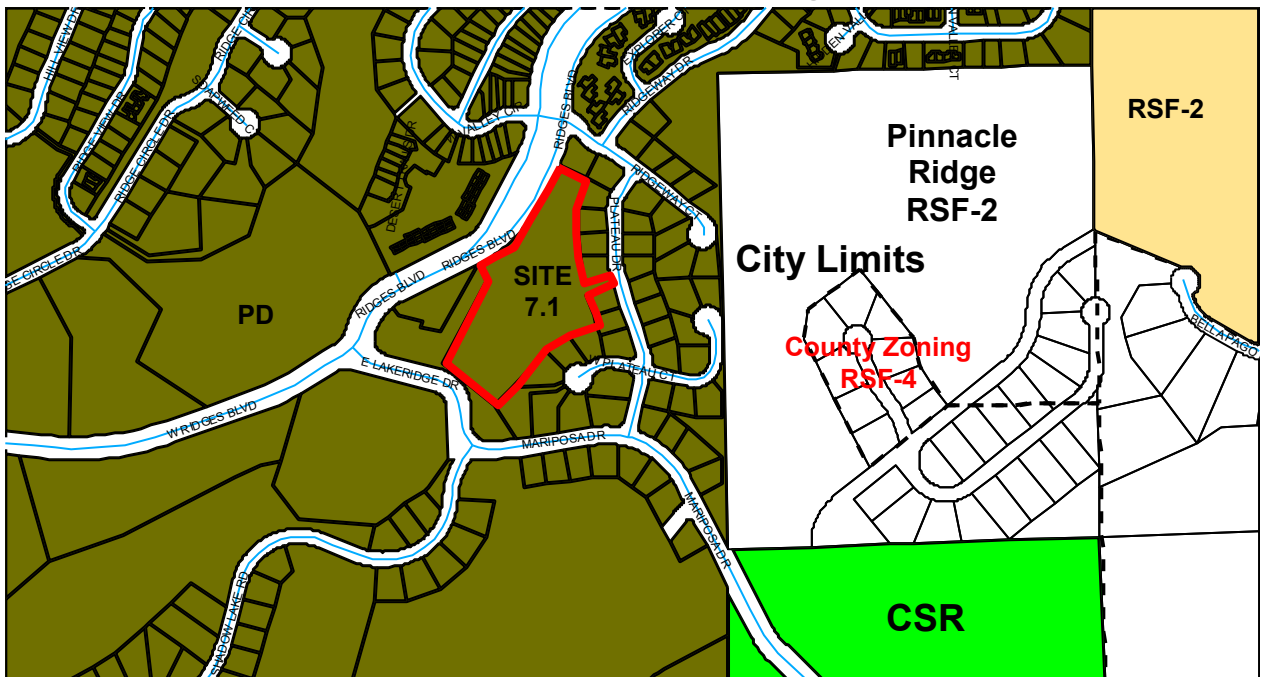
Future Land Use Map

Shadow Run at the Ridges



Existing City and County Zoning

Shadow Run at the Ridges



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

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.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

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.

Planning Commission Minutes from 11/22/05 Hearing
(to be included at second reading)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE AMENDING ORDINANCE NO. 2596 ZONING THE RIDGES
PLANNED DEVELOPMENT
TO INCLUDE MORE SPECIFIC INFORMATION FOR A PORTION OF THE
ORIGINAL RIDGES DEVELOPMENT
LOCATED AT EAST LAKERIDGE DRIVE AND RIDGES BOULEVARD TO BE
KNOWN AS SHADOW RUN AT THE RIDGES**

Recitals.

The land zoned as Planned Development under Ordinance 2596 “Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation” in 1992 has not fully developed. There are remaining parcels within the approved Ridges plan that are still vacant, mostly those parcels originally planned as multifamily parcels. A proposal for one of these parcels located at East Lakeridge Drive and Ridges Boulevard has been presented to the Planning Commission to recommend to City Council an amendment to the original Planned Development ordinance and to establish the underlying zone for this 4.99 acre parcel with the preliminary development plan. The proposal refers to this land as Shadow Run at the Ridges and will be so referred to herein.

The Grand Junction Planning Commission, at its November 22, 2005 hearing, recommended approval of the amended Planned Development zoning ordinance, the Planned Development Preliminary Development Plan (PDP) for Shadow Run at the Ridges, and use of private streets within this subdivision.

The original zoning for all of the Ridges, including the Shadow Run at the Ridges parcel was Planned Development 4 units per acre. This density included multifamily development on several undeveloped parcels, including the one now being planned for Shadow Run at the Ridges.

The proposed density of Shadow Run at the Ridges is 6.4 units per acre which is consistent with the original Ridges Planned Development zone as well as with the Growth Plan Future Land Use Map. The entire Ridges development is designated as Residential Low 2 to 4 units per acre on the Growth Plan Future Land Use Map.

The default zone for Shadow Run at the Ridges pursuant to Section 3.3.G. of the Zoning and Development Code is Residential Multifamily 8 units per acre (RMF-8).

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

Upon satisfaction of the conditions set forth herein, Ordinance 2596 is hereby amended regarding the 4.99 acres that had not yet developed and is more fully described below:

Lot 1, Block 18, The Ridges Filing No. Three recorded in the Mesa County Clerk & Recorder's records in Plat Book 12, Page 5. Said parcel is in the City of Grand Junction, Mesa County, State of Colorado.

The property is zoned Planned Development. The property may only be developed in accordance with the standards and uses specified herein and in the RMF-8 zone district in the Zoning and Development Code.

- 1) The uses allowed for this zone and property shall be twenty single family attached (duplexes) and three four-plex units – a total of 32 units.
- 2) The default zoning is Residential Multifamily 8 units per acre (RMF-8) with the following setback deviations for the front yard for the living area only (garages shall meet 20-foot front yard setback).
 - Unit 10 – Minimum 9 feet
 - Unit 27 – Minimum 18 feet
 - Unit 28 – Minimum 18 feet

Structure height shall be as depicted on the elevation drawings dated November 2005 contained in Community Development file PP-2005-203, with maximum heights of 20 feet for ranch units and 26 feet for two-story units.

- 3) The ordinance further allows for private streets as shown on the attached Preliminary Development Plan and contained within Community Development File PP-2005-203 with a detached 5-foot pedestrian path. All street crossings are to be marked for safe pedestrian crossing.
- 4) All other buffering and setbacks are as provided on the project's approved Preliminary Development Plan dated November 7, 2005 contained in Community Development File PP-2005-203, a copy of which is attached and incorporated herein as Exhibit A.

The Preliminary Development Plan shall be effective for one year from the date of this Ordinance.

INTRODUCED on first reading on the ____ day of _____, 2005 and ordered published.

PASSED on this ____ day of _____, 2005.

ATTEST:

City Clerk

President of Council

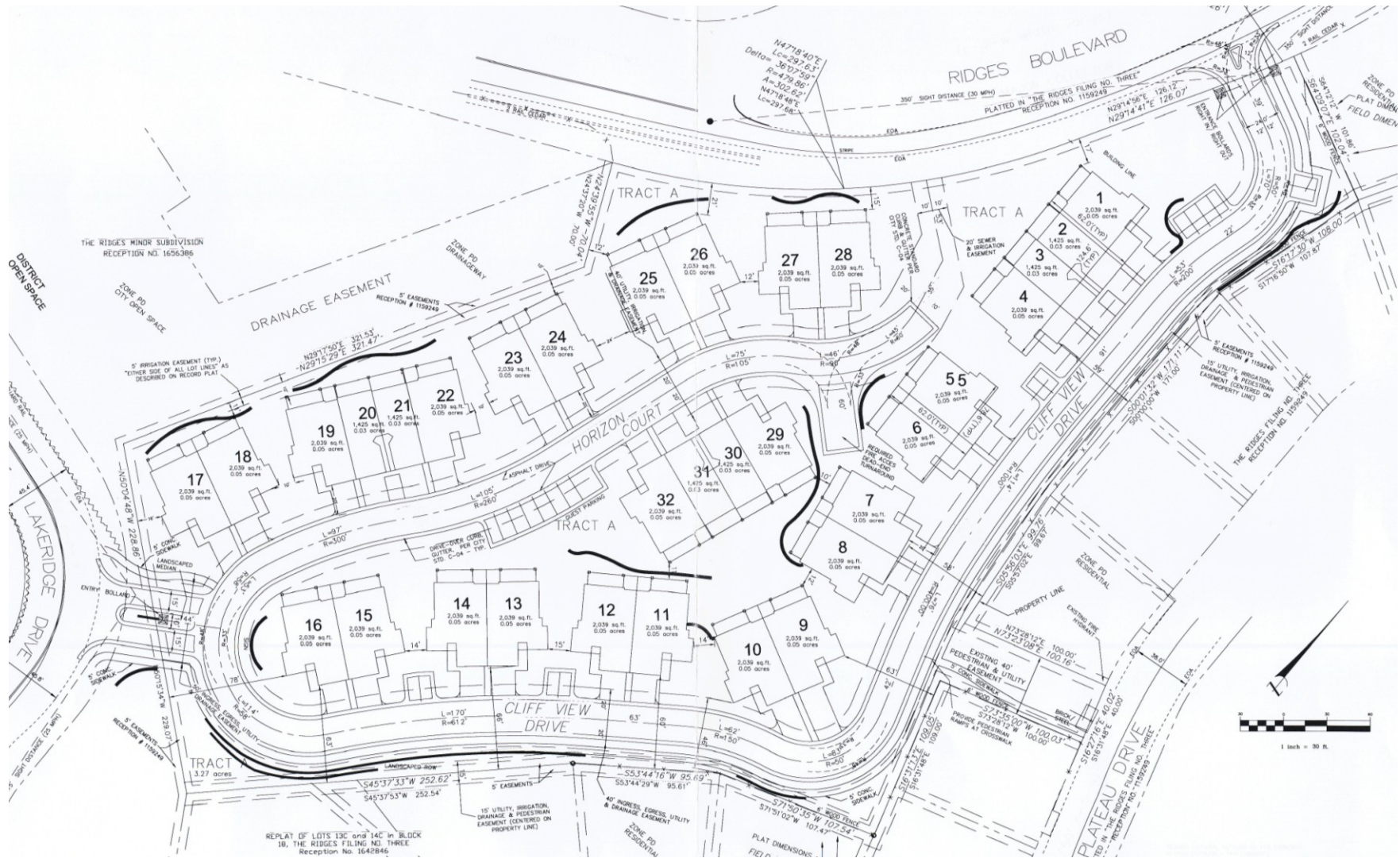


EXHIBIT A: SHADOW RUN AT THE RIDGES PLANNED DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN

Attach 10

Accepting a Grant of Federal Funds to Improve Main Street Between 7th and 8th Streets

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|---|-----|-----------------------------------|-----|-------------|----------------|---------------------------------|
| Subject | Accepting a Grant of Federal Funds to Improve Main Street Between 7 th and 8 th Streets | | | | | | |
| Meeting Date | December 7, 2005 | | | | | | |
| Date Prepared | December 1, 2005 | | | | | | |
| Author | Don Newton | | Engineering Projects Manager | | | | |
| Presenter Name | Mark Relph | | Public Works & Utilities director | | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: A Federal Enhancement Grant has been awarded to the City of Grand Junction in the amount of \$204,427 to install medians, streetscape, landscape improvements on Main Street between 7th and 8th Streets.

Budget:

| | |
|---------------------|-----------|
| Federal Grant (80%) | \$204,427 |
| City Share (20%) | \$51,107 |

The City's share of the project cost is included in the 7th Street Improvement Project (CIP Project no. 2011- F59600)

Action Requested/Recommendation: Adopt a resolution accepting Federal Funds in the amount of \$204,427, authorizing City Matching funds of \$51,107 and authorizing the City Manager to sign an agreement with CDOT to use these funds for construction of the Main Street Improvement Project between 7th and 8th Streets.

Attachments: 1) Proposed Resolution

Background Information: The proposed Main Street improvements are being designed by Ciavonne, Roberts & Associates as part of the 7th Street Improvement Project between Grand Avenue and Pitkin Avenue. Proposed improvements include raised medians, landscaping and streetscape improvements such as trees, decorative concrete sidewalks and pedestrian lighting. The concept will be similar to Main street between 2nd and 7th Streets. The Main Street Improvements will be funded by a Federal Grant, requiring Davis Bacon Wage rates for construction workers, therefore, the Main Street and 7th Street Improvement Projects will be advertised for bids and awarded as a

separate construction contracts. The Main Street improvements are scheduled for construction during the summer of 2006.

RESOLUTION NO. ____-05

A RESOLUTION ACCEPTING A GRANT OF FEDERAL FUNDS AND AUTHORIZING CITY FUNDS FOR MEDIAN INSTALLATION, STREETSCAPING AND LANDSCAPING RENOVATIONS TO MAIN STREET BETWEEN 7TH AND 8TH STREETS

RECITALS:

The City Council of the City of Grand Junction, hereby resolves to enter into a contract with the State of Colorado, Department of Transportation (State) for the installation of medians, streetscaping and landscaping on Main Street, from 7th Street to 8th Street. The project is funded in large part by funds made available under the Transportation Equity Act for the 21st Century of 1998, also known as TEA-21. The agreement authorized by this resolution is for construction of the project.

Funding for this project consists of matching ratio funds, as follows:

| | |
|---------------------------|--------------------|
| Federal funds (80%) = | \$204,427.00 |
| Local funds (20%) = | <u>\$51,107.00</u> |
| Total funds for Project = | \$255,534.00 |

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

- 1) The City Council of the City of Grand Junction, Colorado, hereby approves the receipt of Federal funds under the Surface Transportation Improvement Program, in the amount of \$204,427.00.
- 2) The City Council of the City of Grand Junction, Colorado, hereby authorizes the expenditure of funds (estimated to be \$51,107.00) as necessary to meet the terms and obligations of the Contract between the City of Grand Junction and the State of Colorado for Project STE M555-025, (15241).
- 3) The City Council of the City of Grand Junction, Colorado, hereby authorizes the City Manager to execute the Contract between the City of Grand Junction and the State of Colorado Department of Transportation for installation of medians, streetscaping and landscaping on Main Street, from 7th Street to 8th Street.
- 4) This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2005.

Bruce Hill, Mayor
City of Grand Junction

Attest:

Stephanie Tuin, City Clerk

Attach 11

Public Hearing – Assessments for the Grand Junction Downtown Business Improvement District

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|-----------------|---|----------------------|---|--------------------------|----------------|---|
| Subject | | Downtown Grand Junction Business Improvement District Assessments | | | | | |
| Meeting Date | | December 7, 2005 | | | | | |
| Date Prepared | | November 30, 2005 | | | File # | | |
| Author | | Stephanie Tuin John Shaver | | City Clerk City Attorney | | | |
| Presenter Name | | Harold Stalf | | DDA Executive Director | | | |
| Report results back to Council | | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes | When | |
| Citizen Presentation | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Name | |
| <input type="checkbox"/> | Workshop | <input checked="" type="checkbox"/> | Formal Agenda | | <input type="checkbox"/> | Consent | <input checked="" type="checkbox"/> Individual Consideration |

Summary: The recent Special Election authorized the Downtown Grand Junction Business Improvement District Special Assessment. Pursuant to 31-25-1219 C.R.S., the governing body must hold a public hearing on the question of the imposition of the assessments. Immediately following the hearing, the Special Assessments will be certified to the County Treasurer for collection in 2006.

The resolution approves the assessments and orders the preparation of the assessment roll.

Budget: The Special Assessment is estimated at \$122,290.46. A voluntary contribution by the City of Grand Junction of \$10,464 is the amount equivalent to the assessment that would be applied to City owned properties (excluding public parking facilities) within the BID.

Action Requested/Recommendation: Adopt the resolution approving the Special Assessment for the Downtown Grand Junction Business Improvement District.

Attachments: proposed resolution

Background Information: Upon passage of the Downtown BID at the November 1st election, the assessments for the various commercial properties within the BID were compiled in a data base and the appropriate formula for assessment applied to each. This formula calls for an assessment of \$.026 per square foot of land and \$.076 per square foot of buildings on the first floor of properties located on Main St. For those properties located off Main St., the assessment is \$.019 per square foot of land and \$.057 per square foot of the first floor of each building. The total assessment is \$122,290.46 for all commercial properties within the District. A two percent collection fee will be added to each assessment to defray the cost of collection that will be

charged by the County Treasurer. The total amount to be certified for collection to the County will be \$124,786.18. All property owners were sent notice of the hearing.

RESOLUTION ____-05

A RESOLUTION APPROVING THE ASSESSMENT AND ORDERING THE PREPARATION OF THE LOCAL ASSESSMENT ROLL

Recitals.

On November 1, 2005 the eligible electors of the City of Grand Junction approved the Special Assessment for the Downtown Grand Junction Business Improvement District for downtown Grand Junction in order to defray the cost of providing services. The Board of the District, at present the Grand Junction City Council, may impose special assessments on real property located within the District.

On November 16, the District Board adopted a resolution setting a date, a time and a location for a hearing on the question of the imposition of the special assessment and the benefit to be derived by the property upon which the special assessment will be imposed, for December 7, 2005.

A form of notice describing the property on which the assessments shall be levied, the purposes for which the assessments are levied, the proposed method of assessment and manner of payment therefore, and the right of the owners of the property to be assessed to file objections was published in the Daily Sentinel and a copy mailed by first-class mail to each owner of the property to be assessed at his last-known address, as disclosed by the tax records of the County.

On the date and time specified, December 7, 2005, at the hour of seven o'clock, at the regular meeting of the Grand Junction City Council, a hearing was held for the purpose of considering the desirability of and the need for providing the service and imposing the assessment therefor and determining the special benefits to be received by the properties to be assessed.

The City Council did find that there is a need for the service to be provided and the properties to be assessed will benefit from the Special Assessment.

NOW, THEREFORE, for the reasons stated in the recitals above, be it resolved that the City Council has determined that:

- 1) The Special Assessments as proposed and attached as Exhibit A are hereby approved.
- 2) A local assessment roll shall be prepared and certified to the Treasurer of the County of Mesa for collection of said assessments beginning in 2006.

ADOPTED this _____ day of _____ 2005.

Bruce Hill, President of the Council

ATTEST:

Stephanie Tuin, City Clerk

Exhibit A

| PARCEL_NUM | LOCATION | MAIN FT2 | LAND FT2 | AC | MAIN ST | ASST | W COLL FEE |
|-----------------|-----------------|----------|----------|-------|---------|----------|-----------------|
| 2945-142-37-018 | 400 N 1ST ST | 13712 | 88601.04 | 2.034 | | 2,465.00 | 2,515.31 |
| 2945-142-38-014 | 216 GRAND AVE | | 5314.32 | 0.122 | | 100.97 | 103.03 |
| 2945-142-38-018 | 200 GRAND AVE | 7352 | 18774.36 | 0.431 | | 775.78 | 791.61 |
| 2945-142-38-020 | 220 GRAND AVE | 2196 | 34194.6 | 0.785 | | 774.87 | 790.68 |
| 2945-142-38-023 | 220 GRAND AVE | | 6011.28 | 0.138 | | 114.21 | 116.55 |
| 2945-142-39-010 | 340 GRAND AVE | 1300 | 7535.88 | | | 217.28 | 221.72 |
| 2945-142-39-015 | 330 GRAND AVE | 1485 | 18861.48 | 0.433 | | 443.01 | 452.05 |
| 2945-142-42-006 | 640 GRAND AVE | 1028 | 3920.4 | | | 133.08 | 135.80 |
| 2945-143-01-007 | 104 WHITE AVE | 8759 | 25047 | 0.575 | | 975.16 | 995.06 |
| 2945-143-01-015 | 105 GRAND AVE | 2400 | 19819.8 | 0.455 | | 513.38 | 523.85 |
| 2945-143-01-016 | 145 GRAND AVE | 4538 | 11238.48 | | | 472.20 | 481.83 |
| 2945-143-01-020 | 327 N SECOND ST | | 12545.28 | 0.288 | | 238.36 | 243.22 |
| 2945-143-01-021 | 125 GRAND AVE | 4260 | 13939.2 | 0.320 | | 507.66 | 518.03 |
| 2945-143-02-001 | 203 GRAND AVE | 1712 | 7492.32 | | | 239.94 | 244.83 |
| 2945-143-02-004 | 225 GRAND AVE | | 5532.12 | | | 105.11 | 107.26 |
| 2945-143-02-005 | 237 GRAND AVE | | 5532.12 | 0.127 | | 105.11 | 107.26 |
| 2945-143-02-006 | 241 GRAND AVE | | 7492.32 | 0.172 | | 142.35 | 145.26 |
| 2945-143-02-007 | 243 GRAND AVE | 7769 | 7492.32 | 0.172 | | 585.19 | 597.13 |
| 2945-143-03-009 | 4TH & GRAND | 741 | 44561.88 | 1.023 | | 888.91 | 907.05 |
| 2945-143-04-002 | 451 GRAND AVE | | 15028.2 | 0.345 | | 285.54 | 291.36 |
| 2945-143-04-003 | 461 GRAND AVE | 4800 | 7535.88 | 0.173 | | 416.78 | 425.29 |
| 2945-143-04-006 | 422 WHITE AVE | 11471 | 85246.92 | 1.957 | | 2,273.54 | 2,319.94 |
| 2945-143-05-006 | 549 GRAND AVE | | 7535.88 | 0.173 | | 143.18 | 146.10 |
| 2945-143-05-007 | 551 GRAND AVE | 3680 | 7535.88 | 0.173 | | 352.94 | 360.14 |
| 2945-143-05-014 | 562 WHITE AVE | 2500 | 6272.64 | 0.144 | | 261.68 | 267.02 |
| 2945-143-05-016 | 519 GRAND AVE | 3927 | 15071.76 | | | 510.20 | 520.61 |
| 2945-143-06-001 | 605 GRAND AVE | 1898 | 7535.88 | 0.173 | | 251.37 | 256.50 |
| 2945-143-06-004 | 627 GRAND AVE | 1285 | 9408.96 | | | 252.02 | 257.16 |
| 2945-143-06-006 | 640 WHITE AVE | 3250 | 6272.64 | 0.144 | | 304.43 | 310.64 |
| 2945-143-07-002 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-07-003 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |

| | | | | | | | |
|-----------------|------------------|---------|-----------|-------|---|----------|-----------------|
| 2945-143-07-004 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-07-007 | 610 ROOD AVE | 3351 | 6272.64 | 0.144 | | 310.19 | 316.52 |
| 2945-143-07-008 | 618 ROOD AVE | 2232 | 6272.64 | 0.144 | | 246.40 | 251.43 |
| 2945-143-07-010 | 640 ROOD AVE | 2400 | 3136.32 | 0.072 | | 196.39 | 200.40 |
| 2945-143-07-011 | 200 N 6TH ST 1 | 6272.64 | 6272.64 | 0.024 | | 476.72 | 486.45 |
| 2945-143-07-012 | 200 N 6TH ST 2 | | | 0.024 | | 0.00 | 0.00 |
| 2945-143-07-013 | 200 N 6TH ST 3 | | | 0.024 | | 0.00 | 0.00 |
| 2945-143-07-014 | 200 N 6TH ST 4 | | | 0.024 | | 0.00 | 0.00 |
| 2945-143-07-015 | 200 N 6TH ST 5 | | | 0.024 | | 0.00 | 0.00 |
| 2945-143-07-016 | 200 N 6TH ST 204 | | | 0.024 | | 0.00 | 0.00 |
| 2945-143-07-018 | 615 WHITE AVE | 644 | 6272.64 | 0.144 | | 155.89 | 159.07 |
| 2945-143-07-019 | 626 ROOD AVE | 3212 | 6,283.28 | | | 302.47 | 308.64 |
| 2945-143-07-020 | 622 ROOD AVE | 3125 | 3136.32 | | | 237.72 | 242.57 |
| 2945-143-09-010 | 225 N 5TH ST | 17376 | 79279.2 | 1.820 | | 2,496.74 | 2,547.69 |
| 2945-143-10-005 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-10-006 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-10-007 | 205 N 4TH ST | 8225 | 21997.8 | 0.505 | | 886.78 | 904.88 |
| 2945-143-10-008 | 302 ROOD AVE | | 8189.28 | | | 155.60 | 158.77 |
| 2945-143-11-009 | vacant land | | 6272.64 | 0.144 | | 119.18 | 121.61 |
| 2945-143-11-010 | 228 ROOD AVE | 1920 | 6272.64 | 0.144 | | 228.62 | 233.29 |
| 2945-143-11-011 | 228 ROOD AVE | | 6272.64 | 0.144 | | 119.18 | 121.61 |
| 2945-143-11-017 | 215 N 3RD ST | 5040 | 18817.92 | 0.432 | | 644.82 | 657.98 |
| 2945-143-12-016 | 200 ROOD AVE | 61028 | 209828.52 | 4.817 | | 7,465.34 | 7,617.69 |
| 2945-143-13-001 | 124 N 1ST ST | 1144 | 6229.08 | 0.143 | | 183.56 | 187.31 |
| 2945-143-13-004 | 100 MAIN ST | 3297 | 9365.4 | 0.215 | M | 494.07 | 504.16 |
| 2945-143-13-005 | 100 MAIN ST | | 6185.52 | 0.142 | M | 160.82 | 164.11 |
| 2945-143-14-004 | 227 ROOD AVE | 6000 | 6272.64 | 0.144 | | 461.18 | 470.59 |
| 2945-143-14-013 | 234 MAIN ST | 3085 | 3136.32 | 0.072 | M | 316.00 | 322.45 |
| 2945-143-14-017 | vacant land | | 9408.96 | 0.216 | | 178.77 | 182.42 |
| 2945-143-14-018 | 202 MAIN ST | 8223 | 68650.56 | 1.576 | M | 2,409.86 | 2,459.04 |
| 2945-143-14-020 | 141 N 3RD ST | 3288 | 12588.84 | 0.289 | | 426.60 | 435.31 |
| 2945-143-14-021 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-15-001 | 112 N 3RD ST | 1700 | 6272.64 | 0.144 | | 216.08 | 220.49 |
| 2945-143-15-004 | 321 ROOD AVE | 7318 | 12501.72 | 0.287 | | 654.66 | 668.02 |

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|-----------------|--------------|------|----------|-------|---|--------|---------------|
| 2945-143-15-005 | 145 N 4TH ST | 6600 | 9888.12 | 0.227 | | 564.07 | 575.59 |
| 2945-143-15-010 | 326 MAIN ST | 6072 | 6272.64 | 0.144 | M | 624.56 | 637.31 |
| 2945-143-15-013 | 344 MAIN ST | 3113 | 3136.32 | 0.072 | M | 318.13 | 324.62 |
| 2945-143-15-021 | 131 N 4TH ST | | 9104.04 | 0.209 | | 172.98 | 176.51 |
| 2945-143-15-022 | 336 MAIN ST | 5850 | 9408.96 | 0.216 | M | 689.23 | 703.30 |
| 2945-143-15-023 | vacant land | | 12458.16 | 0.286 | | 236.71 | 241.54 |
| 2945-143-15-024 | 314 MAIN ST | 2720 | 3136.32 | 0.072 | M | 288.26 | 294.15 |
| 2945-143-15-025 | 316 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-16-006 | 137 N 5TH ST | 715 | 12545.28 | 0.288 | | 279.12 | 284.81 |
| 2945-143-16-007 | 400 MAIN ST | 6122 | 6272.64 | 0.144 | M | 628.36 | 641.18 |
| 2945-143-16-008 | 412 MAIN ST | 6250 | 6272.64 | 0.144 | M | 638.09 | 651.11 |
| 2945-143-16-009 | 418 MAIN ST | 3015 | 3136.32 | 0.072 | M | 310.68 | 317.02 |
| 2945-143-16-010 | 420 MAIN ST | 2875 | 3136.32 | 0.072 | M | 300.04 | 306.17 |
| 2945-143-16-011 | 428 MAIN ST | 3020 | 3136.32 | 0.072 | M | 311.06 | 317.41 |
| 2945-143-16-012 | 438 MAIN ST | 2975 | 3092.76 | 0.071 | M | 306.51 | 312.77 |
| 2945-143-16-013 | 440 MAIN ST | 1173 | 2134.44 | 0.049 | M | 144.64 | 147.60 |
| 2945-143-16-014 | 444 MAIN ST | 3278 | 4225.32 | 0.097 | M | 358.99 | 366.31 |
| 2945-143-16-015 | 448 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-16-016 | 454 MAIN ST | 3045 | 3136.32 | 0.072 | M | 312.96 | 319.35 |
| 2945-143-16-017 | 436 MAIN ST | 6025 | 6272.64 | 0.144 | M | 620.99 | 633.66 |
| 2945-143-16-018 | 464 MAIN ST | 6250 | 6272.64 | 0.144 | M | 638.09 | 651.11 |
| 2945-143-16-947 | 130 N 4TH ST | 7002 | 17336.88 | | | 728.51 | 743.38 |
| 2945-143-16-948 | 451 ROOD AVE | | 13795 | | | 0.00 | 0.00 |
| 2945-143-16-949 | 441 ROOD AVE | | 6496 | | | 0.00 | 0.00 |
| 2945-143-17-001 | 128 N 5TH ST | 2794 | 5662.8 | | | 266.85 | 272.30 |
| 2945-143-17-002 | 122 N 5TH ST | | 5880.6 | 0.135 | | 111.73 | 114.01 |
| 2945-143-17-003 | 521 ROOD AVE | 3789 | 10454.4 | 0.240 | | 414.61 | 423.07 |
| 2945-143-17-004 | 531 ROOD AVE | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-17-005 | 510 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-17-006 | 543 ROOD AVE | | 6272.64 | 0.144 | | 119.18 | 121.61 |
| 2945-143-17-007 | 131 N 6TH ST | 5790 | 12545.28 | 0.288 | | 568.39 | 579.99 |
| 2945-143-17-008 | 500 MAIN ST | 6100 | 6272.64 | 0.144 | M | 626.69 | 639.48 |
| 2945-143-17-010 | 514 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-17-011 | 538 MAIN ST | 6250 | 6272.64 | 0.144 | M | 638.09 | 651.11 |

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|-----------------|------------------|------|----------|-------|---|----------|-----------------|
| 2945-143-17-012 | 546 MAIN ST | 6136 | 6272.64 | 0.144 | M | 629.42 | 642.27 |
| 2945-143-17-013 | 554 MAIN ST | 5968 | 6272.64 | 0.144 | M | 616.66 | 629.24 |
| 2945-143-17-014 | 516 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-17-015 | 530 MAIN ST | 2823 | 3136.32 | 0.072 | M | 296.09 | 302.14 |
| 2945-143-17-016 | 552 MAIN ST | 2450 | 3136.32 | 0.072 | M | 267.74 | 273.21 |
| 2945-143-17-017 | 560 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-17-018 | 537 ROOD AVE | | 6272.64 | 0.144 | | 119.18 | 121.61 |
| 2945-143-17-019 | 524 MAIN ST | 1847 | 3136.32 | 0.072 | M | 221.92 | 226.45 |
| 2945-143-17-020 | 520 MAIN ST | 1847 | 3136.32 | 0.072 | M | 221.92 | 226.45 |
| 2945-143-18-001 | 122 N 6TH ST | 1500 | 1698.84 | 0.039 | | 117.78 | 120.18 |
| 2945-143-18-002 | 124 N 6TH ST | 4304 | 4573.8 | 0.105 | | 332.23 | 339.01 |
| 2945-143-18-006 | 602 MAIN ST | 9375 | 9408.96 | 0.216 | M | 957.13 | 976.67 |
| 2945-143-18-007 | 612 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-18-008 | 618 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-18-012 | 634 MAIN ST | 9779 | 12545.28 | 0.288 | M | 1,069.38 | 1,091.21 |
| 2945-143-19-001 | 601 MAIN ST | 3250 | 6229.08 | 0.143 | M | 408.96 | 417.30 |
| 2945-143-19-002 | 609 MAIN ST | 2325 | 3136.32 | 0.072 | M | 258.24 | 263.51 |
| 2945-143-19-004 | 623 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-19-005 | 625 MAIN ST | 9375 | 9365.4 | 0.215 | M | 956.00 | 975.51 |
| 2945-143-19-006 | 639 MAIN ST | 1250 | 3136.32 | 0.072 | M | 176.54 | 180.15 |
| 2945-143-19-011 | 619 MAIN ST | 6250 | 6229.08 | 0.143 | M | 636.96 | 649.96 |
| 2945-143-19-012 | 619 COLORADO AVE | | 12501.72 | 0.287 | | 237.53 | 242.38 |
| 2945-143-20-001 | 501 MAIN ST | 9375 | 9408.96 | 0.216 | M | 957.13 | 976.67 |
| 2945-143-20-002 | 519 MAIN ST | 8865 | 12545.28 | 0.288 | M | 999.92 | 1,020.32 |
| 2945-143-20-004 | 533 MAIN ST | 1980 | 3746.16 | 0.086 | M | 247.88 | 252.94 |
| 2945-143-20-005 | 541 MAIN ST | 2981 | 3136.32 | 0.072 | M | 308.10 | 314.39 |
| 2945-143-20-006 | 545 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-20-008 | 555 MAIN ST | 2800 | 3136.32 | 0.072 | M | 294.34 | 300.35 |
| 2945-143-20-009 | 557 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-20-010 | 559 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-20-011 | 122 S 5TH ST | 3744 | 4268.88 | 0.098 | | 294.52 | 300.53 |
| 2945-143-20-012 | 126 S 5TH ST | 3780 | 4268.88 | 0.098 | | 296.57 | 302.62 |
| 2945-143-20-013 | 502 COLORADO AVE | 601 | 4007.52 | 0.092 | | 110.40 | 112.65 |
| 2945-143-20-014 | 518 COLORADO AVE | 3000 | 3136.32 | 0.072 | | 230.59 | 235.30 |

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|-----------------|----------------------|-------|----------|-------|---|----------|-----------------|
| 2945-143-20-015 | 524 COLORADO AVE | 3125 | 3136.32 | 0.072 | | 237.72 | 242.57 |
| 2945-143-20-021 | 537 MAIN ST | 2500 | 2526.48 | 0.058 | M | 255.69 | 260.91 |
| 2945-143-20-022 | 560 COLORADO AVE | 2158 | 15681.6 | 0.360 | | 420.96 | 429.55 |
| 2945-143-20-025 | 549 MAIN ST | 3027 | 3136.32 | 0.072 | M | 311.60 | 317.96 |
| 2945-143-21-001 | 401 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-21-002 | 403 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-21-003 | 411 MAIN ST | 2750 | 3136.32 | 0.072 | M | 290.54 | 296.47 |
| 2945-143-21-004 | 413 MAIN ST | 4675 | 3136.32 | 0.072 | M | 436.84 | 445.76 |
| 2945-143-21-005 | 417 MAIN ST | 3125 | 3136.32 | 0.072 | M | 319.04 | 325.56 |
| 2945-143-21-006 | 425 MAIN ST | 9375 | 9408.96 | 0.216 | M | 957.13 | 976.67 |
| 2945-143-21-007 | 435 MAIN ST | 2573 | 3136.32 | 0.072 | M | 277.09 | 282.75 |
| 2945-143-21-008 | 439 MAIN ST | 1825 | 3136.32 | 0.072 | M | 220.24 | 224.74 |
| 2945-143-21-011 | 461 MAIN ST | 6250 | 6272.64 | 0.144 | M | 638.09 | 651.11 |
| 2945-143-21-014 | 441 MAIN ST | 3125 | 3005.64 | 0.069 | M | 315.65 | 322.09 |
| 2945-143-21-015 | 455 MAIN ST | 3125 | 3310.56 | 0.076 | M | 323.57 | 330.18 |
| 2945-143-21-016 | 443 MAIN ST | 3125 | 3310.56 | 0.076 | M | 323.57 | 330.18 |
| 2945-143-21-017 | 449 MAIN ST | 3125 | 3005.64 | 0.069 | M | 315.65 | 322.09 |
| 2945-143-22-001 | 307 MAIN ST | 6250 | 6272.64 | 0.144 | M | 638.09 | 651.11 |
| 2945-143-22-002 | 309 MAIN ST | 1450 | 3136.32 | 0.072 | M | 191.74 | 195.66 |
| 2945-143-22-003 | 315 MAIN ST | 2575 | 3136.32 | 0.072 | M | 277.24 | 282.90 |
| 2945-143-22-004 | 319 MAIN ST | 1617 | 3136.32 | 0.072 | M | 204.44 | 208.61 |
| 2945-143-22-005 | 321 MAIN ST | 2500 | 3136.32 | 0.072 | M | 271.54 | 277.09 |
| 2945-143-22-023 | 359 MAIN ST | 25998 | 696.96 | 0.016 | M | 1,993.97 | 2,034.66 |
| 2945-143-22-024 | 302 COLORADO AVE | | 80934.48 | 1.858 | | 1,537.76 | 1,569.14 |
| 2945-143-23-009 | 101 S 3RD ST | 5828 | 9452.52 | 0.217 | | 511.79 | 522.24 |
| 2945-143-23-016 | 123 S 3RD ST | 6250 | 6316.2 | 0.145 | | 476.26 | 485.98 |
| 2945-143-23-022 | vacant land | | 15812.28 | 0.363 | | 300.43 | 306.56 |
| 2945-143-23-023 | 205 MAIN ST | 7038 | 18469.44 | 0.424 | M | 1,015.09 | 1,035.81 |
| 2945-143-23-024 | 225 MAIN ST | 12602 | 56540.88 | 1.298 | M | 2,427.81 | 2,477.36 |
| 2945-143-25-004 | 225 S 2ND ST | 12509 | 36851.76 | 0.846 | | 1,413.20 | 1,442.04 |
| 2945-143-26-002 | 209 1/2 COLORADO AVE | 2500 | 4007.52 | 0.092 | | 218.64 | 223.10 |
| 2945-143-26-003 | 215 COLORADO AVE | 1604 | 2265.12 | 0.052 | | 134.47 | 137.21 |
| 2945-143-26-004 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-26-005 | 243 COLORADO AVE | | 18817.92 | 0.432 | | 357.54 | 364.84 |

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|-----------------|------------------|------|----------|-------|--------|---------------|
| 2945-143-26-006 | 251 COLORADO AVE | 2280 | 6272.64 | 0.144 | 249.14 | 254.22 |
| 2945-143-26-007 | 259 COLORADO AVE | | 9365.4 | 0.215 | 177.94 | 181.57 |
| 2945-143-26-008 | 202 UTE AVE | 2400 | 6272.64 | 0.144 | 255.98 | 261.20 |
| 2945-143-26-009 | vacant land | | 11282.04 | 0.259 | 214.36 | 218.73 |
| 2945-143-26-010 | 228 UTE AVE | | 7535.88 | 0.173 | 143.18 | 146.10 |
| 2945-143-26-011 | 230 UTE AVE | | 7840.8 | 0.180 | 148.98 | 152.02 |
| 2945-143-26-012 | 244 UTE AVE | | 4704.48 | 0.108 | 89.39 | 91.21 |
| 2945-143-26-013 | 248 UTE AVE | | 3136.32 | 0.072 | 59.59 | 60.81 |
| 2945-143-26-014 | 260 UTE AVE | | 9408.96 | 0.216 | 178.77 | 182.42 |
| 2945-143-26-948 | 201 COLORADO AVE | 3098 | 6272.64 | 0.144 | 295.77 | 301.80 |
| 2945-143-27-001 | 303 COLORADO AVE | | 12501.72 | 0.287 | 237.53 | 242.38 |
| 2945-143-27-003 | 337 COLORADO AVE | 4807 | 7797.24 | 0.179 | 422.15 | 430.76 |
| 2945-143-27-007 | 319 COLORADO AVE | 2368 | 6229.08 | 0.143 | 253.33 | 258.50 |
| 2945-143-27-008 | 329 COLORADO AVE | | 7797.24 | 0.179 | 148.15 | 151.17 |
| 2945-143-28-003 | 429 COLORADO AVE | 2500 | 3136.32 | 0.072 | 202.09 | 206.21 |
| 2945-143-28-006 | 457 COLORADO AVE | 5750 | 9408.96 | 0.216 | 506.52 | 516.86 |
| 2945-143-28-010 | 431 COLORADO AVE | 2400 | 3963.96 | 0.091 | 212.12 | 216.44 |
| 2945-143-28-011 | 437 COLORADO AVE | 2400 | 2308.68 | 0.053 | 180.66 | 184.35 |
| 2945-143-28-012 | 437 COLORADO AVE | 2400 | 3136.32 | 0.072 | 196.39 | 200.40 |
| 2945-143-28-014 | 441 COLORADO AVE | 2875 | 3136.32 | 0.072 | 223.47 | 228.03 |
| 2945-143-28-018 | 445 COLORADO AVE | | 3005.64 | 0.069 | 57.11 | 58.27 |
| 2945-143-28-019 | 449 COLORADO AVE | 5750 | 3267 | 0.075 | 389.82 | 397.78 |
| 2945-143-28-948 | 421 COLORADO AVE | 6250 | 9408.96 | | 535.02 | 545.94 |
| 2945-143-29-001 | 503 COLORADO AVE | 6000 | 9408.96 | 0.216 | 520.77 | 531.40 |
| 2945-143-29-002 | vacant land | | 6272.64 | 0.144 | 119.18 | 121.61 |
| 2945-143-29-004 | 539 COLORADO AVE | 5760 | 6272.64 | 0.144 | 447.50 | 456.63 |
| 2945-143-29-005 | 545 COLORADO AVE | 3000 | 3136.32 | 0.072 | 230.59 | 235.30 |
| 2945-143-29-006 | 555 COLORADO AVE | 3125 | 9408.96 | 0.216 | 356.90 | 364.18 |
| 2945-143-29-007 | 201 S 6TH ST | 8680 | 6272.64 | 0.144 | 613.94 | 626.47 |
| 2945-143-29-008 | 230 S 5TH ST | 9570 | 18817.92 | 0.432 | 903.03 | 921.46 |
| 2945-143-30-001 | 615 COLORADO AVE | 3800 | 4704.48 | 0.108 | 305.99 | 312.23 |
| 2945-143-30-002 | vacant land | | 3136.32 | 0.072 | 59.59 | 60.81 |
| 2945-143-30-005 | vacant land | | 6316.2 | 0.145 | 120.01 | 122.46 |
| 2945-143-30-007 | 663 COLORADO AVE | 3840 | 12588.84 | 0.289 | 458.07 | 467.42 |

| | | | | | | | |
|-----------------|----------------------|----------|----------|-------|---|----------|-----------------|
| 2945-143-34-003 | 319 UTE AVE | | 6272.64 | 0.144 | | 119.18 | 121.61 |
| 2945-143-34-004 | 327 UTE AVE | | 7840.8 | 0.180 | | 148.98 | 152.02 |
| 2945-143-34-019 | 305 UTE AVE | 208 | 12545.28 | 0.288 | | 250.22 | 255.32 |
| 2945-143-35-012 | vacant land | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-35-013 | 226 PITKIN AVE | 1403 | 3136.32 | 0.072 | | 139.56 | 142.41 |
| 2945-143-35-014 | 230 PITKIN AVE | | 3136.32 | 0.072 | | 59.59 | 60.81 |
| 2945-143-35-020 | 261 UTE AVE | 720 | 50137.56 | 1.151 | | 993.65 | 1,013.93 |
| 2945-143-36-001 | 123 UTE AVE | | 6751.8 | 0.155 | | 128.28 | 130.90 |
| 2945-143-36-003 | 319 S 2ND ST | 2855 | 3092.76 | 0.071 | | 221.50 | 226.02 |
| 2945-143-47-002 | 2nd & South Ave | 2400 | 12763.08 | 0.293 | | 379.30 | 387.04 |
| 2945-143-48-001 | 119 PITKIN AVE | 7574 | 27660.6 | 0.635 | | 957.27 | 976.81 |
| 2945-143-49-000 | 300 MAIN ST | 9424 | 9424 | | M | 961.25 | 980.87 |
| 2945-143-49-001 | 300 MAIN ST 201 | | | 0.008 | M | 0.00 | 0.00 |
| 2945-143-49-002 | 300 MAIN ST 202 | | | 0.006 | M | 0.00 | 0.00 |
| 2945-143-49-003 | 300 MAIN ST 203 | | | 0.013 | M | 0.00 | 0.00 |
| 2945-143-49-004 | 300 MAIN ST 301 | | | 0.008 | M | 0.00 | 0.00 |
| 2945-143-49-005 | 300 MAIN ST 302 | | | 0.006 | M | 0.00 | 0.00 |
| 2945-143-49-006 | 300 MAIN ST 303 | | | 0.012 | M | 0.00 | 0.00 |
| 2945-143-49-008 | 300 MAIN ST 101 | | | 0.016 | M | 0.00 | 0.00 |
| 2945-143-49-009 | 300 MAIN ST 102 | | | 0.016 | M | 0.00 | 0.00 |
| 2945-143-49-011 | 300 MAIN ST 103A | | | 0.006 | M | 0.00 | 0.00 |
| 2945-143-49-012 | 300 MAIN ST 103B | | | 0.005 | M | 0.00 | 0.00 |
| 2945-143-49-013 | 300 MAIN ST 103C | | | 0.006 | M | 0.00 | 0.00 |
| 2945-143-49-014 | 300 MAIN ST 103D | | | 0.009 | M | 0.00 | 0.00 |
| 2945-143-50-000 | 359 COLORADO AVE | 8494.2 | 15858 | | | 785.47 | 801.50 |
| 2945-143-50-001 | 359 COLORADO AVE 101 | | | 0.010 | | 0.00 | 0.00 |
| 2945-143-50-002 | 359 COLORADO AVE 102 | | | 0.011 | | 0.00 | 0.00 |
| 2945-143-50-003 | 359 COLORADO AVE 103 | | | 0.010 | | 0.00 | 0.00 |
| 2945-143-50-004 | 359 COLORADO AVE 104 | | | 0.010 | | 0.00 | 0.00 |
| 2945-143-52-000 | 600 WHITE AVE | 16683.48 | 25073 | | | 1,427.35 | 1,456.47 |
| 2945-143-52-001 | 600 WHITE AVE 1 | | | 0.129 | | 0.00 | 0.00 |
| 2945-143-52-002 | 600 WHITE AVE 2 | | | 0.010 | | 0.00 | 0.00 |
| 2945-143-52-003 | 600 WHITE AVE 3 | | | 0.012 | | 0.00 | 0.00 |
| 2945-143-52-004 | 600 WHITE AVE 4 | | | 0.008 | | 0.00 | 0.00 |

| | | | | | | | |
|-----------------|-------------------|----------|----------|-------|---|----------|-----------------|
| 2945-143-52-005 | 600 WHITE AVE 5 | | | 0.014 | | 0.00 | 0.00 |
| 2945-143-52-006 | 600 WHITE AVE 6 | | | 0.006 | | 0.00 | 0.00 |
| 2945-143-52-007 | 600 WHITE AVE 7 | | | 0.014 | | 0.00 | 0.00 |
| 2945-143-53-000 | 362 MAIN ST | 14801.68 | 15760.91 | | | 1,534.71 | 1,566.03 |
| 2945-143-53-001 | 350 MAIN ST | | | | | 0.00 | 0.00 |
| 2945-143-53-002 | 354 MAIN ST | | | | | 0.00 | 0.00 |
| 2945-143-53-003 | 356 MAIN ST | | | | | 0.00 | 0.00 |
| 2945-143-53-004 | 362 MAIN ST | | | | | 0.00 | 0.00 |
| 2945-143-53-006 | 115 N 4TH ST #202 | | 1359 | | | 0.00 | 0.00 |
| 2945-143-53-007 | 115 N 4TH ST #203 | | 875 | | | 0.00 | 0.00 |
| 2945-143-53-008 | 115 N 4TH ST #204 | | 1905 | | | 0.00 | 0.00 |
| 2945-143-53-009 | 115 N 4TH ST #205 | | 1653 | | | 0.00 | 0.00 |
| 2945-143-53-010 | 115 N 4TH ST #206 | | 1245 | | | 0.00 | 0.00 |
| 2945-144-06-003 | 315 N 7TH ST | 3500 | 6751.8 | 0.155 | | 327.78 | 334.47 |
| 2945-144-06-004 | 652 WHITE AVE | 2960 | 3179.88 | 0.073 | | 229.14 | 233.81 |
| 2945-144-06-005 | 301 N 7TH ST | 2284 | 6969.6 | 0.160 | | 262.61 | 267.97 |
| 2945-144-07-002 | 660 ROOD AVE | 6046 | 16857.72 | 0.387 | | 664.92 | 678.49 |
| 2945-144-07-003 | 235 N 7TH ST | 5241 | 23130.36 | 0.531 | | 738.21 | 753.28 |
| 2945-144-08-004 | 735 WHITE AVE | | 6229.08 | | | 118.35 | 120.77 |
| 2945-144-08-025 | 224 N 7TH ST | 2552 | 25874.64 | 0.594 | | 637.08 | 650.08 |
| 2945-144-17-001 | 702 MAIN ST | | 13982.76 | 0.321 | M | 363.55 | 370.97 |
| 2945-144-17-002 | 120 N 7TH ST | 3065 | 3484.8 | 0.080 | | 240.92 | 245.83 |
| 2945-144-17-003 | 124 N 7TH ST | 5072 | 7013.16 | 0.161 | | 422.35 | 430.97 |
| 2945-144-17-005 | 725 ROOD AVE | 2838 | 6229.08 | 0.143 | | 280.12 | 285.84 |
| 2945-144-17-006 | 735 ROOD AVE | 2900 | 6229.08 | 0.143 | | 283.65 | 289.44 |
| 2945-144-17-007 | 743 ROOD AVE | 2504 | 6229.08 | | | 261.08 | 266.41 |
| 2945-144-17-008 | 755 ROOD AVE | 4920 | 6229.08 | | | 398.79 | 406.93 |
| 2945-144-17-009 | vacant land | 0 | 3136.32 | | | 59.59 | 60.81 |
| 2945-144-17-013 | 734 MAIN ST | 1166 | 9016.92 | | | 323.06 | 329.65 |
| 2945-144-17-014 | 136 N 7TH ST | 5592 | 10499.4 | | | 518.23 | 528.81 |
| 2945-144-18-002 | 123 N 7TH ST | 6050 | 10105.92 | 0.232 | | 536.86 | 547.82 |
| 2945-144-18-003 | 119 N 7TH ST | 2130 | 2178 | 0.050 | | 162.79 | 166.11 |
| 2945-144-18-005 | vacant land | | 6838.92 | 0.157 | | 129.94 | 132.59 |
| 2945-144-18-006 | 642 MAIN ST | 3465 | 3484.8 | 0.080 | M | 353.94 | 361.17 |

| | | | | | | | |
|-----------------|-----------------|-------|-----------|-------|---|----------|-----------------|
| 2945-144-18-007 | 644 MAIN ST | 4445 | 4399.56 | 0.101 | M | 452.21 | 461.44 |
| 2945-144-20-001 | 136 S 7TH ST | 3520 | 17511.12 | 0.402 | | 533.35 | 544.24 |
| 2945-144-20-003 | vacant land | | 6229.08 | 0.143 | | 118.35 | 120.77 |
| 2945-144-20-004 | vacant land | | 5009.4 | 0.115 | | 95.18 | 97.12 |
| 2945-144-20-005 | 741 MAIN ST | 2970 | 10628.64 | 0.244 | M | 502.06 | 512.31 |
| 2945-144-20-006 | 749 MAIN ST | 6250 | 6229.08 | 0.143 | M | 636.96 | 649.96 |
| 2945-144-29-021 | 200 S 7TH ST | 46478 | 103280.76 | 2.371 | | 4,611.58 | 4,705.69 |
| 2945-144-30-001 | vacant land | | 10105.92 | 0.232 | | 192.01 | 195.93 |
| 2945-144-30-002 | vacant land | | 6751.8 | 0.155 | | 128.28 | 130.90 |
| 2945-144-30-008 | 237 S 7TH ST | 4560 | 8407.08 | 0.193 | | 419.65 | 428.22 |
| 2945-144-49-001 | 760 ROOD AVE | 6274 | 23653.08 | 0.543 | | 807.03 | 823.50 |
| 2945-144-49-002 | 202 N 7TH ST | | 24045.12 | 0.552 | | 456.86 | 466.18 |
| 2945-154-01-007 | vacant land | | 4573.8 | 0.105 | | 86.90 | 88.68 |
| 2945-154-01-010 | vacant land | | 1611.72 | 0.037 | | 30.62 | 31.25 |
| 2945-154-01-012 | 333 1ST ST | | 5009.4 | 0.115 | | 95.18 | 97.12 |
| 2945-154-01-013 | 333 N 1ST ST | 8772 | 63423.36 | 1.456 | | 1,705.05 | 1,739.84 |
| 2945-154-04-001 | 233 N 1ST ST | 2972 | 13590.72 | 0.312 | | 427.63 | 436.35 |
| 2945-154-04-002 | vacant land | | 6098.4 | 0.140 | | 115.87 | 118.23 |
| 2945-154-04-003 | vacant land | | 5837.04 | 0.134 | | 110.90 | 113.17 |
| 2945-154-04-004 | 129 W WHITE AVE | | 5575.68 | 0.128 | | 105.94 | 108.10 |
| 2945-154-04-005 | 145 W WHITE AVE | | 5575.68 | 0.128 | | 105.94 | 108.10 |
| 2945-154-04-006 | 216 N SPRUCE ST | | 4835.16 | 0.111 | | 91.87 | 93.74 |
| 2945-154-04-007 | vacant land | | 6664.68 | 0.153 | | 126.63 | 129.21 |
| 2945-154-04-008 | vacant land | | 6664.68 | 0.153 | | 126.63 | 129.21 |
| 2945-154-04-009 | 112 W ROOD AVE | | 6664.68 | 0.153 | | 126.63 | 129.21 |
| 2945-154-04-010 | 213 N 1ST ST | 1051 | 9365.4 | 0.215 | | 237.85 | 242.70 |
| 2945-154-04-011 | 216 N SPRUCE ST | | 1829.52 | 0.042 | | 34.76 | 35.47 |
| 2945-154-05-010 | 150 W MAIN ST | 6095 | 6403.32 | 0.147 | M | 629.71 | 642.56 |
| 2945-154-05-011 | 114 N SPRUCE ST | | 3441.24 | 0.079 | | 65.38 | 66.72 |
| 2945-154-05-012 | 116 N SPRUCE ST | | 3833.28 | 0.088 | | 72.83 | 74.32 |
| 2945-154-05-013 | 124 N SPRUCE ST | 892 | 5619.24 | 0.129 | | 157.61 | 160.83 |
| 2945-154-05-014 | 120 N SPRUCE ST | | 3310.56 | 0.076 | | 62.90 | 64.18 |
| 2945-154-05-016 | 155 W ROOD AVE | 624 | 7535.88 | 0.173 | | 178.75 | 182.40 |
| 2945-154-05-017 | 125 N 1ST ST | 6816 | 28706.04 | 0.659 | | 933.93 | 952.99 |

| | | | | | | | |
|-----------------|---------------|----------------|------------------|-------|---|-------------------|-----------------|
| 2945-154-05-018 | 103 N 1ST ST | 3340 | 6534 | 0.150 | | 314.53 | 320.94 |
| 2945-154-07-013 | 105 W MAIN ST | 10480 | 33497.64 | 0.769 | M | 1,667.42 | 1,701.45 |
| 2945-154-07-014 | 137 W MAIN ST | 1475 | 9365.4 | 0.215 | M | 355.60 | 362.86 |
| 2945-154-34-001 | 337 S 1ST ST | 5010 | 34848 | 0.800 | | 947.68 | 967.02 |
| | | 955,939 | 2,854,419 | | | 122,290.46 | 124,786.18 |

Attach 12

Public Hearing – Vacating a Portion of the Elvira Drive Right-of-Way, Located North of G Road and West of 26 Road

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|--------------------------------|--|-----|---------------|----------------|--------------------|---------|--------------------------|
| Subject | Vacate a portion of the Elvira Drive right-of-way, located north of G Road and west of 26 Road | | | | | | |
| Meeting Date | December 7, 2005 | | | | | | |
| Date Prepared | November 29, 2005 | | | | File #PFP-2004-163 | | |
| Author | Lisa E. Cox, AICP | | | Senior Planner | | | |
| Presenter Name | As above | | | As above | | | |
| Report results back to Council | X | No | | Yes | When | | |
| Citizen Presentation | | Yes | X | No | Name | | |
| | Workshop | X | Formal Agenda | | X | Consent | Individual Consideration |

Summary: Consideration of a request to vacate a portion of the Elvira Drive right-of-way, located north of G Road and west of 26 Road. The applicant has requested vacation of the right-of-way in conjunction with a new subdivision that will take access from a new internal street. Access from Elvira Drive is unsafe and the applicant would like to create a safer entrance to the new subdivision.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider final passage and publication of the proposed vacation ordinance.

Background Information: See attached Staff report/Background information

Attachments:

1. Staff report/Background information
2. Site Location Map (Figure 1)
3. Aerial Photo Map (Figure 2)
4. Future Land Use Map (Figure 3)
5. Existing City and County Zoning Map (Figure 4)
6. Vacation Ordinance

ANALYSIS:

1. Background:

The subject property was annexed into the City on September 17, 2000 as a part of the G Road North Enclave Annexation.

Wrights Mesa, LLC would like to develop approximately 7.39 acres as an 8-lot subdivision. Recognizing that access from G Road utilizing the existing Elvira Drive was not desirable because of the limited sight distance and steep topography, the proposed new subdivision known as Fox Run at The Estates was designed to take access from an internal street to be known as Fox Run. As a result of the subdivision design, a request to vacate a portion of the Elvira Drive right-of-way was included with the request to approve the new subdivision.

Due to the steep grades that currently exist on G Road at the point of intersection with Elvira Drive, and the limited sight distance, staff supports the request to vacate a portion of the right-of-way. All but the southern most 40 feet of the right-of-way at the intersection with G Road is proposed to be vacated. The City will retain this portion of right-of-way for future use with the upgrade and construction of G Road. The City will also retain a multipurpose easement along the south 482.60 feet of that portion of Elvira Drive that is vacated, for use of required utilities. Access currently being taken from Elvira Drive by the Olsen property will be provided via the new internal street to be known as Fox Run.

The proposed new development known as Fox Run at The Estates will have 8 lots and utilize Fox Run, an internal street, for access. To ensure adequate access for the Fire Department, the developer will be constructing a 16 foot wide asphalt private driveway on Lot 7 with a fire truck turnaround.

2. Consistency with the Growth Plan:

The request to vacate a portion of the Elvira Drive right-of-way is consistent with the goals and policies of the Growth Plan. Access for new lots created with the Fox Run at The Estates subdivision will be provided through internal streets. The vacation of a portion of the Elvira Drive right-of-way and the creation of a new internal street is also consistent with the Grand Valley Circulation Plan.

3. Section 2.11.C of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- g. The Growth Plan, major street plan and other adopted plans and policies of the City. *The request to vacate a portion of the Elvira Drive right-of-way*

conforms to City requirements, plans and policies including the Grand Valley Circulation Plan.

- h. *No parcel shall be landlocked as a result of the vacation. There is no parcel that will be landlocked as a result of the requested vacation. In addition, adjacent property owners who own land abutting the Elvira Drive right-of-way have signed the Development Application and are co-applicants in the request to vacate a portion of the right-of-way.*
- i. *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation. Access shall not be impacted as a result of the request to vacate. Access to the Olsen property, which is impacted more by the request to vacate than other adjacent parcels, will be provided by the new street known as Fox Run.*
- j. *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services). No adverse impacts have been identified. A 16' wide asphalt private drive with fire truck turnaround will be constructed by the developer to assure access to Lots 7 and 8.*
- k. *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code. The provision of services shall not be inhibited. All required services shall be provided to the proposed new development and/or adjacent properties. A multi-purpose easement, located within a portion of the existing Elvira Drive right-of-way, shall be retained to ensure that sufficient utility easements are provided as required by City development standards.*
- l. *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc. The City will benefit from the request to vacate through improved traffic circulation and a safer access to parcels currently utilizing Elvira Drive, as well as new parcels being developed off of the proposed Fox Run.*

When considering a request to vacate public right-of-way, City Council has requested that an estimate of the value of the property (right-of-way) be provided. The value provided herein is based on the City vacating the entire Elvira Drive right-of-way as indicated on Exhibit A (attached) and retaining a multi-purpose easement only on the hatched area indicated on Exhibit A. Based on these parameters, the value of said property is \$25,500.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Fox Run at The Estates application, PFP-2004-163, requesting a recommendation of approval to City Council to vacate a portion of the Elvira Drive right-of-way, the Planning Commission made the following findings of fact and conclusions:

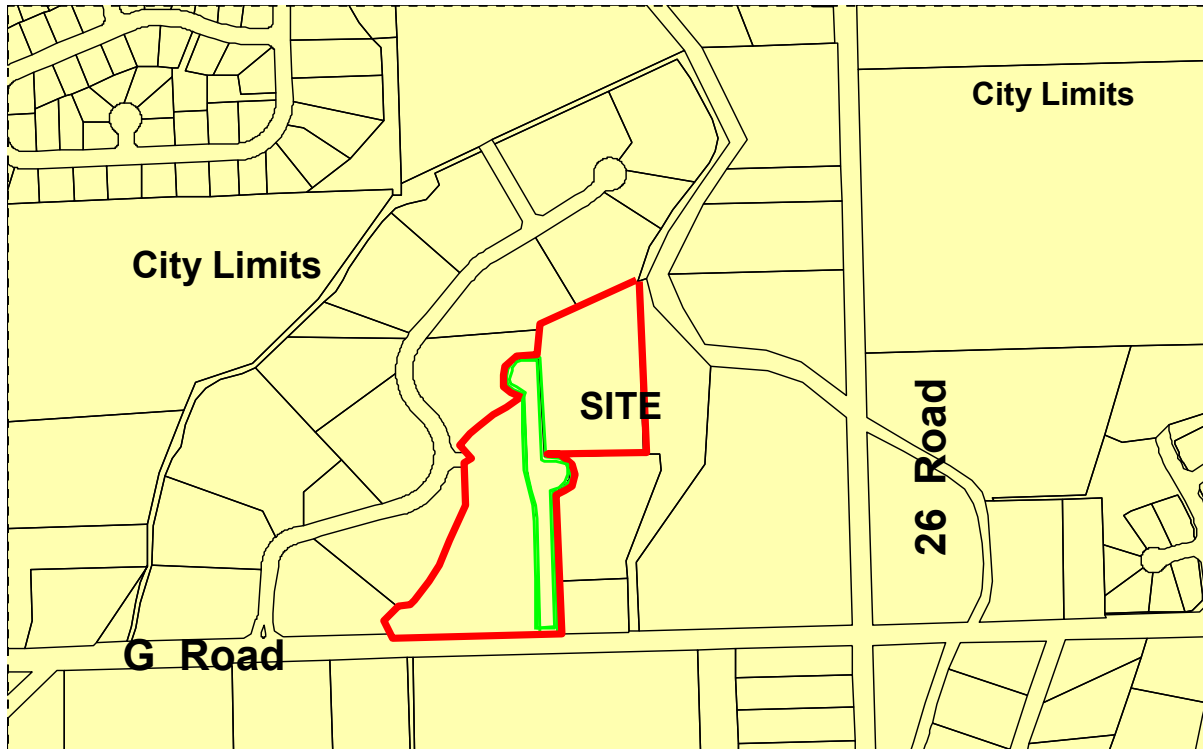
4. The review criteria in Section 2.11.C, Vacation of Public rights-of-way, of the Zoning and Development Code, have all been satisfied.
5. The proposed request to vacate a portion of the Elvira Drive right-of-way is consistent with the goals and policies of the Growth Plan and Future Land Use Map.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission made a recommendation of approval of the request to vacate a portion of the Elvira Drive right-of-way with the findings and conclusions listed above.

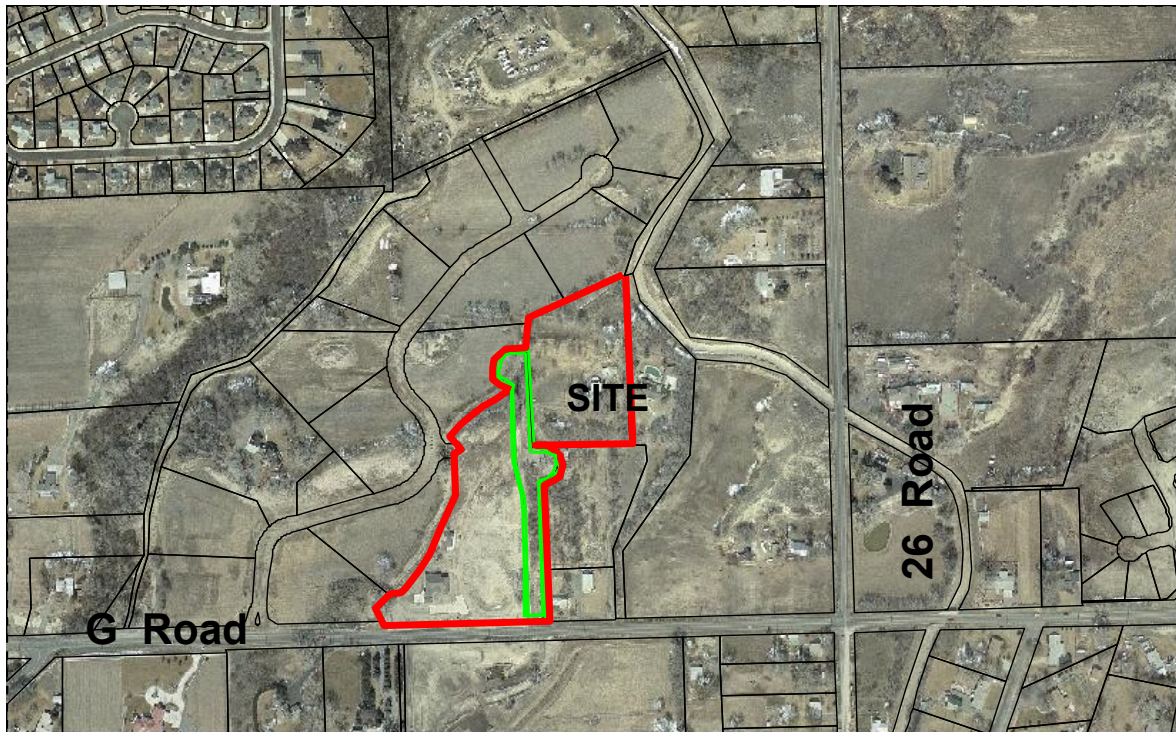
Site Location Map

Figure 1



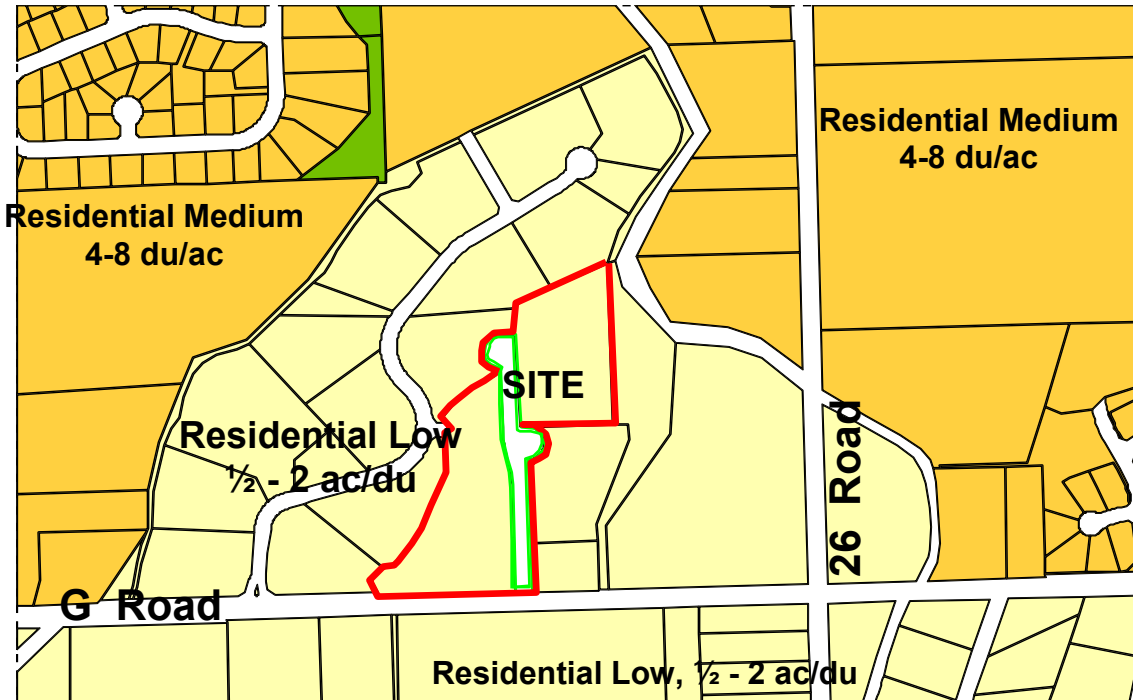
Aerial Photo Map

Figure 2



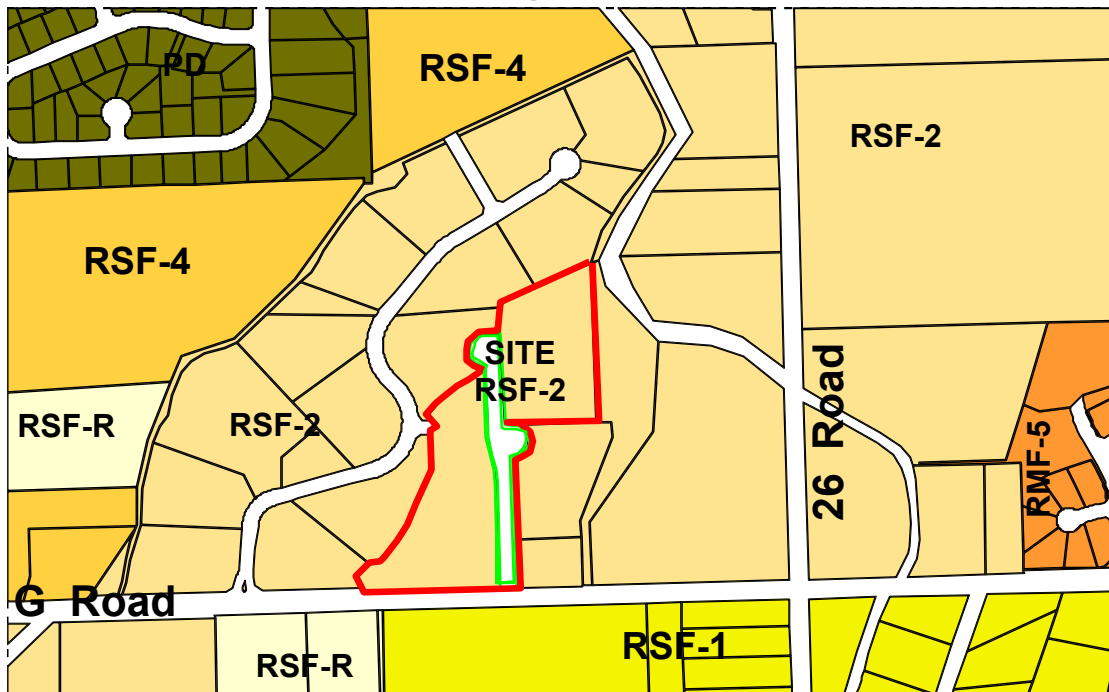
Future Land Use Map

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 VACATING A PORTION OF THE ELVIRA DRIVE RIGHT-OF-WAY
LOCATED NORTH OF G ROAD AND WEST OF 26 ROAD**

RECITALS:

A request to vacate a portion of the dedicated right-of-way for Elvira Drive has been submitted by the following applicants:

Wrights Mesa, LLC, (Ted A. Martin, Mgr.)
Juliann A. Martin Family Trust (Juliann A. Martin, Trustee and Ted A. Martin, Trustee)
Douglas B. and Maria T. Rock
Jay A. and Sheryl J. Williams
David R. Olsen
John B. Olsen

The City Council finds that the request to vacate a portion of the dedicated right-of-way for Elvira Drive is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11.C of the Zoning and Development Code.

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

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

The following described dedicated right-of-way for Elvira Drive is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentation fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The vacation ordinance will be recorded and shall be effective concurrent with the recordation of the Fox Run at The Estates subdivision final plat.

The following right-of-way is shown on "Exhibit A Vacated Elvira Drive" as part of this vacation description.

Dedicated right-of-way for Elvira Drive to be vacated:

A strip of right-of-way situated in the SE ¼ of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, now being vacated and described as follows: All that part of Elvira Drive, except the south 40.00

feet thereof, which will not be vacated and will remain right-of-way for G Road, as shown on the recorded subdivision plat of Steckel Subdivision as recorded in Plat Book 11 at Page 46 of said Mesa County records. And that portion of Elvira Drive, as recorded in Book 999 at Page 545 of said Mesa County records. Also the City of Grand Junction will retain a multipurpose easement along the south 482.60 feet of that portion of Elvira Drive that is vacated.

Introduced for first reading on this 16th day of November, 2005

PASSED and ADOPTED this _____ day of _____, 2005.

President of City Council

ATTEST:

City Clerk

Attach 13

Public Hearing – Prairie View South Annexation and Zoning, Located at 3028 and 3032 D ½ Road

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|----------------------|-----|--------------------|--|
| Subject | Annexation and zoning of the Prairie View South Annexation located at 3028 and 3032 D ½ Road | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | December 1, 2005 | | | | File #ANX-2005-233 | |
| 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 | | No | Name | |
| | Workshop | X | Formal Agenda | | | Consent X Individual Consideration |

Summary: Acceptance of a petition to annex and consider the annexation and zoning for the Prairie View South Annexation. The Prairie View South Annexation is located at 3028 and 3032 D ½ Road and consists of 2 parcels on 7.68 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:

1. Staff report/Background information
2. Annexation - Location Map / Aerial Photo
3. Growth Plan Map / Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

| STAFF REPORT / BACKGROUND INFORMATION | | | | |
|---------------------------------------|--------------|--|------------|-----------|
| Location: | | 3028 and 3032 D ½ Road | | |
| Applicants: | | Owner/Developer: Koos Tri-Star, South LLC – Steve Edwards; Representative: Rolland Engineering | | |
| Existing Land Use: | | Residential / Agricultural | | |
| Proposed Land Use: | | Residential | | |
| Surrounding Land Use: | North | Single Family Residential | | |
| | South | Single Family Residential | | |
| | East | Single Family Residential / Agricultural | | |
| | West | Single Family Residential / Agricultural | | |
| Existing Zoning: | | County RSF-R | | |
| Proposed Zoning: | | City RMF-5 | | |
| Surrounding Zoning: | North | City RMF-5 | | |
| | South | County PUD – 3.61 du/ac | | |
| | East | County RSF-R | | |
| | West | County RSF-R | | |
| Growth Plan Designation: | | Residential Medium 4-8 du/ac | | |
| Zoning within density range? | | X | Yes | No |

Staff Analysis:

ANNEXATION:

This annexation area consists of 7.68 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 Prairie View South 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:

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 RMF-5 zone district is compatible with the neighborhood and will not create any adverse impacts. Any issues that arise with development of the land will be addressed through the review of the proposed project.

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.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. RSF-4
- b. RMF-8

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.

| <u>ANNEXATION SCHEDULE</u> | |
|-----------------------------------|---|
| November 2, 2005 | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| November 8, 2005 | Planning Commission considers Zone of Annexation |
| November 16, 2005 | Introduction Of A Proposed Ordinance on Zoning by City Council |
| December 7, 2005 | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council |
| January 8, 2005 | Effective date of Annexation and Zoning |

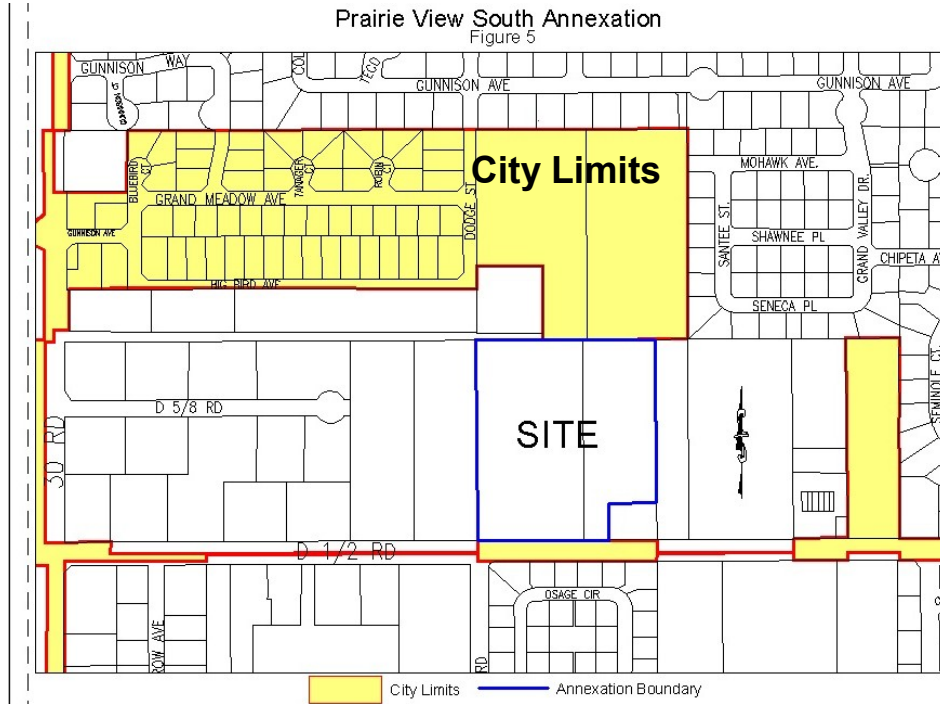
PRAIRIE VIEW SOUTH ANNEXATION SUMMARY

| | | |
|---------------------------------------|-----------------------------|--|
| File Number: | | ANX-2005-233 |
| Location: | | 3028 and 3032 D ½ Road |
| Tax ID Number: | | 2943-162-51-023 and 2943-162-00-195 |
| Parcels: | | 2 |
| Estimated Population: | | 5 |
| # of Parcels (owner occupied): | | 2 |
| # of Dwelling Units: | | 2 |
| Acres land annexed: | | 7.68 acres |
| Developable Acres Remaining: | | 7 acres |
| Right-of-way in Annexation: | | 20,749 square feet of 30 ¼ Road |
| Previous County Zoning: | | RSF-R |
| Proposed City Zoning: | | RMF-5 |
| Current Land Use: | | Residential / Agricultural |
| Future Land Use: | | Residential |
| Values: | Assessed: | = \$15,890 |
| | Actual: | = \$199,650 |
| Address Ranges: | | 3028-3032 D ½ Road (even only) |
| Special Districts: | Water: | Clifton Water |
| | Sewer: | Central Grand Valley Sanitation |
| | Fire: | Clifton Fire |
| | Irrigation/Drainage: | Grand Valley Irrigation / Grand Junction Drainage Dist |
| | School: | Mesa County School District #51 |
| | Pest: | Upper Valley Pest |

Site Location Map

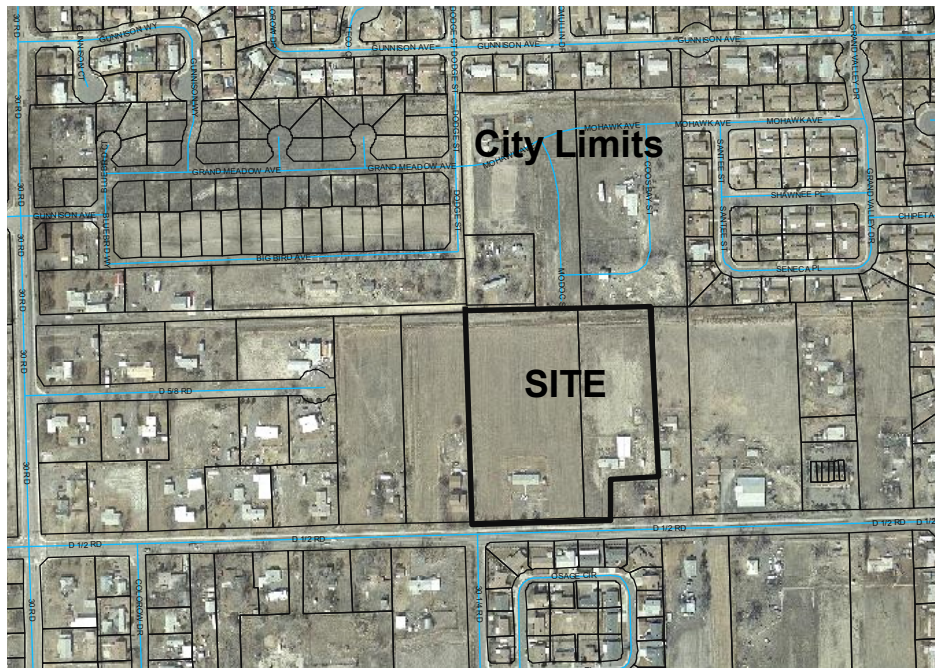
Figure 1

Prairie View South Annexation
Figure 5



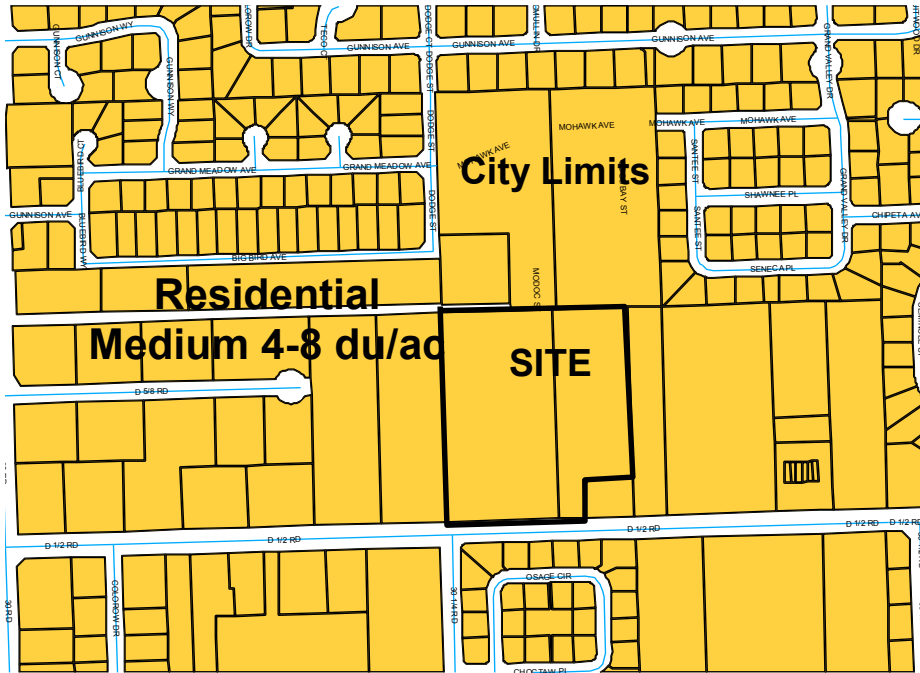
Aerial Photo Map

Figure 2



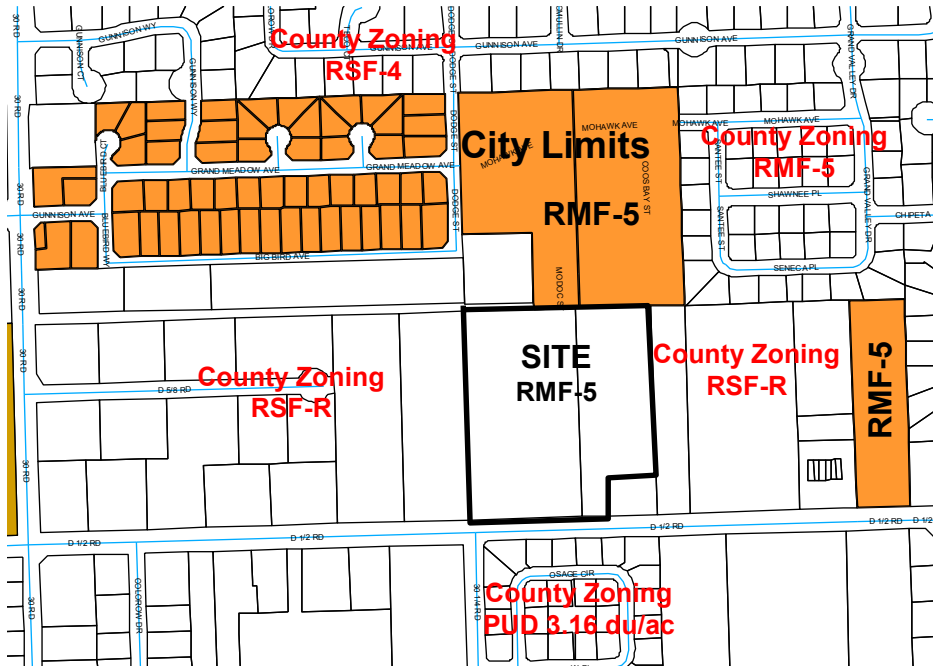
Future Land Use Map

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**

PRAIRIE VIEW SOUTH ANNEXATION

LOCATED AT 3028 AND 3032 D 1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 2nd day of November, 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:

PRAIRIE VIEW SOUTH ANNEXATION

A certain parcel of land located in the Southwest Quarter Southeast Quarter of the Northwest Quarter (SW1/4 SE1/4 NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 SE1/4 NW1/4 of said Section 16 and also being the assuming the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 to bear N89°55'20"E with all bearings contained herein relative thereto; thence N89°55'20"E along the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 560.28 feet; thence S00°00'03"W a distance of 513.61 feet; thence S89°54'19"W a distance of 150.00 feet; thence S00°00'03"E a distance of 116.09 feet to a point of the Northerly right of way of D 1/2 Road; thence along said Northerly right of way of D 1/2 Road the following three (3) courses: (1) S89°54'18"W a distance of 79.74 feet to the Southerly projection of the East line of the Replat of Victorian Manor, Plat Book 13, Page 524 Mesa County, Colorado public records; (2) thence N00°00'03"W along the said Southerly projected line a distance of 3.00 feet to the Southeast corner of said Replat of Victorian Manor; (3) thence S89°54'18"W a distance of 330.32 feet to the West line of the SW1/4 SE1/4 NW1/4 of said Section 16; thence N00°01'12"W along the West line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 626.87 feet to the Point of Beginning.

Said parcel contains 7.68 acres (334,379 square feet), more or less, as described..

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of December, 2005; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is

contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day of _____, 2005.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PRAIRIE VIEW SOUTH ANNEXATION

APPROXIMATELY 7.68 ACRES

LOCATED AT 3028 AND 3032 D 1/2 ROAD

WHEREAS, on the 2nd day of November, 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 7th day of December, 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:

PRAIRIE VIEW SOUTH ANNEXATION

A certain parcel of land located in the Southwest Quarter Southeast Quarter of the Northwest Quarter (SW1/4 SE1/4 NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 SE1/4 NW1/4 of said Section 16 and also being the assuming the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 to bear N89°55'20"E with all bearings contained herein relative thereto; thence N89°55'20"E along the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 560.28 feet; thence S00°00'03"W a distance of 513.61 feet; thence S89°54'19"W a distance of 150.00 feet; thence S00°00'03"E a distance of 116.09 feet to a point of the Northerly right of way of D 1/2 Road; thence along said Northerly right of way of D 1/2 Road the following three (3) courses: (1) S89°54'18"W a distance of 79.74 feet to the Southerly projection of the East line of the Replat of Victorian Manor, Plat Book 13, Page 524 Mesa County, Colorado public records; (2) thence N00°00'03"W along the said Southerly projected line a distance of 3.00 feet to the

Southeast corner of said Replat of Victorian Manor; (3) thence S89°54'18"W a distance of 330.32 feet to the West line of the SW1/4 SE1/4 NW1/4 of said Section 16; thence N00°01'12"W along the West line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 626.87 feet to the Point of Beginning.

Said parcel contains 7.68 acres (334,379 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 2nd day of November, 2005 and ordered published.

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

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PRAIRIE VIEW SOUTH ANNEXATION TO
RMF-5**

LOCATED AT 3028 AND 3032 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 Prairie View South 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.

PRAIRIE VIEW SOUTH ANNEXATION

A certain parcel of land located in the Southwest Quarter Southeast Quarter of the Northwest Quarter (SW1/4 SE1/4 NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 SE1/4 NW1/4 of said Section 16 and also being the assuming the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 to bear N89°55'20"E with all bearings contained herein relative thereto; thence N89°55'20"E along the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 560.28 feet; thence S00°00'03"W a distance of 513.61 feet; thence S89°54'19"W a distance of 150.00 feet; thence S00°00'03"E a distance of 116.09 feet to a point of the Northerly right of way of D 1/2 Road; thence along said Northerly right of way of D 1/2 Road the following three (3) courses: (1) S89°54'18"W a distance of

79.74 feet to the Southerly projection of the East line of the Replat of Victorian Manor, Plat Book 13, Page 524 Mesa County, Colorado public records; (2) thence N00°00'03"W along the said Southerly projected line a distance of 3.00 feet to the Southeast corner of said Replat of Victorian Manor; (3) thence S89°54'18"W a distance of 330.32 feet to the West line of the SW1/4 SE1/4 NW1/4 of said Section 16; thence N00°01'12"W along the West line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 626.87 feet to the Point of Beginning.

Said parcel contains 7.68 acres (334,379 square feet), more or less, as described.

Introduced on first reading this 16th day of November, 2005 and ordered published.

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

Mayor

ATTEST:

City Clerk

Attach 14

Sewer Trunk Extension Funds to Cover the Design and Construction of the 24 ½ Road Trunk Sewer Extension

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|----------------------|--|--|----------------|-----------------------------------|
| Subject | Sewer Trunk Extension Funds to Cover The Design and Construction of the 24½ Road Trunk Sewer Extension | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | December 1, 2005 | | | | File # | |
| Author | Bret Guillory | | | Utility Engineer | | |
| Presenter Name | Mark Relph | | | Public Works and Utilities Director | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | X | Yes | | No | Name | Any interested person |
| Workshop | X | Formal Agenda | | | Consent | X Individual Consideration |

Summary: This project is being recommended due to new development proposed along the 24½ Road corridor. The project includes design review that would occur in 2005, advertisement/award of a construction contract in January and February 2006, and construction in early 2006. This schedule is contingent upon the developer depositing adequate funds to cover the required trunk extension fees.

Budget Information: The project would be funded out of the Sewer Line Trunk Extension Fund (903) which was set up in 1994 with a beginning balance of \$1,150,000. Since that time the fund has provided capital for the following trunk extension projects: 26 Road, South Camp Road, 23 Road, Northfield Estates, Rosevale, Desert Hills, and Red Canyon Trunk Extensions. As of January 2005, the fund has a balance of \$809,380.

With 2005 revenues estimated at \$86,000 the fund balance at the start of 2006 should be \$895,380. With projected project costs for the Trunk Extension Fund at \$675,000, this would leave approximately \$220,380 in the fund by mid 2006 not including any 2006 revenues that are estimated to be \$257,248 including the revenues from the proposed 24½ Road trunk extension.

Projected revenues for this extension are conservatively estimated at \$1,935,000 if the 129 acre basin south of G Road redevelops to an average density of 10 units per acre. This includes an estimated \$67,500 that the developer will guarantee now and provide prior to construction. It is anticipated that this extension will reimburse the trunk extension fund in the amount of \$1,270,000, i.e., revenues from this Trunk Extension will exceed expenditures by \$1,270,000.

Ultimately, the basin area that would benefit from this trunk line extension extends north of G Road and north of I-70 between 24 ½ Road and 26 Road, as noted in the map as Area "B". Should the 201 boundary be amended by the Council and Commissioners to include the area north of I-70, the policy makers could consider extending the trunk

extension fees into this Area "B". Projected revenue based on current zoning could amount to an additional \$1,375,000.

If the sewer is extended north of G Road, then the area south of I-70 and north of G Road could also be added to the trunk extension fees. However, much of that area is already developed and sewerred.

Action Requested/Recommendation: City Council motion authorizing staff to move forward with design review, receiving bids, and revision of the Trunk Extension Fund 2005 and 2006 budget contingent on approval by the Mesa County Commissioners.

Attached: 1) Project Map of Area B) Resolution No. 47-93 'Trunk Extension Policy'

Background Information: It is the intention of the City as managers of the Joint Sewer System to extend trunk extensions into drainage basins whenever the need meets the criteria set up in the City and County Resolutions passed in November 1993 and there is available funding through the Trunk Extension Fund. This project meets the criteria established for justification.

The 24½ Road Extension will provide service to a developing and already partially developed area in the north part of Grand Junction. This extension not only opens up new service area within the existing 201 boundary, but allows for greater flexibility in serving areas north of I-70 that are being considered for amendment to the 201 boundary.

One of the stipulations for use of this fund is that "at least 15% of the total cost of the trunk line shall be committed by property owners within the basin area prior to construction of the trunk line. This commitment may be in the form of prepaid development fees/escrow or contracts to pay upon the award of contract to construct the trunk line." The estimated cost of the trunk extension, including engineering, inspection, construction and easements is \$675,000. The 15% requirement would normally be \$101,250, however, staff is recommending that the developers 15% be based on actual costs for 3,600 feet of this proposed trunk extension. Project costs would include design, construction, and estimated cost for management of the project through construction. This amount will be established after bids are received for the project. Staff estimates that the developers share will be \$67,500.

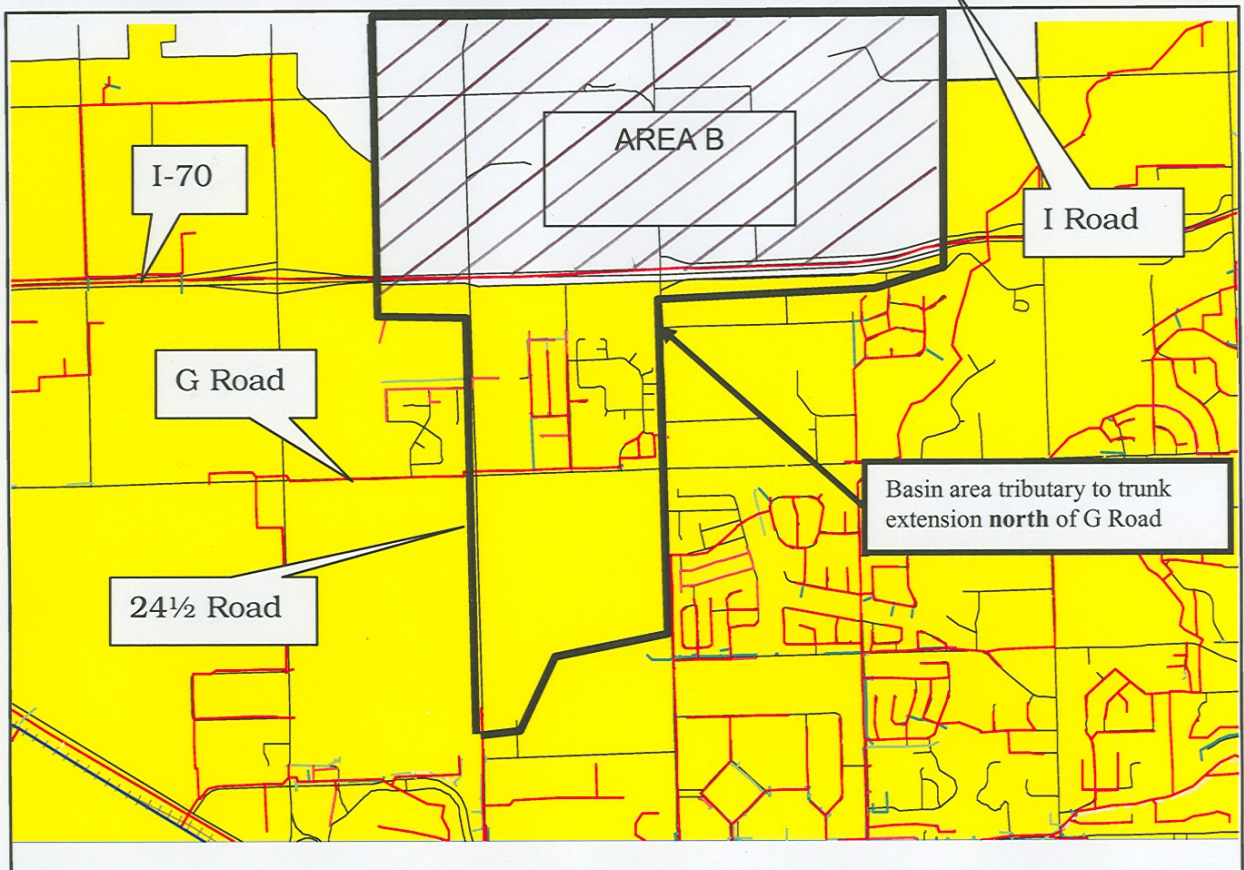
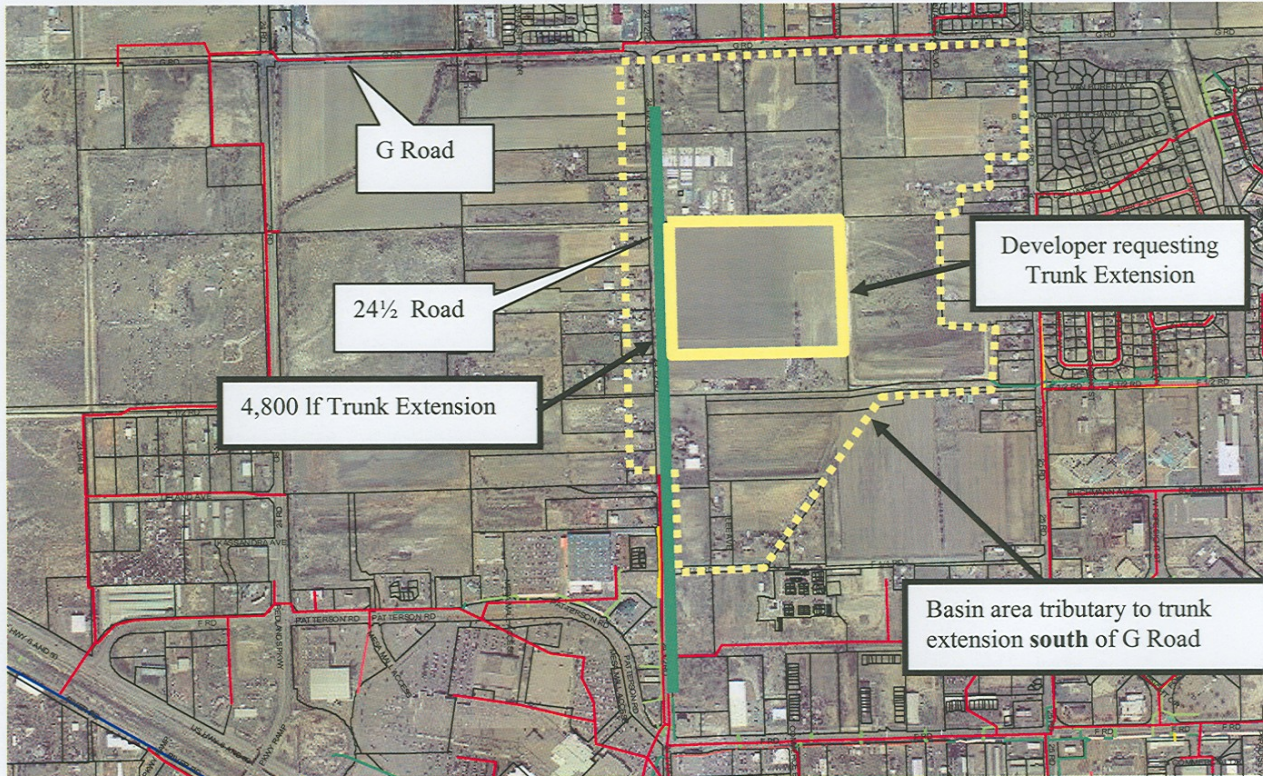
1,600 feet of sewer line has already been installed along 24½ Road which is not at adequate depth or size to serve the larger drainage basin north of G Road, but is adequate to serve this proposed development. This project, which consists of installation of 4,800 ft of 15" diameter PVC sewer line, 12 manholes, aggregate base course, asphalt removal and replacement, would replace the existing line with a deeper larger diameter line. Staff is proposing to construct the trunk line past the development requesting the extension, ending the line just south of G Road. The reason for this is to take advantage of economies of scale for the project knowing that the trunk line will eventually be extended to serve the greater basin area.

The project will be presented to the Mesa County Commissioners at the December 12, 2005 meeting. If approved by City Council and the County Commissioners, design review will be completed by in-house staff, a contract will be awarded and construction would

begin in late February or early March 2006 and be completed by mid-June 2006. The developer will be required to deposit the required funds prior to award of a construction contract.

The developer would like to have confirmation that the City and County will move forward with this trunk extension project prior to the first of the year. If the City and County choose not to allocate trunk extension funds for the project the developer will extend the sewer line with his own funds. The property owned by the developer making this request is shown on the project map.

PROJECT MAP:



CITY OF GRAND JUNCTION, COLORADO
RESOLUTION No. 47-93

A RESOLUTION OF THE CITY OF GRAND JUNCTION, COLORADO, ENDORSED BY THE COUNTY OF MESA, ESTABLISHING A SEWER TRUNK LINE EXTENSION FUND WITHIN THE JOINT SEWER SYSTEM, ALLOCATING \$1,150,000 FROM THE FUND BALANCE OF THE JOINT SEWER FUND, AND ESTABLISHING POLICIES TO CONSTRUCT, FUND AND CHARGE FOR SEWER TRUNK LINE EXTENSION PROJECTS.

WHEREAS, the County of Mesa (the "County") and the City of Grand Junction (the "City") did on May 1, 1980 enter into a Joint Sewerage Service Agreement (the "Agreement"); and

WHEREAS, Section I.3 of the Agreement states "This agreement grants complete authority to the Manager to manage, operate, bill fees and charges for the entire joint system, and to do whatever is necessary and proper to administer the joint system which constitutes complete authority, except the authority of eminent domain, rate setting, construction of new facilities or expansion of the joint system. The City and County reserve these specific powers to be exercised by the City and/or the County"; and

WHEREAS, in 1992, the City as Manager of the Sewer System had prepared by HDR, Consulting Engineers, a Comprehensive Wastewater Basin Study ("Basin Study") which describes and illustrates (Figure 4-1) sewer trunk line extensions ("trunk lines") that are required to be constructed in order to serve each separate drainage basin within the existing 201 Sewer Service Area; and

WHEREAS, a policy is needed to finance and construct trunk lines, and establish fees and charges to collect for the construction of said trunk lines from properties connecting to said trunk lines, and

WHEREAS, minimum financial feasibility criteria are required for the construction of said trunk lines;

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

1. Establishment of Fund. A separate fund will be established within the Joint Sewer Fund for the purpose of financing trunk lines and collecting fees and charges for said trunk lines, said fund to be known as the "Sewer Trunk Line Extension Fund." The amount of \$1,150,000 from the Joint Sewer Fund Balance shall be appropriated and deposited in the "Sewer Trunk Line Extension Fund."
2. Budget. Each fiscal year as a part of the approval of the Joint Sewer System Budget, a separate accounting of the Sewer Trunk Line Extension Fund shall be provided to the City Council. Such accounting shall include all revenues, expenditures and fund balance associated with the Sewer Trunk Line Extension Fund. Each year as a part of the Joint Sewer System Budget, the Manager (as described in the Agreement)

shall prepare a recommendation on any trunk line projects to be considered for construction during the budget year. In making its recommendation, the Manager shall seek advice from the Mesa County Planning Department, Mesa County Health Department and interested Homebuilders and realtor groups.

3. Project Criteria. In determining if a trunk line construction project is eligible for the Sewer Trunk Line Extension program, the Manager shall consider the following:

A. The trunk line must be included in the sewer lines shown in Figure 4-1 of the 1992 HDR Basin Study;

B. The trunk line shall be located in an area of the 201 Sewer Service Area that is developed or developing;

C. At least 15% of the total cost of the trunk line shall be committed by property owners within the basin area prior to construction of the trunk line. This commitment may be in the form of prepaid development fees/escrow or contracts to pay upon the award of contract to construct the trunk line. The Manager may waive this requirement if the best interest of the sewer system is served by constructing a trunk line in an area that does not meet this criteria.

D. The financial objective of the Sewer Trunk Line Extension Fund shall be to collect sufficient development fees to recover trunk line construction costs and finance further trunk line projects on a self-sustaining basis.

4. Development Fees. The cost of constructing trunk lines shall be reimbursed to the Sewer Trunk Line Extension Fund by all properties which connect either directly or indirectly into the trunk line. The following fees and charges shall be assessed to all properties within the trunk line basin to reimburse the Sewer Trunk Line Extension Fund for the cost of constructing the trunk line:

A. Subdivision Development: The development of any platted lot or the platting of any land within any basin in which a trunk line has been funded and constructed by the Sewer Trunk Line Extension Fund shall be charged an extension fee per lot as follows:

| <u>Density</u> | <u>Extension Fee per Lot</u> |
|---------------------|------------------------------|
| 1 Unit/Acre or less | \$750 |
| >1<3 Units/Acre | \$675 |
| ≥ 3 Units/Acre | \$500 |

B. New Construction: Any building permit requiring a sewer clearance and connection to any public sewer line within the trunk line basin will also require payment of an extension fee as follows:

| <u>Density</u> | <u>Extension Fee per EQU*</u> |
|----------------|-------------------------------|
|----------------|-------------------------------|

| | |
|---------------------|---------|
| 1 Unit/Acre or less | \$1,750 |
| >1<3 Units/Acre | \$1,500 |
| ≥ 3 Units/Acre | \$1,000 |

* Equivalent Residential Unit - As defined by Section 25-44 of the City of Grand Junction Code of Ordinances.

The above fees are in addition to the Plant Investment Fee charged for new sewer connections.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST 1993 BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION.

PRESIDENT OF THE COUNCIL

ATTEST:

ENDORSED THIS _____ DAY OF AUGUST 1993 BY THE BOARD OF COMMISSIONERS OF MESA COUNTY.

BOARD CHAIR

ATTEST:

Attach 15

**Construction Contract for the Crosby Avenue Pipe Bores and Storm Outfall
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | | | | |
|---------------------------------------|-----------------|--|----------------------|---|-----|--------------|----------------|---|---------------------------------|
| Subject | | Construction Contract for the Crosby Avenue Pipe Bores and Storm Outfall | | | | | | | |
| Meeting Date | | December 7, 2005 | | | | | | | |
| Date Prepared | | December 1, 2005 | | | | File # - N/A | | | |
| Author | | Don Newton, Engineering Projects Manager | | | | | | | |
| Presenter Name | | Mark Relph, Public Works & Utilities Director | | | | | | | |
| Report results back to Council | | X | No | | Yes | When | | | |
| Citizen Presentation | | | Yes | X | No | Name | | | |
| | Workshop | X | Formal Agenda | | | | Consent | X | Individual Consideration |

Summary: The Crosby Avenue Pipe Bores and Storm Outfall project is the first phase of a multi-phase project to construct a major storm drainage system and to improve Crosby Avenue. Phase 1 includes the installation of two 54 - inch pipe bores beneath the Union Pacific Railroad near the intersection of W. Grand Avenue and Crosby Avenue and two 54 inch diameter storm drain pipes from the railroad tracks to the Colorado River. Bids were received for this project on September 27, 2005.

Budget: This project is budgeted in the City of Grand Junction Capital Improvement Program. Project costs and funding sources are listed below:

Estimated Project Cost:

| | |
|--|--------------------|
| Engineering | \$66,000 |
| Land Acquisition, Easements & Railroad Permits | \$44,000 |
| Phase 1, Crosby Ave. Pipe Bores and Storm Outfall (this contract) | \$1,503,900 |
| Phase 2, West Main St. Storm Outfall Diversion and Crosby Ave. Street Improvements | \$956,000 |
| Reduce length of Railroad Bores (Change Order No. 1) | (\$100,000) |
| Construction Inspection, Testing & Admin. (estimate) | \$20,000 |
| Total | \$2,498,900 |

Funding Sources:

| | |
|---|--------------------|
| Project Budget (Acc. 2011-F59200) | \$1,774,000 |
| Borrow funds from Riverside Parkway in 2006 (Acc. 204-F04600) | \$724,900 |
| Total | \$2,498,900 |

The following bids were received on September 27:

| Bidder | From | Bid Amount |
|----------------------------|----------------|----------------|
| M.A. Concrete Construction | Grand Junction | \$1,503,901.88 |
| SEMA Construction | Denver | \$1,599,282.80 |
| Engineer's Estimate | | \$1,203,718.11 |

Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the Crosby Avenue Pipe Bores and Storm Outfall project with M.A. Concrete Construction, Inc. in the amount of \$1,503,900.88.

Attachments: Project Vicinity Map

Background Information: This is the first of a four phase project to construct a major storm drainage outfall that will have capacity to convey 100 year storm flows from two downtown drainage basins (totaling 345 acres) to the Colorado River. The project also includes the improvement of Crosby Avenue from West Main St. to 25 ½ Rd. in Phase 2. Proposed improvements and phasing are as follows:

Phase 1: a new storm drain outfall consisting of two 54 inch pipes from Crosby Avenue to the Colorado River. This work requires to 54 inch guided bores under the Union Pacific Railroad (UPR) tracks. Construction is scheduled January – April, 2006.

Phase 2: a new storm drain outfall in Crosby Ave. to divert storm flows from the Main Street Drainage Basin to the El Poso drainage outfall pipes in Ouray Avenue; the phase also includes the improvement of Crosby Avenue from West Main St. to 25 ½ Road.

Phase 3: extension of the new 48 inch storm drain outfall in Ouray Avenue from Crosby Avenue to Mulberry Street. This phase will be funded by CDBG grant in 2006.

Phase 4: final phase of the new storm drain outfall that will extend a 48 inch pipe from Mulberry Street to 1st Street. This phase is not currently budgeted or scheduled for construction.

Phases 1 – 3 of the drainage improvements will need to be installed before the Riverside Parkway, Crosby Avenue and the El Poso neighborhood street improvements can be constructed.

The low bid for Phase 1 was submitted by M.A. Concrete Construction exceeds the Engineer's Estimate by \$300,183 or 25%. . This difference has been identified in five of the 64 pay items listed in the Bid Schedule listed below:

| Bid Item No. | Description | Bid Price | Engineers Estimate | Difference |
|--------------|---|-----------|--------------------|------------|
| 7. | 54" Guided Bores Under Railroad (409 ft.) | \$580,780 | \$490,800 | \$89,980 |
| 48. | Mobilization | \$92,000 | \$25,000 | \$67,000 |
| 55. | 54" Reinforced Conc. Pipe (1,522 ft.) | \$251,130 | \$221,603 | \$29,527 |
| 64. | Siphon Under Sewer Line, (2- 54' Steel Pipes) | \$152,000 | \$76,500 | \$75,500 |
| 16. – 20. | Cast-in-place Concrete Structures | \$81,400 | \$46,300 | \$35,100 |
| | | | Total | \$297,107 |

Staff met with the M.A. Concrete and their Subcontractor to discuss options for reducing the cost of the 54 inch railroad bores. We identified 65 feet of steel pipe bore and several concrete pipe fittings that can be eliminated. These reductions will reduce the contract amount by at least \$100,000. Staff proposes to make these reductions by issuing Change Order No. 1 immediately after the contract is awarded. The Contractor indicated that the high cost of the railroad bores is because the material under the railroad tracks consists primarily of cobble rock, therefore, more expensive to bore through. Staff believes the bids were generally higher than expected due to the large volume of construction activity and unavailability of contractors in the Grand Valley at this time.

Another \$380,000 of the project cost can be attributed to increasing the scope of the drainage improvements during the project design. The original plan and budget for the project included Crosby Avenue Street Improvements and a storm drain outfall consisting of two 48 inch pipes from Crosby Avenue to the Colorado River. These pipes were sized to carry 100 year storm runoff from an area named the El Pose Drainage Basin in the 1998 Combined Sewer Separation & Stormwater Management Master Plan. This plan also recommended the installation of two 54" pipe bores under the railroad and new outfall pipes in West Main Street from Crosby Avenue to the Colorado River. These pipes would carry storm runoff from the Main Street drainage basin.

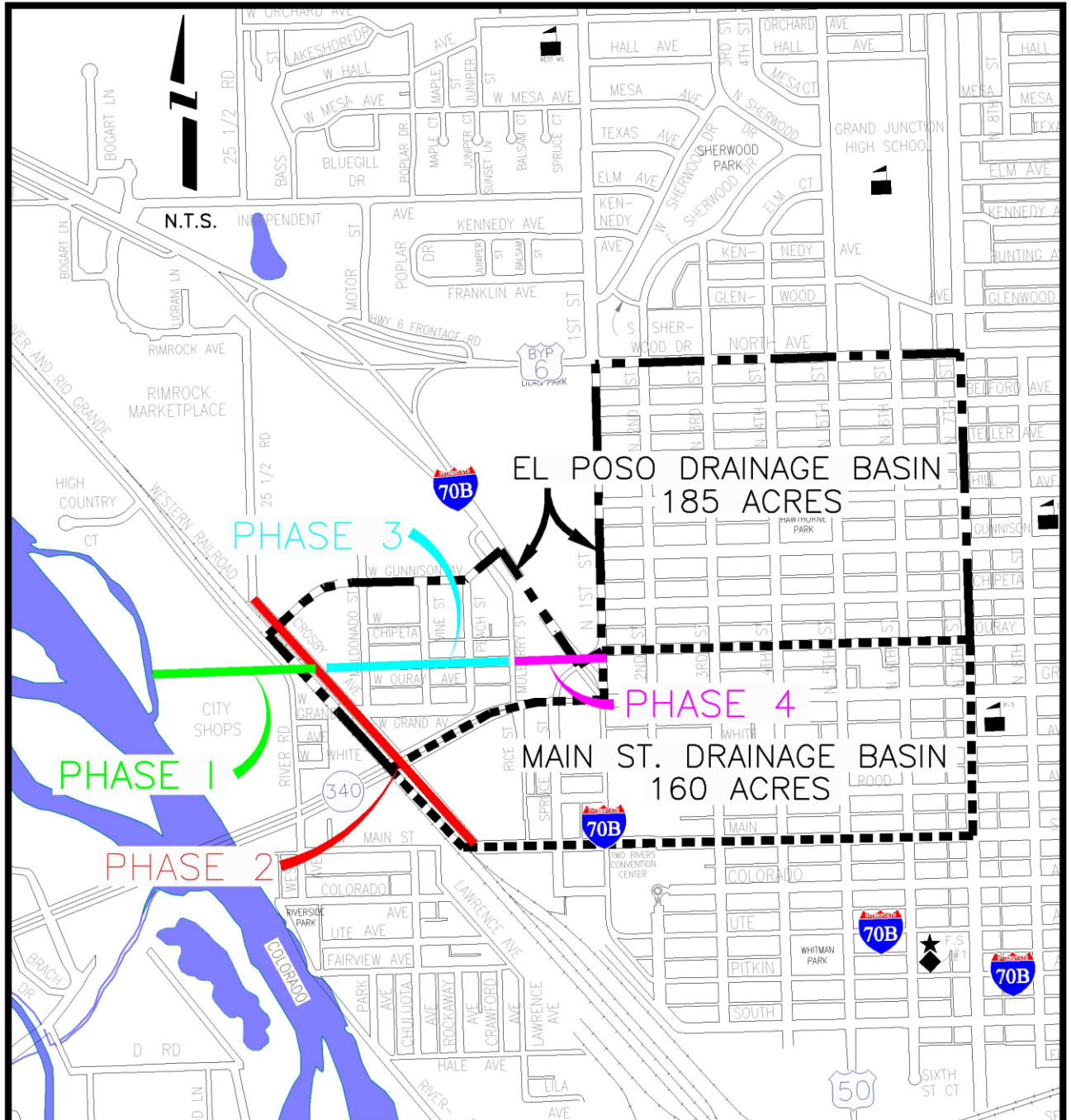
Construction of the Main Street storm outfall pipes appeared to be a logical part of the Riverside Parkway Project and therefore was not budgeted for separately or included in the budget for the Crosby Avenue street and drainage improvements. During preliminary design on the Riverside Parkway, Project Managers realized the difficulty of installing new storm outfall pipes in West Main Street through the Riverside Neighborhood. It was then determined that the storm water from the Main Street drainage basin should be diverted from West Main Street into Crosby Avenue and discharged into the El Poso drainage outfall in at West Ouray Avenue.

The additional cost of diverting storm flows from the Main Street drainage basin to the El Poso drainage basin and enlarging the outfall pipes from 48 to 54 inch diameter is approximately \$380,000. This accounts for 52 percent of the funding deficit.

To fund the project shortfall, staff proposes to borrow \$724,900 from the Riverside Parkway Project in 2006. This amount can be paid back from the following CIP projects in 2007:

- \$639,000 from Account 2011-F38400 (Orchard Avenue - Normandy Drive to 29 Road). This project has been postponed indefinitely due to Mesa County's decision not fund their half of the project cost in 2007.
- \$86,000 from Account 2011-F24300 (Ute/Pitkin/1st Street Capacity Improvements). The budget for this project can be reduced due to CDOT funding some of the proposed improvements.

Construction of the twin 54' bores under the railroad is scheduled to begin in January should be completed in April, 2006. Installation of the twin 54 inch concrete pipes to the Colorado River will be completed by June 1, 2006.



N:\LandProg\Crosby Ave.dwg\CROSBY AVE BASIN MAP.dwg COVER: 11/29/2005 4:04:18 PM

Phase 1 - includes a 48 inch storm outfall in Crosby Ave. from Main St. to Ouray Ave. and two 54 inch railroad bores and storm outfall pipes from railroad to Colorado River. Phase 1 also includes widening and improvement of Crosby Ave. from 25 ½ Rd. to Main St.

Phase 2 - includes Main St. storm outfall diversion and Crosby Ave. street improvements.

Phase 3 - construction of 54 inch storm outfall in W. Ouray Ave. from Crosby Ave. to Mulberry St. A CDBG Grant has been approved for construction of this phase in 2006.

Phase 4 - extends a 48 inch storm drain from Mulberry St. to the intersection of 1st St. and Ouray Ave. This phase of the storm drainage improvements is not currently budgeted or scheduled for construction.

Attach 16

Initiate Condemnation Proceedings to Acquire Right-of-Way for the Riverside Parkway Project

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|-----------------------------------|---------------|----------------|-----------------------------------|
| Subject | Authorizing Condemnation Proceedings to Acquire Right-of-Way for the Riverside Parkway Project | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | November 29, 2005 | | | File # | | |
| Author | Jim Shanks | | Riverside Pkwy Program Manager | | | |
| Presenter Name | Mark Relph | | Public Works & Utilities Director | | | |
| Report results back to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | X | No | Name | |
| | Workshop | X | Formal Agenda | | Consent | X Individual Consideration |

Summary: The proposed resolution will authorize the City to initiate condemnation proceedings to acquire a 20% interest in property located at 902-1110 S. 5th Street owned by the Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee, for right-of-way for Riverside Parkway.

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

| | |
|--|---------------------|
| Project Right-of-Way Budget | \$19,554,715 |
| Project Right-of-Way Related Expenses to Date: | \$17,313,353 |
| Costs Related to this Property Purchase: | |
| Purchase Price (20% interest) | \$433,876 |
| Closing Costs | \$500 |
| Total Costs Related to This Request | \$434,376 |
| Project Remaining Right-of-Way Funds | \$1,806,986 |
| Total Project Budget | \$96,022,096 |
| Estimated Project Costs: | |
| Right-of-Way & Land Purchases / relocation expenses | \$19,554,715 |
| General Fund property purchases | \$886,044 |
| Prelim. Engineering / 1601 Process | \$5,486,000 |
| Final Design | \$2,994,000 |
| Construction oversight | \$4,200,000 |
| City Admin Expenses / attorney's fees / stipends | \$3,115,000 |
| Utility relocations / Street Lights | \$2,300,000 |
| Undergrounding | \$2,232,000 |
| Construction | \$55,254,337 |
| Total Estimated Project Costs | \$96,022,096 |

Action Requested/Recommendation: Adopt a Resolution authorizing condemnation proceedings to acquire a 20% interest in the property located at 902 - 1110 S. 5th Street from the Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee, for Riverside Parkway.

Attachments:

1. Proposed Resolution.

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

The subject property includes the following:

| Project Parcel | Assessor Number | Address | Zoned | Current use | Lot Size | ROW Reqd (Sq Ft) | Remnant Property | |
|----------------|-----------------|----------------------|-------|-------------------|----------|------------------|------------------|--------|
| E-19 | 2945-232-00-069 | None | C-2 | Salvage Recycling | 7122 | 2137 | 4985 | |
| E-20 | 2945-232-02-001 | 902 South 5th | C-2 | Salvage Recycling | 8,443 | 8,443 | 0 | |
| E-21 | 2945-232-02-002 | 912 South 5th | C-2 | Salvage Recycling | 5,958 | 5,958 | 0 | |
| E-22 | 2945-232-02-003 | 914 South 5th | C-2 | Salvage Recycling | 4,372 | 4,372 | 0 | |
| E-23 | 2945-232-02-010 | None | C-2 | Salvage Recycling | 5,216 | 5,216 | 0 | |
| E-24 | 2945-232-02-037 | None | C-2 | Salvage Recycling | 5,042 | 5,042 | 0 | |
| E-25 | 2945-232-02-012 | 926 South 5th | C-2 | Salvage Recycling | 5,067 | 5,067 | 0 | |
| E-27 | 2945-232-02-017 | None | C-2 | Salvage Recycling | 3,830 | 3,830 | 0 | |
| E-28 | 2945-232-02-018 | None | C-2 | Salvage Recycling | 5,848 | 5,848 | 0 | |
| E-29 | 2945-232-02-035 | 1018 South 5th | C-2 | Salvage Recycling | 15,457 | 15,457 | 0 | |
| E-30 | 2945-232-02-019 | 1028 South 5th | C-2 | Salvage Recycling | 2,711 | 2,711 | 0 | |
| E-32 | 2945-232-02-022 | 1110 South 5th | C-2 | Salvage Recycling | 5,299 | 5,299 | 0 | |
| E-35 | 2945-232-02-005 | 1018 South 5th | C-2 | Salvage Recycling | 10,048 | 0 | 10,048 | |
| E-36 | 2945-232-02-004 | None | C-2 | Salvage Recycling | 4,802 | 2,828 | 1,974 | |
| E-37 | 2945-232-02-006 | None | C-2 | Salvage Recycling | 16,302 | 500 | 15,802 | |
| E-38 | 2945-232-02-009 | None | C-2 | Salvage Recycling | 5,195 | 5,195 | 0 | |
| E-39 | 2945-232-02-008 | None | C-2 | Salvage Recycling | 5,396 | 4,810 | 586 | |
| E-39.5 | 2945-232-02-037 | None | C-2 | Salvage Recycling | 33,026 | 1,040 | 31,986 | |
| E-40 | 2945-232-02-036 | 1018 South 5th | C-2 | Salvage Recycling | 41,091 | 41,091 | 0 | |
| E-41 | 2945-232-02-014 | None | C-2 | Salvage Recycling | 20,759 | 17,477 | 3,282 | |
| E-42 | 2945-232-02-033 | None | C-2 | Salvage Recycling | 7,092 | 7,092 | 0 | |
| E-43 | 2945-232-02-030 | None | C-2 | Salvage Recycling | 8,814 | 8,814 | 0 | |
| | | Total square footage | | | | 226,890 | 158,227 | 68,663 |
| | | Total acreage | | | | 5.21 | 3.63 | 1.58 |

The City has entered into an Agreement with Dean H. VanGundy for the purchase of an 80% interest in the subject property for \$1,735,504.

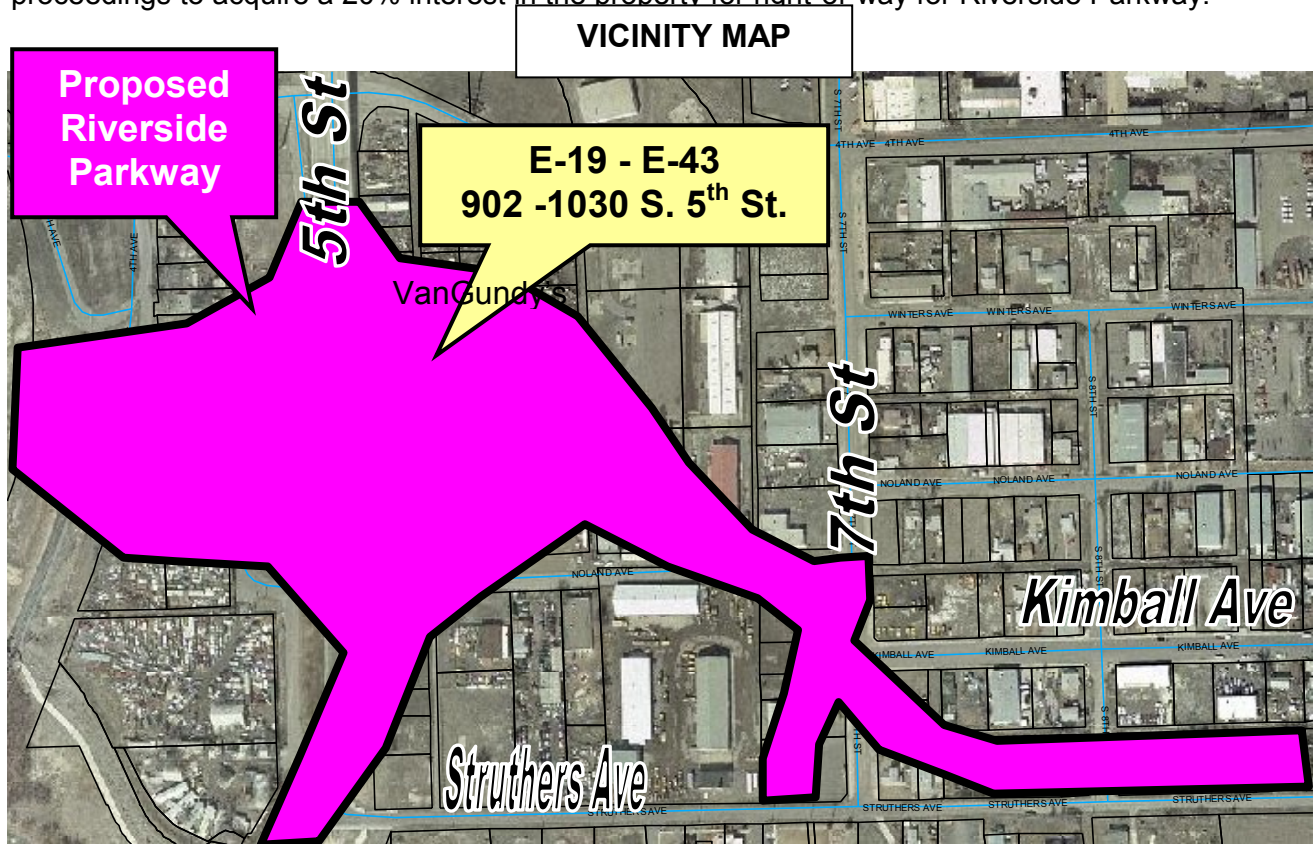
A Phase I Environmental Audit has been completed in anticipation of the purchase and four Phase II surface and sub-surface samples were analyzed. Additional Phase II sampling will occur as the property is cleared.

It is the City's standard practice to complete an appraisal of the real estate to be acquired prior to acquisition. The property owner is encouraged, but not required, to also obtain an appraisal. There were 3 appraisals performed on these properties. The City's appraisal was \$1,380,000, Eldon VanGundy's appraisal was \$1,700,000 and Dean VanGundy's appraisal was \$2,205,000. The appraisals were completed in October 2004 & January 2005. As a part of the purchase negotiations, the appraisals were updated by the City for inflation. An inflation rate of 10% per year for commercial/industrial property was used by the City's appraiser.

The City's appraisal failed to assign a value to several items including the existing rail spur, water & sewer taps, the perimeter alarm system and the existing business sign. The owner also claimed value in his existing use rights. That value was not reflected in the appraised amounts. The purchase price for the entire property is \$2,169,380.

The City has offered the Eldon VanGundy trust \$433,876 to purchase a 20% interest in the property. The Trust made a counter-offer of \$485,615 based on their assertion that the property should have been appraised as numerous small lots. They subsequently reduced their counter-proposal to \$472,703. In an effort to settle without going to court, the City offered to settle for \$450,000. That offer was declined by the Trust.

Staff recommends that the City Council approve the Resolution authorizing condemnation proceedings to acquire a 20% interest in the property for right-of-way for Riverside Parkway.



RESOLUTION NO. _____

**A RESOLUTION DETERMINING THE NECESSITY OF
AND AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY,
BY EITHER NEGOTIATION OR CONDEMNATION,
FOR MUNICIPAL PUBLIC FACILITIES**

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

Section 1. It is hereby determined that it is necessary to the public health, safety and welfare that certain property be acquired for public street, sidewalk, parking, utility and drainage purposes. The necessary property as hereafter described in Section 3, is to be acquired by negotiation and purchase if possible; provided, however, the condemnation of said property is hereby specifically approved and authorized. The property sought to be acquired is to be used for municipal public purposes associated with the Riverside Parkway project.

Section 2. The City Attorney is hereby specifically authorized and directed to take all necessary legal measures, including condemnation, to acquire the property which is legally described and set forth in the following section, which is hereby determined to be necessary to be acquired to be used for public street, sidewalk, parking, utility and drainage purposes. The City Attorney is further authorized to request immediate possession of the parcels hereinafter set forth.

Section 3. Interest to be acquired: Fee simple absolute undivided 20% interest.

Owner of record: Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee

Legal Description:

Lots 10, 15 and 18 in Block 1;

Lots 1, 2, 5, 6, 8 and S ½ Lot 7 in Block 1, Except the West 4 feet of said lots;

Lot 9 in Block 1, Except Beginning at the Northwest corner of Lot 9, thence East 4 feet, thence Southwesterly to the Southwest corner of said lot, thence North to the Point of Beginning;

The North 25 feet of Lot 11 in Block 1;

Lot 12 in Block 1, Except the South 18 inches thereof;

The South 5 feet of the East 82.5 feet of Lot 16 in Block 1;

The West 74.5 feet of the North 134.5 feet of Lot 16 in Block 1;

Lot 17 in Block 1, Except Beginning at the Northeast corner of Lot 17 in Block 1 South Fifth Street Subdivision in the City of Grand Junction; thence South forty feet; thence West for a distance of twenty seven feet; thence Northwesterly on a curve to the right with a radius of 220 feet for a distance of 101.5 feet; thence North 63°27' West for a

distance of sixteen feet to the West line of said Lot 17; thence North to the Northwest corner of said Lot 17; thence East a distance of 139.04 feet to the point of beginning, All in South Fifth Street Subdivision in the City of Grand Junction,

AND Beginning 577.5 feet West of the NE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West, Ute Meridian, thence South 199 feet, thence East 82 $\frac{1}{2}$ feet, thence North 199 feet, thence West to point of beginning;

EXCEPT Beginning at the Northeast corner of Lot 16 in Block 1 South Fifth Street Subdivision in the City of Grand Junction; thence South nine feet; thence North 63°27' West for a distance of twenty one feet to a point on the North line of said Lot 16, thence East to point of beginning,

AND Beginning at a point 577 $\frac{1}{2}$ feet West of the NE Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, and 134 $\frac{1}{2}$ feet South of the North boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 23, thence West 82 $\frac{1}{2}$ feet, thence South 64 $\frac{1}{2}$ feet, thence East 82 $\frac{1}{2}$ feet, thence North 64 $\frac{1}{2}$ feet to the point of beginning,

AND Beginning at a point 145.5 feet South of where the North boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West, of the Ute Meridian intersects the East line of Fifth Street, in the City of Grand Junction, thence South 43.5 feet, thence East 111.5 feet, thence North 43.5 feet, thence West 111.5 feet to the point of beginning, in the City of Grand Junction; EXCEPT tract deeded to the City of Grand Junction as recorded in Book 559 at Page 271 of the records of the Mesa County Clerk and Recorder; AND EXCEPT the West 4 feet thereof;

AND a parcel of land situated in Section 23, Township 1 South, Range 1 West, Ute Meridian, more particularly described: Beginning at the SW Corner of said property from whence the city block monument at the intersection of 5th Street and 4th Avenue bears West 67.90 feet; thence North 06°31'49" East 40.12 feet; thence North 17°03'38" East 19.96 feet; thence North 34°19'19" East 19.82 feet; thence North 59°54'48" East 19.96 feet; thence North 87°03'33" East 19.99 feet; thence South 73°53'31" East 20.47 feet; thence South 78°35'23" East 16.11 feet; thence South 77.48 feet; thence West 94.28 feet to the Point of Beginning;

AND a parcel of land situated in Section 23, Township 1 South, Range 1 West, Ute Meridian, more particularly described as: Beginning at the SW Corner of the property from whence the city block monument at the intersection of 5th Street and 4th Avenue bears West 178.18 feet; thence North 70.41 feet; thence South 63°32'07" East 157.99 feet; thence West 141.43 feet to the point of beginning;

AND Beginning at a point 194 feet South of the intersection of the East line of 5th Street with the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence South 50 feet, thence East 104.12 feet, thence North 50 feet, thence West 104.12 feet to the place of beginning;

AND Beginning 577.5 feet West and 199 feet South of the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence South 65 feet, thence East 82.5 feet, thence North 65 feet, thence West to the place of beginning;

AND Beginning 577.5 feet West and 199 feet South of the Northeast corner of the SE ¼ NEW ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 74.5 feet, thence South 70 feet, thence East 74.5 feet, thence North to the place of Beginning,

MESA COUNTY, COLORADO.

The interest to be acquired is undeveloped land as realty in accordance with Colorado law.

Section 4. The City Council hereby finds and resolves, in the event that acquisition by condemnation of the parcels described in this resolution is commenced, that immediate possession is necessary for the public health, safety and welfare, due to design and construction deadlines.

Section 5. The Charter authorizes this resolution and the actions described. The resolution shall be effective upon an affirmative vote of a majority of the City Council considering it.

PASSED and ADOPTED this 7th day of December, 2005.

Attest:
Council

President of the

City Clerk

Attach 17

**2006 – 2007 Parks and Recreation Department Fees and Charges Policy
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA | | | | | | |
|----------------------------------|-----------------------------------|------------|----------------------|---|----------------|-----------------------------------|
| Subject | 2006 – 2007 FEES & CHARGES POLICY | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | November 18, 2005 | | | | File # | |
| Author | Don Hobbs | | | Ass't. Parks & Recreation Director | | |
| Presenter Name | Joe Stevens | | | Parks & Recreation Director | | |
| Report results to Council | X | No | | Yes | When | |
| Citizen Presentation | | Yes | | No | Name | |
| | Workshop | X | Formal Agenda | | Consent | X Individual Consideration |

Summary: On October 27, 2005 the Parks & Recreation Advisory Board unanimously approved the 2006-2007 Parks and Recreation Department Fees and Charges Policy and is recommending the City Council pass a resolution adopting the 2006-2007 Parks & Recreation Fees & Charges Policy. Additionally, it is also recommended by staff that the City Council adopt the 2006-2007 Fees & Charges Policy for Two Rivers Convention Center and the Avalon Theatre.

Per Council direction of November 5th, the Parks and Recreation Advisory Board, at their November 17th meeting, discussed the concept of blending the resident fee and the non-resident fee into one. Following extensive discussion it is the unanimous opinion of the Board the resident discount should remain as is and no change in the resident non-resident fee structure should take place.

Recommended modifications and observations from the 2004-2005 Fee & Charges policy to the 2006-2007 recommended fee policy include:

Golf

A two tiered proposed fee structure is being maintained for the golf courses. The per-round fee is projected to increase approximately \$.25 at Lincoln Park and Tiara Rado in 2006 and again in 2007. Season ticket prices will be the same at both Lincoln Park and Tiara Rado with a 5% increase in 2006 and 2007. The unlimited season ticket will go from \$282 (resident) to \$296 (resident) and the limited season tickets will increase from \$226 to \$237 and \$249 in 2006 and 2007. With these adjustments, golf fees will remain highly competitive in the region and will help to maintain the enterprise status for golf course operations.

Auditorium (Lincoln Park Barn)

Rental fees for both business events will increase by \$10 to \$25 in both 2006 and 2007. A full day business event will go from \$455 in 2005 to \$480 and \$505 in 2006 and 2007. A full day family event will go from \$235 to \$245 and \$260 in 2006 and 2007.

Park Permits

- There will be a \$5 increase in shelter rentals for 2006 and 2007.
- Small – (e.g. Riverside, Spring Valley II) from \$25 to \$30 and \$35
- Medium – (e.g. Lincoln Park, Hawthorne, Sherwood) from \$30 to \$35 and \$40

Large – (Gunnison @ Canyon View) from \$35 to \$40 and \$45
Extra Large – (Grand @ Canyon View) from \$50 to \$55 and \$60

Canyon View Baseball

The minimum charge for a baseball event will remain at \$75. A non-baseball event will go from \$175 in 2004 to \$180 or \$1.25 per person / or 15% of the ticket price and \$185 or \$1.25 per person / or 15% of the ticket price in 2006 and 2007.

The cost for high school and college playoff games will remain at \$450.

Stocker Stadium

Baseball – The charge for a baseball use will stay at \$95 minimum / or \$1.25 per person / or 15% of the ticket price both years.

The cost for JUCO will remain at \$450 per day for the usual Saturday through Saturday tournament.

The cost for high school and college playoff games will also remain at \$450.

Non-baseball use will increase in 2006 and 2007 from the greater of \$150 minimum / or \$1.25 per person / or 15% of the ticket price to a minimum \$195 (2006) and \$200 (2007) / or \$1.25 per person / or 15% of the ticket price.

Football - The charge for a football use will not change from the greater \$175 / or \$1.25 per person / or 15% of the ticket to price. Non football field / track use will be charged a minimum of \$225 / or \$1.25 per person / or 15% of the ticket to price in 2006 and a minimum of \$250 / or \$1.25 per person / or 15% of the ticket to price in 2007.

Graduation - The charge for high school and college graduations will remain at \$175 per graduation.

Track - The charge for a track use will not change from \$75 / or \$1.25 per person / or 15% of the ticket price set 2005.

Stadium Lights – Due to the rising cost of electricity all light fees will go from \$80 per hour to \$90 and \$100 in 2006 and 2007.

Cemeteries

All cemetery fees will increase by 3.5% in 2006 and again in 2007.

Example:

| | <u>2005</u> | <u>2006</u> | <u>2007</u> |
|---------------------|---------------|---------------|---------------|
| Adult Grave Space | \$1,140 | \$1,172 | \$1,205 |
| Perpetual Care | \$ 295 | \$ 305 | \$ 315 |
| Opening and Closing | <u>\$ 590</u> | <u>\$ 610</u> | <u>\$ 631</u> |
| Total | \$2,025 | \$2,087 | \$2,151 |

Recreation / Aquatics

General Recreation

Few changes have been made to program registration fees, as programs are guided first by the cost recovery policy, dependent upon the target population and facility at which the programs are held. A range has been previously established that allows for great flexibility in setting per course per class, per activity fees to optimize participation, cost recovery, and balance among all programs in the total revenue

to expense ratio scenarios. The only notable change is the increase in the range for adult sport league fees has been to a maximum of \$100 per game instead of \$75. Although very few league fees will be this high, a small percentage of programs such as adult soccer may experience drastic officiating increases in 2006 and 2007.

Facility Rental

The following is a breakdown of areas that will see increased fees for 2006 and 2007. These increases are in an effort to recover additional or increased indirect costs such as staff, supplies, equipment, utilities, etc.

| <u>Type</u> | <u>2005 Fee</u> | <u>2006 Fee</u> | <u>2007 Fee</u> |
|--|------------------------|------------------------|------------------------|
| Softball Field Use – Tournaments (games 1-5) | 75 | 80 | 80 |
| Softball Field Use – Tournaments Co-Sponsored (games 1-5) | 63 | 65 | 65 |
| Softball Field Use – Private Rental (non tournament) | 30 | 35 | 35 |
| Softball Field Use – Public Use w/admission | 40 | 45 | 45 |
| Softball Field Use – Lights per hour | 25 | 30 | 35 |
| Canyon View Park – League Play | 5-15 | 5-18 | 5-18 |
| Canyon View Park – Championship Field 8am-5pm | 150 | 155 | 155 |
| Canyon View Park – Championship Field before 8am/after 5pm | 45 | 50 | 50 |
| Canyon View Park – Championship Field half day | 105 | 110 | 110 |
| Canyon View Park – Tournament Play 8am-5pm | 100 | 105 | 105 |
| Canyon View Park – Before 8am/after 5pm | 30 | 35 | 35 |
| Canyon View Park – Half day | 70 | 75 | 75 |
| Canyon View Park – Lights per hour | 25 | 30 | 35 |
| Canyon View Park – Use Permits miscellaneous | 25 | 30 | 30 |
| Canyon View Park – Use Permits miscellaneous GMYSA | 10 | 15 | 15 |

Swimming Pools

No changes have been made to facility admission fees for the past 4 years. Staffing and utility costs have increased dramatically, so a \$.25 increase in daily admission fees will be implemented in 2006. Increases in daily admission fees drive related fee increases for passes and punch cards, so see below for a yearly breakdown of those increases.

| <u>Type</u> | <u>2005 Fee</u> | <u>2006 Fee</u> | <u>2007 Fee</u> |
|---------------------------------------|------------------------|------------------------|------------------------|
| Daily Pool Admission-Adult | 4.25 | 4.50 | 4.50 |
| Daily Pool Admission-Youth | 3.00 | 3.25 | 3.25 |
| Daily Pool Admission-Senior | 3.00 | 3.25 | 3.25 |
| Daily Pool Admission-Group | 12.00 | 13.00 | 13.00 |
| Waterslide-Morning | 2.25 | 2.50 | 2.50 |
| Waterslide-Afternoon | 2.25 | 2.50 | 2.50 |
| Waterslide-Punch Card | 22.50 | 25.00 | 25.00 |
| Waterslide-Pool/Slide Admission/Group | 12.00 | 13.00 | 13.00 |
| OMCCP-Discount Friday after 5pm | 1.75 | 2.00 | 2.00 |
| OMCCP-Discount Saturday | 1.75 | 2.00 | 2.00 |
| OMCCP-Gym & Swim; Group | 12.00 | 13.00 | 13.00 |
| OMCCP-Gym & Swim; Adult | 4.25 | 4.50 | 4.50 |
| OMCCP-Gym & Swim; Youth | 3.00 | 3.25 | 3.25 |
| OMCCP-Gym & Swim; Senior | 3.00 | 3.25 | 3.25 |
| OMCCP-Gym & Swim; Gym Only | 2.25 | 2.50 | 2.50 |
| OMCCP-Hot Tub Only | 2.25 | 2.50 | 2.50 |
| Fitness Drop In | 3.50 | 4.25 | 4.25 |

| <u>Type</u> | <u>2005 Fee R/NR</u> | <u>2006 Fee R/NR</u> | <u>2007 Fee R/NR</u> |
|-------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| LP/OMCCP-Season Pool Passes; Adult | 92.00/115.00 | 97.25/121.50 | 97.25/121.50 |
| LP/OMCCP-Season Pool Passes; Youth | 65.00/81.00 | 70.25/87.75 | 70.25/87.75 |
| LP/OMCCP-Season Pool Passes; Senior | 6.00/81.00 | 70.25/87.75 | 70.25/87.75 |

| | | | |
|---|-----------------------------|-----------------------------|-----------------------------|
| LP/OMCCP-Season Pool Passes; Group | 284.00/355.00 | 304.00/379.75 | 304.00/379.75 |
| LP/OMCCP-Season Pool Passes; Add. Group Mem. | 57.00/71.00 | 61.00/76.00 | 61.00/76.00 |
| LP/OMCCP-Season Pool Passes; Group Home | 284.00/355.00 | 304.00/379.75 | 304.00/379.75 |
| <u>Type</u> | <u>2005 Fee R/NR</u> | <u>2006 Fee R/NR</u> | <u>2007 Fee R/NR</u> |
| LP/OMCCP-Season Pool Passes; Group Add. Mem. | 57.00/71.00 | 61.00/76.00 | 61.00/76.00 |
| OMCCP-Season Pool Passes; Adult | 92.00 | 97.25 | 97.25 |
| OMCCP-Season Pool Passes; Youth | 65.00 | 70.25 | 70.25 |
| OMCCP-Season Pool Passes; Senior | 65.00 | 70.25 | 70.25 |
| OMCCP-Season Pool Passes; Group | 284.00 | 304.00 | 304.00 |
| OMCCP-Season Pool Passes; Group; Add. Mem. | 57.00 | 61.00 | 61.00 |
| OMCCP-Season Pool Passes; Group Home | 284.00 | 304.00 | 304.00 |
| OMCCP-Season Pool Passes; Grp Home; Add. Mem. | 57.00 | 61.00 | 61.00 |
| <u>Type</u> | <u>2005 Fee R/NR</u> | <u>2006 Fee R/NR</u> | <u>2007 Fee R/NR</u> |
| Punch Cards-LP/OMCCP; Adult | 73.00/77.00 | 76.50/81.00 | 76.50/81.00 |
| Punch Cards-LP/OMCCP; Youth | 51.00/54.00 | 55.25/58.50 | 55.25/58.50 |
| Punch Cards-LP/OMCCP; Senior | 51.00/54.00 | 55.25/58.50 | 55.25/58.50 |
| Punch Cards-OMCCP;Adult | 73.00 | 76.50 | 76.50 |
| Punch Cards-OMCCP; Youth | 51.00 | 55.25 | 55.25 |
| Punch Cards-OMCCP; Senior | 51.00 | 55.25 | 55.25 |
| Winter Punch Cards-OMCCP; Adult | 73.00 | 76.50 | 76.50 |
| Winter Punch Cards-OMCCP; Youth | 51.00 | 55.25 | 55.25 |
| Winter Punch Cards-OMCCP; Senior | 51.00 | 55.25 | 55.25 |
| Drop In Aqua Aerobics | 3.75 | 4.25 | 4.25 |
| <u>Type</u> | <u>2005 Fee</u> | <u>2006 Fee</u> | <u>2007 Fee</u> |
| LP/OMCCP Private Pool Party | 222.00 | 255.00 | 255.00 |
| LP/OMCCP Private Pool Party; waterslide | 178.00 | 205.00 | 205.00 |
| LP/OMCCP Private Pool Party; pool and Waterslide | 370.00 | 425.00 | 425.00 |
| Annual School Party; Pool/Slide | 2.25 | 2.50 | 2.50 |
| Birthday swim party | 88.00 | 74.75 | 74.75 |
| Birthday swim party; each add. Child | 8.00 | 6.50 | 6.50 |
| Birthday swim party; amenities | Included | 10.00-40.00 | 10.00-40.00 |
| Shower use | 1.75 | 2.00 | 2.00 |
| Tube and Inflatable Rental | 1.00 | 1.25 | 1.25 |

Two fee categories have been eliminated for aquatics - the Learn-to-Swim Scholarship Program and monthly pass option on season passes. In 2005, a sliding scale based on income and possession of a Medicaid or CHP+ card was developed for all recreation programs. For consistency and increased customer service, all Learn-to-Swim scholarships were combined with the recreation program scholarship fund. Also, sales of monthly pass options on season passes at Orchard Mesa Community Center Pool were lackluster, so they have been eliminated from future fees and charges. Customers have been more likely to purchase a full season pass as compared to a monthly pass option. Fees ranges have been added for Bookcliff Activity Center in anticipation of its opening in the fall of 2006.

Two Rivers Convention Center

Several changes are proposed for the Two Rivers Convention Center fees and charges. Below is a table outlining those changes.

| <u>Type</u> | <u>2005 Fee</u> | <u>2006 Fee</u> | <u>2007 Fee</u> |
|---|-----------------|-----------------|-----------------|
| Service Club/Business Luncheons-recurring | 10.25 | 10.50 | 10.50 |
| Service Club Luncheons-100+; \$50,000 contributions | 10.25 | 10.50 | 10.50 |
| Atrium | 155.00 | 200.00 | 200.00 |
| Dance Floor Repositioning Fee | n/a | 100.00 | 100.00 |
| Room Reset Fee | n/a | 50.00-200.00 | 50.00-200.00 |
| Dance Floor Set Up Fee | n/a | 25.00 | 25.00 |
| 4 plex | 6.00 | 7.00 | 7.00 |
| LCD Projector (small) including screen | 300.00 | 110.00 | 110.00 |
| LCD Projector (large) including screen | n/a | 150.00 | 150.00 |
| <u>Type</u> | <u>2005 Fee</u> | <u>2006 Fee</u> | <u>2007 Fee</u> |
| High speed Wireless | n/a | 100.00 | 100.00 |
| Laptop | n/a | 50.00 | 50.00 |
| DVD | n/a | 25.00 | 25.00 |
| CD | n/a | 25.00 | 25.00 |
| Easel | n/a | 7.00 | 7.00 |
| Tents | n/a | 230.00 | 230.00 |
| Tent Walls | n/a | 25.00 | 25.00 |
| Delivery Charge | n/a | 50.00 | 50.00 |
| Delivery Charge-Colorado National Monument | n/a | 75.00 | 75.00 |
| Delivery Charge-Over 25 miles roundtrip | n/a | 75.00 | 75.00 |
| Delivery Charge-Per mile over 25 miles | n/a | 1.25 | 1.25 |
| Corkage Fee (wine) | n/a | 7.00 | 7.00 |
| Corkage Fee (beer) | n/a | 75.00 | 75.00 |
| Excess trash removal | n/a | 150.00 | 150.00 |
| Tech Support | n/a | 37.50 | 37.50 |
| Audio Visual Service Charge | n/a | 18% | 18% |
| Food, Beverage, Décor Service Charge | n/a | 18% | 18% |
| Bar Set up fee | n/a | 75.00 | 75.00 |
| Merchandise Fees | n/a | 15% | 15% |
| Merchandise Fees w/attendant | n/a | 20% | 20% |

Avalon Theatre

The Avalon Theatre fee structure was changed slightly to have clearer definition of non-profit and for profit rentals eliminating the differential between local and non-local repeat clients. The fee structure previously had four different rates; it now has only two, peak and off peak. The new fees also include a time limit for daily rentals and an additional per hour fee meant to decrease wasted labor costs. A 5% gross monies use fee, with a \$250 minimum, will be implemented in 2006 for all for profit rentals. Due to increasing rental fees and aesthetic improvement costs, the dressing room will have a \$150 per day fee with \$50 per consecutive day fee. The security/damage deposit fees have been raised from \$200 to \$500, and 2006 security service fees will be increased to \$27.50 and \$30.00 in 2007.

Action Requested/Recommendation:

It is recommended by the Parks & Recreation Advisory Board that the City Council adopt Alternative #1 recommending the adoption of the resolution revising the 2006-2007 Fees and Charges Policy as presented.

Alternatives:

1. Adopt a resolution revising the fees as presented.
2. Adopt a resolution as modified.
3. Deny the resolution in its entirety.

CITY OF GRAND JUNCTION PARKS & RECREATION DEPARTMENT

2006 & 2007 FEES & CHARGES POLICY

PURPOSE OF POLICY

The Fees and Charges Policy is intended to establish a standardized approach in assessing fees for residents and nonresidents for the use of City facilities. This policy provides a guideline for determining which user groups should pay and at what percentage, to keep fees at a fair market level in order to encourage participation, to strive for a high degree of cost recovery, and to lessen the burden on the City tax payer.

AUTHORITY

The Parks and Recreation Department shall develop and recommend fees and guidelines for all appropriate uses of its facilities and participation in various recreation programs. The fees will be reviewed by staff, the Parks and Recreation Advisory Board and ultimately approved by the City Council.

COST RECOVERY CATEGORIES

1. **MINIMAL COST RECOVERY** – Recreation programs and/or facilities may recover less than 50% of the direct costs.

Programs

| | | |
|---|----------------|-------------|
| Therapeutic Recreation | Teen Programs | |
| Asset based Programs | Special Events | |
| “Learn to Swim” Scholarship Program | Recreation | Scholarship |
| Program | | |
| STARS (Summertime Arts & Recreation for Students) | | |

2. **PARTIAL COST RECOVERY** – Recreation programs will recover a minimum of 70% of the direct operating costs.

Programs

| | |
|-------------------|--------------------------|
| Aquatics | Arts, Music and Culture |
| Early Childhood | Youth General Recreation |
| Senior Recreation | Youth Athletics |

3. **FULL COST RECOVERY** – Recreation programs and/or facilities will recover a minimum of 100% of the direct operating costs.

Programs

| | |
|--------------------------|-----------------------------------|
| Adult Athletics | Outdoor Recreation |
| Adult General Recreation | Specialized Technical Instruction |
| Adult Fitness | Arts, Music and Culture |

Facilities

Golf Courses

GENERAL DEPARTMENTAL POLICIES

CITY DISCOUNT

A person(s) residing within the City limits of the City of Grand Junction receives a discounted resident rate of 20%. The 20% will apply to recreation classes/programs, season passes for Lincoln Park -Moyer Pool, Lincoln Park and Tiara Rado Golf Courses. The resident discount does **NOT** apply to daily golf and pool fees, special events, Stocker Stadium/Suplizio Field, Municipal Cemeteries, Two Rivers Convention Center, and the Lincoln Park Auditorium. All fees at the Orchard Mesa Community Center Pool are discounted because of the City-County joint funding. The City resident discount for pool punch cards is 15%. Punch cards are valid at both Lincoln Park-Moyer Pool and the Orchard Mesa Community Center Pool.

Note: All fees will be rounded to the nearest quarter.

SPONSORSHIP OF GROUPS

The groups which are co-sponsored by the Department are: Dolphins Swim Club, Grand Valley Wave Swim Club, Grand Junction Tennis Club, JUCO, Senior Recreation Center Incorporated, Grand Mesa Youth Soccer Association (GMYSA), Mesa County Jr. Football Association, Lincoln Park and Tiara Rado Golf Clubs, and the Fourth of July Celebration Committee.

RETURNED CHECK

There will be a \$10.00 service charge on checks returned for insufficient funds, an additional \$10 will be charged if the account goes to collection.

AGE CATEGORIES

| | |
|--------|----------------------|
| Infant | Under 3 years of age |
| Youth | 3 - 17 years of age |
| Adult | 18 and older |
| Senior | 50 and older |

FAMILY DEFINITION

Husband, wife and *children including natural, adopted, foster and stepchildren, living under the same roof.

*Children - Must be 17 years or younger, or full-time student under 24 years of age.

GROUP DEFINITION

Any group of five or fewer individuals. Resident discount will be extended if ALL five individuals are City residents. Nonresident rate will be applied if any one or more individual(s) in the "group" are classified as nonresident(s). There will be an additional fee, per person, for more than five individuals comprising a group.

LATE REGISTRATION FEES

Youth Sports Programs: A late fee of \$5 may be assessed on player registrations taken after the date on which teams are formed.

Adult Sports Programs: A late fee of \$50 may be assessed on team registrations taken after the date on which league schedules are formed.

REFUND AND SATISFACTION GUARANTEE

A full credit toward a future program or activity or a refund will be issued for any program that is cancelled by the department. If, for any reason, you find that you cannot participate in a program for which you are registered, credits or refunds will gladly be given for most programs – for best results, please request these before the class meets for the first time. Some programs require notification of your withdrawal seven (7) days or more prior to the beginning of the program, and in some cases, full refunds cannot be granted if expenses for the program have already been incurred. Please check your program receipt for specific information, or ask our leisure service representatives.

...and

If you are not satisfied with a class, program or activity offered by our department, let us know your concerns in writing within 10 days of the last class. We will arrange for you to repeat the program at no additional charge, receive a credit which may be applied to

another activity, or receive a refund. This policy does not apply to trips and tours, adult sport league programs, and season passes/tickets or punch cards for golf or swimming.

TRANSFER

Program transfers are permitted, provided that space is available.

SCHOLARSHIPS

The Grand Junction Parks and Recreation Department offers scholarships to participants unable to pay, based on household size, income level, and verification of Medicaid or CHP+ card.

I. GENERAL RECREATION DIVISION

A. GENERAL RECREATION PROGRAMS

General Recreation participant program fees are based on the cost of providing the service and the pre-determined cost recovery percentage for that program/activity.

B. SPECIAL EVENTS

The Department will offer special events to the public for which a fee may be charged as based on the minimal cost recovery rule, recovering less than 50% of direct program costs; or as indicated for raising funds to be allocated to a specific cause.

C. SPORT LEAGUE PROGRAMS

The Parks and Recreation Department will provide youth and adult, competitive, recreational and leisure league programs including, but not limited to softball, flag football, volleyball, soccer, basketball, dodgeball, kickball, and tennis.

D. RECREATION EQUIPMENT RENTAL

Individuals may rent volleyball equipment from the Department for private use. A rental fee and deposit will be required before issuing equipment. The equipment must be returned in good condition the next business day. The deposit shall be forfeited if equipment is not returned on time and in acceptable condition.

Individuals may rent (9) portable disc golf baskets from the Department for private use. The cost of rental is \$45 per day/weekend. The equipment must be returned in good condition the next business day. Equipment pick up and drop off is the responsibility of the renter.

II. SWIMMING POOLS

A. DAILY POOL ADMISSIONS

FREE SWIM DAY

Free pool admission for individuals 17 and under will be offered on Wednesdays from 9:00 A.M. – 3:00 P.M. and 4:30 P.M. – 8:00 P.M. at the Lincoln Park-Moyer Swimming Pool. Wednesdays free day admission is valid for the pool complex only and **will not be valid for the waterslide.** Certain Wednesdays may be excluded based upon predetermined closings to the public (e.g. swim meets).

NON SWIMMERS

ALL individuals entering the facility will pay the daily admission fee or present their season pass/punch card. During Learn-to-Swim, admission fees will not be charged to class observers. Observers must remain in designated observation areas, and must leave the facility prior to its reopening for public swim or other use.

HOT TUB USE FEE - ORCHARD MESA POOL ONLY

A person may pay a fee in addition to the admission in order to utilize the hot tub at the Orchard Mesa Community Center Pool. Length of use will not be restricted, other than by the posted recommendations. Additionally, a person may pay a fee to enter the facility to use the HOT TUB ONLY.

LINCOLN PARK-MOYER POOL AND SLIDE DISCOUNT

A discounted admission rate will be extended at specific times throughout the week for the combined use of the pool and slide. If a patron has a punch card, season pass, or has paid a family admission, she/he may pay an additional individual fee for waterslide admission.

B. SUMMER SEASON POOL PASSES

Swimming pool summer season passes are available for use at both the Lincoln Park and Orchard Mesa Community Center Pool. An individual may purchase a season pass valid for Orchard Mesa Pool only. The Lincoln Park-Moyer Pool seasonal opening and closing dates are set annually based upon the existing School District #51 school calendar.

GROUP HOME POOL PASSES

"Group" pool passes will be sold to *group homes. The 5 individual limit will not apply.

*GROUP HOME as defined in City Zoning Code.

MID-SEASON PURCHASE OF POOL PASSES

Summer swimming pool season passes are available beginning July 1 for 1/3 off the regular fee and August 1 for 2/3 off the regular fee.

MONTHLY OPTION ON POOL PASSES

A monthly pass, featuring unlimited swims for May/June, July, and August/September, may be sold for one-third the regular season pass fee plus 15%.

C. PUNCH CARDS

The purpose of a PUNCH CARD is to offer discounted fees to frequent swimmers. The cost of the punch card is based on discounted single admission fees (10% discount for non-residents and 15% discount for residents). Punch cards are available for both the Lincoln Park-Moyer and Orchard Mesa Pools.

PUNCH CARDS AT ORCHARD MESA POOL - OFF SEASON

A swimmer will be able to purchase an "off season" punch card for the Orchard Mesa Community Center Pool, 30 punches for the price of 20.

D. "LEARN TO SWIM" PROGRAM

A "Learn to Swim" program will be offered at the Lincoln Park-Moyer Pool during the summer season. The fees established for the program will adhere to the partial cost recovery rule (City residents will receive a discounted resident rate).

The Orchard Mesa Community Center Pool will offer a "Learn to Swim" program year-round. Fees established for the program will adhere to the partial cost recovery rule. The non-resident fee will be the same as the resident fee because Mesa County contributes to the operating costs at the pool.

During "Learn-to-Swim", admission fees will not be charged to class observers. Observers must remain in designated observation areas, and must leave the facility prior to its reopening for public swim or other uses.

E. PRIVATE POOL PARTIES

The Lincoln Park-Moyer Pool and/or Waterslide and the Orchard Mesa Community Center Pool may be rented by individuals, groups or organizations for private, not for profit, pool parties during non-public hours. The rates are based on a 2-hour rental block. Payment is due at the time of booking and the number of swimmers in the party is indicated at that time. The guaranteed number of guests may be

increased three days prior to the event and payment submitted without penalty; however, a premium over-booking fee will be charged when attendance exceeds the guarantee.

AREA SCHOOLS - ANNUAL POOL USE

Schools may schedule either Lincoln Park-Moyer Pool and Waterslide, or Orchard Mesa Pool for an annual pool party, not to exceed two hours, at a discounted fee for students, as availability allows. Schools may be combined not to exceed maximum capacity. Adults will pay regular admission fees.

BIRTHDAY PARTIES

Birthday parties will be offered at Lincoln Park-Moyer and Orchard Mesa Community Center Pool during public swim. The rates are based on a 2-hour rental block.

F. FACILITY USE

SHOWER USE FEE

There will be a fee for the use of the shower facility ONLY at the Lincoln Park-Moyer and Orchard Mesa Community Center Pools.

G. SWIM CLUBS

Meets: A daily fee will be assessed for use of Parks and Recreation aquatic facilities for competitive swimming programs. Fees assessed will cover all direct costs, as well as a relative portion of indirect costs incurred by the department. The Parks and Recreation department retains the right to negotiate the fee based upon special need demonstrated by the meet sponsors.

Practice-Sponsored Teams: Practice sessions will be provided to the Dolphins and Grand Valley Wave Swim Clubs as availability allows. Practice sessions may be scheduled as space is available during public swim, and the fee will be negotiated separately with the respective swim team.

H. RECREATION EQUIPMENT RENTAL

Recreation equipment, (mask and fins, tubes or inflatables), may be rented at either Lincoln Park or Orchard Mesa Pools.

III. FACILITIES

- Business Event - An event at which sales occur, an admission is charged, or funds are collected and may/may not be open to the public. This includes, but is not

limited to, dances, plays concerts, flea markets, craft fairs, merchandise shows, organization fund raisers, etc.

- Family Event – An event at which NO sales occur and is not open to the general public.
- Free Community Event – an event in which no sales occurs, admission is not charged, nor are funds collected, and may be open to the public or special group.

A. **LINCOLN PARK AUDITORIUM "BARN" RENTAL**

An individual or organization may reserve the Lincoln Park Barn for their *business or *family event as availability allows. An event may be scheduled as "tentative" up to one year in advance. A rental deposit of 50% (not less than \$150.00) of the total rent is required at the time of reservation. The total contract rental fee, damage deposit (if required), along with any additional required forms must be paid/submitted at least ONE month prior to the scheduled event.

If the reservation is cancelled less than 30 days prior to the event 50% of the deposit will be retained by the City.

A certificate of liability insurance will be required for business and community events. Details are available through the Parks & Recreation office.

B. **SENIOR RECREATION CENTER**

An individual may reserve the Senior Recreation Center for a business, family, or a free community event, as availability allows.

C. **PARK PERMITS**

The Department will issue a permit for an area of a municipal park as availability allows. There will be a fee to reserve a picnic shelter in a park.

BUSINESS ACTIVITY IN CITY PARKS AND RIVERFRONT

If an event is held in a City park and ANY fees are collected, the Department shall collect the minimum fee per day as stated in the Fees and Charges Policy. The fee will be collected before the event and the additional funds, if applicable, shall be submitted to the Parks and Recreation office within 10 working days from the completion of the event.

Organizations seeking co-sponsorship by the Parks and Recreation Department, upon approval, may request permission to have the park use fee waived.

CAMPS

Use of a public park to conduct camps will be assessed the standard field rental rate plus 15% of gross sales (tickets, entry fee, etc).

CONCESSION SALES IN CITY PARKS AND RIVERFRONT

Concession or novelty sales cannot take place in a City park without prior approval of the Parks and Recreation Department. The Department and the City's contracted concessionaire must approve sales at Lincoln Park Stocker Stadium-Suplizio Baseball Field, Lincoln Park-Moyer Pool, Columbine and Kronkright softball complexes and the Canyon View softball complex, multi-use fields and baseball field.

*Note - for additional information on Riverfront Trails, refer to Ordinance Book, Chapter 26.

D. **SOFTBALL and MULTI USE FIELD RENTAL**

A tournament may be scheduled at Canyon View, Columbine or Kronkright Fields. Fields will be assigned by the parks and recreation department. The rental rate includes the initial field preparation for the tournament along with field maintenance scheduled after the 5th and 10th consecutive games on each field. One third of the total contract fee must be paid at the time of reservation with balance due no later than 3 working days prior to the event. Written cancellation must be received in our office at least 7 days before the event to receive a full refund. All additional fees associated with the event (lights, diamond dry) must be paid within 5 working days following the event. A contract MUST be signed prior to event.

All information regarding the tournament (insurance, contract, dates and times) must be submitted to the Parks and Recreation office a minimum of 7 days prior to the actual event. Tournament brackets are due 3 working days prior to tournament start.

PRIVATE USE OF SOFTBALL FIELD(S) – NON-TOURNAMENT

An organization may rent the softball fields on an hourly basis. The fee will include the initial field preparation by Parks Department staff. Written cancellation must be received in our office 24 hours in advance to receive a full refund.

E. CANYON VIEW PARK/SPORTS COMPLEX

In consideration for contributions to the City of Grand Junction from Grand Mesa Youth Soccer Association (GMYSA) and from Mesa County Jr. Football Association (MCJFA), these groups will receive second priority in scheduled uses (after Parks and Recreation Department uses) of the multi-use fields and will additionally pay discounted player fees for regular league play.

F. STOCKER STADIUM/SUPLIZIO BASEBALL FIELD

Suplizio Baseball Field may be used for baseball activity only. Any other use of the facility must be pre-approved by the Department.

Stocker Stadium Football Field may be used for football activity only. Any other use of the facility must be pre-approved by the Parks and Recreation Department.

Stocker Stadium Track may be used for track activity only. Any other use of the facility must be pre-approved by the Department.

The locker room facility will be included in the rentals to JUCO, School District 51 and Mesa State College athletic programs. Any outside use of the facility will be assessed a fee for rental. A clean-up fee may be assessed to any organization using the facility and leaving the facility in disarray.

G. TENNIS COURT USE

The Grand Junction Tennis Club, School District 51 and Mesa State College may use a maximum of 6-8 courts, as approved, without a charge provided the facility is not being used for Department programs. Facility exchanges are utilized with Mesa State College and School District 51. The Grand Junction Tennis Club contributes monetarily on an annual basis, i.e. contributing tennis balls, nets, straps and funds for facility improvements.

Courts may be reserved by other groups on a per hour/per court basis provided the courts are available.

H. TWO RIVERS CONVENTION CENTER AND THE AVALON THEATRE

Two Rivers Convention Center and the Avalon Theatre are available for rent to individuals and organizations. Refer to Two Rivers Convention Center Policies and Procedures for additional information.

I. BOOKCLIFF ACTIVITY CENTER

An individual or organization may reserve the Bookcliff Activity Center for events as approved by the Parks and Recreation Department and as availability allows. An event may be scheduled as tentative up to one year in advance. A rental deposit of 50% of the total rent is required at the time of reservation. The total contract rental fee, damage deposit, along with any additional required forms must be paid/submitted at least one month prior to the scheduled event. If the reservation is cancelled less than 30 days prior to the event 50% of the deposit will be retained by the City. A certificate of liability insurance will be required for business and community events. Details are available through the Parks and Recreation office.

IV. MUNICIPAL GOLF COURSES

A. SEASON TICKETS

Season tickets are available for use at both Lincoln Park and Tiara Rado Golf Course and are valid for the calendar year (January 1 through December 31). There are three categories of season tickets available: **Unlimited** - Valid anytime, 7 days a week and holidays; **Limited - Lincoln Park** - Valid anytime Monday through Friday; Saturday, Sunday and holidays after 2:00 P.M. during daylight savings time and after 12:00 P.M. during Mountain Standard Time; **Limited - Tiara Rado** - Valid anytime Monday through Thursday; valid Friday, Saturday, Sunday and holidays after 2:00 p.m. during daylight savings time and after 12:00 noon during Mountain Standard Time. **Junior Limited** - Valid Monday through Thursday and valid Friday, Saturday, Sunday and holidays after 2:00 P.M. during daylight savings time and after 12:00 P.M. during Mountain Standard Time.

B. GREEN FEES

Daily green fees will be charged for daily use.

C. GOLF TOURNAMENTS

Green fees are charged according to the tournament's status (exempt or nonexempt). Prizes and golf carts may be arranged through the pro shop.

The tournament deposit fee must accompany all requests. For approved tournaments, this deposit will be credited against the total cost of the tournament.

There will be a non-refundable tournament fee that must be paid at least 3 days before the tournament.

If the event is cancelled due to weather, it will be rescheduled if an alternate date is available. If no date is available, or the group wishes, a refund will be given less prorated use of equipment and holes completed.

Any outside carts and/or equipment, food, beverages, and prizes, which have been leased or purchased, must be paid for, in full, by the sponsoring group by completion of play.

D. MID SEASON PURCHASE OF GOLF TICKETS

Golf season tickets may be purchased for half price after August 15.

E. GOLF RESERVATION

One Tee time may be reserved up to one week in advance.

V. MUNICIPAL CEMETERY

For additional policy information, refer to Ordinance Book, Chapter 12, Sec. 12-1 through 12-3.

VI. FORESTRY

Annual license fee only. No additional fees. For additional policy information, refer to Ordinance Book, Article III, Sec. 40-61.

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| I. General Recreation Division | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|---------------------|-------------------|---------------|--------------|---------------|--------------|---------------|-------------------|---------------|-------------------|---------------|
| A. General Recreation Programs | | | | | | | | | | | |
| 1. Fitness/Dance Programs | 1-12 Classes | \$2-\$20/Class | *see below | 2-\$20/Class | *see below | 2-\$20/Class | *see below | \$2-\$20/Class | *see below | \$2-\$20/Class | *see below |
| 2. Instructional Programs | 1-12 Classes | \$2-\$40/Class | *see below | 2-\$40/Class | *see below | 2-\$40/Class | *see below | \$2-\$40/Class | *see below | \$2-\$40/Class | *see below |
| 3. Outdoor Recreation | 1-10 Classes | \$1-\$75/Class | *see below | 1-\$75/Class | *see below | 1-\$75/Class | *see below | \$1-\$75/Class | *see below | \$1-\$75/Class | *see below |
| 4. Health and Wellness | 1-30 Classes | \$5-\$65/Class | *see below | 5-\$65/Class | *see below | 5-\$65/Class | *see below | \$5-\$65/Class | *see below | \$5-\$65/Class | *see below |
| 5. Senior | 1-30 Classes | \$.15-\$150/Class | *see below | -\$150/Class | *see below | -\$150/Class | *see below | \$.15-\$150/Class | *see below | \$.15-\$150/Class | *see below |
| 6. Other | per event/class | \$0-\$20/Class | *see below | 0-\$20/Class | *see below | 0-\$20/Class | *see below | \$0-\$20/Class | *see below | \$0-\$20/Class | *see below |
| B. Special Events | Per event | \$0-\$25 | *see below | \$0-\$25 | *see below | \$0-\$25 | *see below | \$0-\$25 | *see below | \$0-\$25 | *see below |
| C. Sport League Programs | | | | | | | | | | | |
| League Fees | 6-15 games | \$25-\$75/game | *see below | 5-\$75/game | *see below | 5-\$75/game | *see below | \$7.50-\$100/game | *see below | \$7.50-\$100/game | *see below |
| Player Fees (based on average number of players on a team using 60% nonresident & 40% resident) | per team/per season | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Fouls/Protests | Each | \$20-\$35 | n/a | \$20-\$35 | n/a | \$20-\$35 | n/a | \$20-\$35 | n/a | \$20-\$35 | n/a |
| Spectator Admission (not charged in all programs) | Each | \$.25-\$1 | n/a | \$.25-\$1 | n/a | \$.25-\$1 | n/a | \$.25-\$1 | n/a | \$.25-\$1 | n/a |
| D. Recreation Equipment Rental | Each | \$5-\$50 | *see below | \$5-\$50 | *see below | \$5-\$50 | *see below | \$5-\$50 | *see below | \$5-\$50 | *see below |

Note: All program registration fees are established based on program budget (personnel, equipment, materials, space rental, etc.) in accordance with the appropriate cost recovery identified within this policy. Resident discount is appx. 20% of base fee.

City of Grand Junction Parks and Recreation Department

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| II. SWIMMING POOLS | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|----------------------------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|
| A. Daily Pool Admissions | | | | | | | | | | | |
| 1. Lincoln Park AND Orchard Mesa | | | | | | | | | | | |
| a. Adult (18-59) | daily | \$4.25 | n/a | \$4.25 | n/a | \$4.25 | n/a | \$4.50 | n/a | \$4.50 | n/a |
| b. Youth (3-17) | daily | \$3.00 | n/a | \$3.00 | n/a | \$3.00 | n/a | \$3.25 | n/a | \$3.25 | n/a |
| c. Infant (2 and under) | daily | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a |
| d. Senior (60+) | daily | \$3.00 | n/a | \$3.00 | n/a | \$3.00 | n/a | \$3.25 | n/a | \$3.25 | n/a |
| e. Group | as assigned | \$12.00 | n/a | \$12.00 | n/a | \$12.00 | n/a | \$13.00 | n/a | \$13.00 | n/a |
| 2. Lincoln Park Waterslide ONLY | | | | | | | | | | | |
| a. Morning Session | daily | \$2.25 | n/a | \$2.25 | n/a | \$2.25 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| b. Afternoon Session | daily | \$2.25 | n/a | \$2.25 | n/a | \$2.25 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| c. Single Ride | daily | \$1.25 | n/a | \$1.25 | n/a | \$1.25 | n/a | \$1.25 | n/a | \$1.25 | n/a |
| d. Tube Rental | daily | \$1.25 | n/a | \$1.25 | n/a | \$1.25 | n/a | \$1.25 | n/a | \$1.25 | n/a |
| e. Punch card | 10admissions | \$22.50 | n/a | \$22.50 | n/a | \$22.50 | n/a | \$25.00 | n/a | \$25.00 | n/a |
| f. Pool/slide Admission/Group | M-F after 5pm and all day Sunday | \$12.00 | n/a | \$12.00 | n/a | \$12.00 | n/a | \$13.00 | n/a | \$13.00 | n/a |
| 3. Orchard Mesa Pool ONLY | | | | | | | | | | | |
| a. Discount Friday after 5pm | Friday ONLY | \$1.75 | n/a | \$1.75 | n/a | \$1.75 | n/a | \$2.00 | n/a | \$2.00 | n/a |
| b. Discount Saturday | Saturday ONLY | \$1.75 | n/a | \$1.75 | n/a | \$1.75 | n/a | \$2.00 | n/a | \$2.00 | n/a |
| c. Gym & Swim; Group | daily | \$12.00 | n/a | \$12.00 | n/a | \$12.00 | n/a | \$13.00 | n/a | \$13.00 | n/a |
| d. Gym & Swim; Adult | daily | \$4.25 | n/a | \$4.25 | n/a | \$4.25 | n/a | \$4.50 | n/a | \$4.50 | n/a |
| e. Gym & Swim; Youth | daily | \$3.00 | n/a | \$3.00 | n/a | \$3.00 | n/a | \$3.25 | n/a | \$3.25 | n/a |
| f. Gym & Swim; Senior | daily | \$3.00 | n/a | \$3.00 | n/a | \$3.00 | n/a | \$3.25 | n/a | \$3.25 | n/a |
| g. Gym ONLY | daily | \$2.25 | n/a | \$2.25 | n/a | \$2.25 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| h. Hot Tub (plus admission fee) | daily | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a |
| i. Hot Tub ONLY | daily | \$2.25 | n/a | \$2.25 | n/a | \$2.25 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| j. Fitness Drop-in | daily | \$3.50 | n/a | \$3.50 | n/a | \$3.50 | n/a | \$4.25 | n/a | \$4.25 | n/a |
| | summer season as defined | | | | | | | | | | |
| B. Season Pool Passes | | | | | | | | | | | |
| 1. Combined Lincoln Park and Orchard Mesa | | | | | | | | | | | |
| a. Adult (18-59) | season | \$115.00 | \$92.00 | \$115.00 | \$92.00 | \$115.00 | \$92.00 | \$121.50 | \$97.25 | \$121.50 | \$97.25 |
| b. Youth (3-17) | season | \$81.00 | \$65.00 | \$81.00 | \$65.00 | \$81.00 | \$65.00 | \$87.75 | \$70.25 | \$87.75 | \$70.25 |
| c. Infant (2 and under) | season | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| d. Senior (60+) | season | \$81.00 | \$65.00 | \$81.00 | \$65.00 | \$81.00 | \$65.00 | \$87.75 | \$70.25 | \$87.75 | \$70.25 |
| e. Group (see definition) | season | \$355.00 | \$284.00 | \$355.00 | \$284.00 | \$355.00 | \$284.00 | \$379.75 | \$304.00 | \$379.75 | \$304.00 |
| 1. additional group member | season | \$71.00 | \$57.00 | \$71.00 | \$57.00 | \$71.00 | \$57.00 | \$76.00 | \$61.00 | \$76.00 | \$61.00 |
| f. Group Home (see definition) | season | \$355.00 | \$284.00 | \$355.00 | \$284.00 | \$355.00 | \$284.00 | \$379.75 | \$304.00 | \$379.75 | \$304.00 |
| 1. additional member | season | \$71.00 | \$57.00 | \$71.00 | \$57.00 | \$71.00 | \$57.00 | \$76.00 | \$61.00 | \$76.00 | \$61.00 |
| g. Monthly Adult | | | | | | | | | | | |

City of Grand Junction Parks and Recreation Department

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| II. SWIMMING POOLS | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---------------------------------|--------------------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|
| 2. Orchard Mesa Pool ONLY | summer season as defined | | | | | | | | | | |
| a. Adult (18-59) | season | \$92.00 | n/a | \$92.00 | n/a | \$92.00 | n/a | \$97.25 | n/a | \$97.25 | n/a |
| b. Youth (13-17) | season | \$65.00 | n/a | \$65.00 | n/a | \$65.00 | n/a | \$70.25 | n/a | \$70.25 | n/a |
| c. Infant (2 and under) | season | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| d. Senior (60+) | season | \$65.00 | n/a | \$65.00 | n/a | \$65.00 | n/a | \$70.25 | n/a | \$70.25 | n/a |
| e. Group (see definition) | season | \$284.00 | n/a | \$284.00 | n/a | \$284.00 | n/a | \$304.00 | n/a | \$304.00 | n/a |
| 1. additional member | season | \$57.00 | n/a | \$57.00 | n/a | \$57.00 | n/a | \$61.00 | n/a | \$61.00 | n/a |
| f. Group Homes (see definition) | season | \$284.00 | n/a | \$284.00 | n/a | \$284.00 | n/a | \$304.00 | n/a | \$304.00 | n/a |
| 1. additional member | season | \$57.00 | n/a | \$57.00 | n/a | \$57.00 | n/a | \$61.00 | n/a | \$61.00 | n/a |
| g. Monthly | person | | | | | | | | | | |
| 3. Season Pass Replacement | each | \$10.00 | n/a | \$10.00 | n/a | \$10.00 | n/a | \$10.00 | n/a | \$10.00 | n/a |

NOTE: Effective 7/1 season passes are 1/3 off regular fee. Effective 8/1 season passes are 2/3 of regular fee.

| | | | | | | | | | | | |
|--|---------------|--------------------------|----------|----------|----------|----------|----------|---------|---------|---------|---------|
| C. Monthly Option on Season | | summer season as defined | | | | | | | | | |
| Passes | | | | | | | | | | | |
| 1. Adult | monthly | \$45.00 | \$36.00 | \$45.00 | \$36.00 | \$45.00 | \$36.00 | n/a | n/a | n/a | n/a |
| 2. Youth (13-17) | monthly | \$32.00 | \$26.00 | \$32.00 | \$26.00 | \$32.00 | \$26.00 | n/a | n/a | n/a | n/a |
| 3. Senior (60+) | monthly | \$32.00 | \$26.00 | \$32.00 | \$26.00 | \$32.00 | \$26.00 | n/a | n/a | n/a | n/a |
| 4. Group (see definition) | monthly | \$137.00 | \$110.00 | \$137.00 | \$110.00 | \$137.00 | \$110.00 | n/a | n/a | n/a | n/a |
| a. additional member | monthly | \$28.00 | \$23.00 | \$28.00 | \$23.00 | \$28.00 | \$23.00 | n/a | n/a | n/a | n/a |
| D. Punch Cards-20 admissions | | | | | | | | | | | |
| 1. Lincoln Park AND Orchard Mesa (combined) | | | | | | | | | | | |
| a. Adult (18-59) | 20 admissions | \$77.00 | \$73.00 | \$77.00 | \$73.00 | \$77.00 | \$73.00 | \$81.00 | \$76.50 | \$81.00 | \$76.50 |
| b. Youth (3-17) | 20 admissions | \$54.00 | \$51.00 | \$54.00 | \$51.00 | \$54.00 | \$51.00 | \$58.50 | \$55.25 | \$58.50 | \$55.25 |
| c. Infant (2 and under) | not available | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| d. Senior (60+) | 20 admissions | \$54.00 | \$51.00 | \$54.00 | \$51.00 | \$54.00 | \$51.00 | \$58.50 | \$55.25 | \$58.50 | \$55.25 |
| 2. Orchard Mesa Pool ONLY | | | | | | | | | | | |
| a. Adult (18-59) | 20 admissions | \$73.00 | n/a | \$73.00 | n/a | \$73.00 | n/a | \$76.50 | n/a | \$76.50 | n/a |
| b. Youth (3-17) | 20 admissions | \$51.00 | n/a | \$51.00 | n/a | \$51.00 | n/a | \$55.25 | n/a | \$55.25 | n/a |
| c. Infant (2 and under) | not available | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| d. Senior (60+) | 20 admissions | \$51.00 | n/a | \$51.00 | n/a | \$51.00 | n/a | \$55.25 | n/a | \$55.25 | n/a |
| 3. Winter Punch Cards-Orchard Mesa Pool ONLY | | | | | | | | | | | |
| a. Adult (18-59) | 30 admissions | \$73.00 | n/a | \$73.00 | n/a | \$73.00 | n/a | \$76.50 | n/a | \$76.50 | n/a |
| b. Youth (3-17) | 30 admissions | \$51.00 | n/a | \$51.00 | n/a | \$51.00 | n/a | \$55.25 | n/a | \$55.25 | n/a |
| c. Infant (2 and under) | not available | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| d. Senior (60+) | 30 admissions | \$51.00 | n/a | \$51.00 | n/a | \$51.00 | n/a | \$55.25 | n/a | \$55.25 | n/a |

City of Grand Junction Parks and Recreation Department

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| II. SWIMMING POOLS | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|--|------------------------|---|---------------|-----------------|---------------|-----------------|---------------|-------------|---------------|-------------|---------------|
| 4. Fitness | | | | | | | | | | | |
| a. Class | session 8 - 12 classes | \$28-\$39/Class | n/a | \$28-\$39/Class | n/a | \$28-\$39/Class | n/a | n/a | n/a | n/a | n/a |
| E. Learn to Swim Programs | | | | | | | | | | | |
| 1. Lincoln Park AND Orchard Mesa Pools | | | | | | | | | | | |
| | | per session | per session | per session | per session | per session | per session | per session | per session | per session | per session |
| a. Aquatot 1-3 | session 6-12 classes | \$23-\$56 | \$18-\$44 | \$23-\$62 | \$18-\$50 | \$23-\$62 | \$18-\$50 | \$23-\$62 | \$18-\$50 | \$23-\$62 | \$18-\$50 |
| 1. additional parent | session 6-12 classes | \$8-\$10 | \$6-\$13 | \$8-\$10 | \$6-\$13 | \$8-\$10 | \$6-\$13 | \$8-\$10 | \$6-\$13 | \$8-\$10 | \$6-\$13 |
| b. Waterworks 1-4 | session 6-12 classes | \$23-\$56 | \$19-\$45 | \$23-\$62 | \$19-\$50 | \$23-\$62 | \$19-\$50 | \$23-\$62 | \$19-\$50 | \$23-\$62 | \$19-\$50 |
| c. Hydrosport 1-4 | session 6-12 classes | \$25-\$55 | \$19-\$45 | \$23-\$62 | \$19-\$50 | \$23-\$62 | \$19-\$50 | \$23-\$62 | \$19-\$50 | \$23-\$62 | \$19-\$50 |
| d. Adult/Fitness | session 6-12 classes | \$33-\$48 | \$27-\$38 | \$22-\$48 | \$19-\$41 | \$22-\$48 | \$19-\$41 | \$22-\$48 | \$19-\$50 | \$22-\$48 | \$19-\$50 |
| e. WSI Rollover | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| f. Lifeguard Training | session 6-12 classes | \$140-\$180 | \$115-\$150 | \$140-\$180 | \$115-\$150 | \$140-\$180 | \$115-\$150 | \$140-\$180 | \$115-\$150 | \$140-\$180 | \$115-\$150 |
| g. Lifeguard Recertification | session 6-12 classes | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 | \$50-\$200 |
| h. Instructor | session 6-12 classes | \$50-\$70 | \$40-\$60 | \$50-\$70 | \$40-\$60 | \$50-\$70 | \$40-\$60 | \$50-\$70 | \$40-\$60 | \$50-\$70 | \$40-\$60 |
| i. Book fee | book | \$5-\$60 | \$5-\$50 | \$5-\$60 | \$5-\$50 | \$5-\$60 | \$5-\$50 | \$5-\$60 | \$5-\$50 | \$5-\$60 | \$5-\$50 |
| j. Drop-in Aqua Aerobics | drop in | \$3.75 | \$3.75 | \$3.75 | \$3.75 | \$3.75 | \$3.75 | \$3.75 | \$4.25 | \$3.75 | \$4.25 |
| k. Scholarship Program | session 6-12 classes | | \$8.00 | | \$8.00 | | \$8.00 | | \$0.00 | | \$0.00 |
| F. Private Pool Parties | | | | | | | | | | | |
| 1. Lincoln Park OR Orchard Mesa | | | | | | | | | | | |
| a. 0-51 persons | 2 hours | \$222.00 | n/a | \$222.00 | n/a | \$222.00 | n/a | \$255.00 | n/a | \$255.00 | n/a |
| b. each additional person | 2 hours | \$2.50 | n/a | \$2.50 | n/a | \$2.50 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| 2. Lincoln Park Waterslide | | | | | | | | | | | |
| a. 0-50 persons | 2 hours | \$178.00 | n/a | \$178.00 | n/a | \$178.00 | n/a | \$205.00 | n/a | \$205.00 | n/a |
| b. each additional person | new 1998 | \$1.50 | n/a | \$1.50 | n/a | \$1.50 | n/a | \$1.50 | n/a | \$1.50 | n/a |
| 3. Lincoln Park Pool AND Waterslide | | | | | | | | | | | |
| a. 0-50 persons | 2 hours | \$370.00 | n/a | \$370.00 | n/a | \$370.00 | n/a | \$425.00 | n/a | \$425.00 | n/a |
| b. each additional person | 2 hours (new '98) | \$2.50 | n/a | \$2.50 | n/a | \$2.50 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| 4. Over Booking | per person | \$5.00 | n/a | \$5.00 | n/a | \$5.00 | n/a | \$5.00 | n/a | \$5.00 | n/a |
| 5. Annual School Party Use Fee | | | | | | | | | | | |
| a. Pool/Slide - per student | 2 hours | \$2.25 | n/a | \$2.25 | n/a | \$2.25 | n/a | \$2.50 | n/a | \$2.50 | n/a |
| 6. Birthday Swim Parties | | | | | | | | | | | |
| a. 10 children (minimum) | 2 hours | \$88.00 | n/a | \$88.00 | n/a | \$88.00 | n/a | \$74.75 | n/a | \$74.75 | n/a |
| b. Each additional hour | per hour | \$17.00 | n/a | \$17.00 | n/a | \$17.00 | n/a | \$17.00 | n/a | \$17.00 | n/a |
| c. per child/excess of 10 | each | \$8.00 | n/a | \$8.00 | n/a | \$8.00 | n/a | \$6.50 | n/a | \$6.50 | n/a |
| d. Party amenities | each | | | | | | | \$10-\$40 | n/a | \$10-\$40 | n/a |
| G. Facility Use | | | | | | | | | | | |
| 1. Lincoln Park AND Orchard Mesa | | | | | | | | | | | |
| a. Shower Use | per use | \$1.75 | n/a | \$1.75 | n/a | \$1.75 | n/a | \$2.00 | n/a | \$2.00 | n/a |
| H. Swim Clubs | | | | | | | | | | | |
| 1. Lincoln Park-Moyer Pool | | | | | | | | | | | |
| | | Fees will be negotiated based upon special need demonstrated by the meet sponsor. | | | | | | | | | |
| 2. Orchard Mesa Pool | | | | | | | | | | | |
| | | Fees will be negotiated based upon special need demonstrated by the meet sponsor. | | | | | | | | | |

City of Grand Junction Parks and Recreation Department

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| II. SWIMMING POOLS | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---------------------------------------|-------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|
| I. Recreation Equipment Rental | | | | | | | | | | | |
| 1. Tube and Inflatable Rentals | daily | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a | \$1.25 | \$1.25 | \$1.25 | \$1.25 |
| 2. Masks/Fins | daily | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a | \$1.00 | \$1.00 | \$1.00 | \$1.00 |

City of Grand Junction Parks and Recreation Department

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| III FACILITIES RENTAL | | 2001 Fee | 2001 Resident | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|----------------------------------|-----------------------------|---------------|-----------------------------|---------------|--------------------------|---------------|--------------------------|---------------|--------------------------|---------------|--------------------------|---------------|
| A. Barn-Lincoln Park Auditorium | | | | | | | | | | | | | |
| 1. Business Event | | | | | | | | | | | | | |
| a. Half day | 5am to 5pm OR 5pm to Midnight | \$280.00 | n/a | \$290.00 | n/a | \$295.00 | n/a | \$300.00 | n/a | \$315.00 | n/a | \$330.00 | n/a |
| b. Full day | 5am to Midnight | \$435.00 | n/a | \$445.00 | n/a | \$450.00 | n/a | \$455.00 | n/a | \$480.00 | n/a | \$505.00 | n/a |
| c. Extending Event | per hour | \$40.00 | n/a | \$50.00 | n/a | \$55.00 | n/a | \$60.00 | n/a | \$65.00 | n/a | \$70.00 | n/a |
| d. Damage Deposit (minimum) | | \$250.00 | | \$250.00 | | \$300.00 | | \$300.00 | | \$300.00 | | \$300.00 | |
| 2. Family Event | | | | | | | | | | | | | |
| a. Half day | 5am to 5pm OR 5pm to Midnight | \$140.00 | n/a | \$145.00 | n/a | \$150.00 | n/a | \$155.00 | n/a | \$165.00 | n/a | \$175.00 | n/a |
| b. Full day | 5am to Midnight | \$220.00 | n/a | \$225.00 | n/a | \$230.00 | n/a | \$235.00 | n/a | \$245.00 | n/a | \$260.00 | n/a |
| c. Extending Event | per hour | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a | \$40.00 | n/a | \$45.00 | n/a | \$50.00 | n/a |
| d. Damage Deposit (minimum) | | \$100.00 | | \$100.00 | | \$150.00 | | \$150.00 | | \$150.00 | | \$150.00 | |
| B. Senior Recreation Center | | | | | | | | | | | | | |
| 1. Large Meeting Room | 2 hours | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a |
| 2. Large Meeting Room | each extra hour | \$20.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$20.00 | n/a |
| C. Park Permits | | | | | | | | | | | | | |
| 1. General Use (no sales) | per use | no charge | n/a | no charge | n/a | no charge | n/a | no charge | n/a | no charge | n/a | no charge | n/a |
| 2. Shelter Reservation - SMALL Riverside, Melrose Canopy, Spring Valley | 4 hours | \$15.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a |
| 3. Shelter Reservation-SMALL | extra hour | \$5.00 | n/a | \$10.00 | n/a | \$10.00 | n/a | \$15.00 | n/a | \$20.00 | n/a | \$25.00 | n/a |
| 4. Shelter Reservation - MEDIUM Lincoln Park (2), Hawthorne, Sherwood (2), Columbine, Duck Pond, Melrose (SW) | 4 hours | \$20.00 | n/a | \$25.00 | n/a | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a | \$40.00 | n/a |
| 5. Shelter Reservation - MEDIUM | extra hour | \$5.00 | n/a | \$10.00 | n/a | \$10.00 | n/a | \$15.00 | n/a | \$20.00 | n/a | \$25.00 | n/a |
| 6. Shelter Reservation -LARGE Canyon View Gunnison Shelter | 4 hours | \$25.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$35.00 | n/a | \$40.00 | n/a | \$45.00 | n/a |
| 7. Shelter Reservation - LARGE | extra hour | \$10.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$20.00 | n/a | \$25.00 | n/a | \$30.00 | n/a |
| 8. Shelter Reservation - EXTRA LARGE -Canyon View Grand Shelter | 4 hours | \$40.00 | n/a | \$45.00 | n/a | \$45.00 | n/a | \$50.00 | n/a | \$55.00 | n/a | \$60.00 | n/a |
| 9. Shelter Reservation - EXTRA LARGE | extra hour | \$15.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a |
| 10. Volleyball Court-Canyon View (rented with Grand Shelter only) | 4 hours | \$10.00 | n/a | \$10.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$20.00 | n/a | \$25.00 | n/a |
| 11. Business Use - City Parks or Riverfront (with sales/admission-- the greater of: a. minimum daily rate b. 15% of gross sales | | \$125.00 or 15% gross | n/a | \$135.00 or 15% gross | n/a | \$140.00 or 15% gross | n/a | \$150.00 or 15% gross | n/a | \$160.00 or 15% gross | n/a | \$175.00 or 15% gross | n/a |
| 12. Camps | | | | | | | | | | | | | |

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| III FACILITIES RENTAL | | 2001 Fee | 2001 Resident | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|-----------------------|---|---------------|---|---------------|---|---------------|---|---------------|---|---------------|---|---------------|
| a. Park Reservation - first day | day 1 | 15% of users gross revenue plus standard \$100 field rental fee | n/a | 15% of users gross revenue plus standard \$100 field rental fee | n/a | 15% of users gross revenue plus standard \$100 field rental fee | n/a | 15% of users gross revenue plus standard \$100 field rental fee | n/a | 15% of users gross revenue plus standard \$125 field rental fee | n/a | 15% of users gross revenue plus standard \$150 field rental fee | n/a |
| b. Park Reservation - additional day | each additional day | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$100.00 | n/a | \$125.00 | n/a |
| 13. General Use | | | | | | | | | | | | | |
| a. Cross Country Meets, Etc. | per event | Direct Cost | n/a | Direct Cost | n/a | Direct Cost | n/a | Direct Cost | n/a | Direct Cost | n/a | Direct Cost | n/a |
| b. Field Use | per event | Direct Cost Reimbursement or \$25/hour minimum | n/a | Direct Cost Reimbursement or \$25/hour minimum | n/a | Direct Cost Reimbursement or \$25/hour minimum | n/a | Direct Cost Reimbursement or \$25/hour minimum | n/a | Greater of reimbursement or \$30/hour | n/a | Greater of reimbursement or \$35/hour | n/a |
| D. Softball Field Use - Columbine Kronkright and Canyon View | | | | | | | | | | | | | |
| 1. Tournaments | | | | | | | | | | | | | |
| a. Games 1-5 (minimum) | per day/per field | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$80.00 | n/a | \$80.00 | n/a |
| b. Games 6-10 | per day/per field | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| c. Games 11-15 | per day/ per field | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| 2. Tournaments Co-Sponsored | | | | | | | | | | | | | |
| a. Games 1-5 (minimum) | per day/per field | \$63.00 | n/a | \$63.00 | n/a | \$63.00 | n/a | \$63.00 | n/a | \$65.00 | n/a | \$65.00 | n/a |
| b. Games 6-11 | per day/per field | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| c. Games 11-16 | per day/per field | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| 3. Field Rental (non tournament) | | | | | | | | | | | | | |
| a. Private Use | per hour/per field | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$35.00 | n/a | \$35.00 | n/a |
| b. Public Use with admission charge | | | | | | | | | | | | | |
| The greater of: | | | | | | | | | | | | | |
| a. Minimum or | | | | | | | | | | | | | |
| b. Per person (gate count x rate) or | | | | | | | | | | | | | |
| c. 15% of ticket price | per event/per game | \$40.00 min or \$1.00/pp or 15% | n/a | \$40.00 min or \$1.00/pp or 15% | n/a | \$40.00 min or \$1.00/pp or 15% | n/a | \$40.00 min or \$1.00/pp or 15% | n/a | \$45.00 min or \$1.00/pp or 15% | n/a | \$45.00 min or \$1.00/pp or 15% | n/a |
| 4. Lights | per hour/per field | \$20.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a |
| E. Canyon View Park | | | | | | | | | | | | | |
| 1. League Play: GMYSA/GISA, MCJFA & affiliates | | | | | | | | | | | | | |
| | per player/per season | \$5-15 | n/a | \$5-15 | n/a | \$5-15 | n/a | \$5-15 | n/a | \$5-18 | n/a | \$5-18 | n/a |
| 2. League Play | | \$5-18 | n/a | \$5-18 | n/a | \$5-18 | n/a | \$5-18 | n/a | \$5-18 | n/a | \$5-18 | n/a |
| 3. Tournament Play: GMYSA, MCJFA & affiliates | | 25% discount | n/a | 25% discount | n/a | 25% discount | n/a | 25% discount | n/a | 25% discount | n/a | 25% discount | n/a |
| 4. Tournament Play | | | | | | | | | | | | | |

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| III FACILITIES RENTAL | | 2001 Fee | 2001 Resident | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|-------------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|
| a. Championship Field 8am-5pm | per day | \$150.00 | n/a | \$150.00 | n/a | \$150.00 | n/a | \$150.00 | n/a | \$155.00 | n/a | \$155.00 | n/a |
| b. Championship Field before 8am and/or after 5pm | per hour | \$45.00 | n/a | \$45.00 | n/a | \$45.00 | n/a | \$45.00 | n/a | \$50.00 | n/a | \$50.00 | n/a |
| c. Championship Field - half day 8am - 1:30pm | half day use | \$105.00 | n/a | \$105.00 | n/a | \$105.00 | n/a | \$105.00 | n/a | \$110.00 | n/a | \$110.00 | n/a |
| 5. Tournament Play | | | | | | | | | | | | | |
| a. All other multi-purpose fields 8am - 5pm | per field | \$100.00 | n/a | \$100.00 | n/a | \$100.00 | n/a | \$100.00 | n/a | \$105.00 | n/a | \$105.00 | n/a |
| b. All other multi-purpose fields before 8am and/or after 5pm | per hour | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a | \$35.00 | n/a | \$35.00 | n/a |
| c. All other multi-purpose fields half day - 8am-1:30pm | half day use | \$70.00 | n/a | \$70.00 | n/a | \$70.00 | n/a | \$70.00 | n/a | \$75.00 | n/a | \$75.00 | n/a |
| 6. Lights | per hour | \$20.00 | n/a | \$20.00 | n/a | \$20.00 | n/a | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a |
| 7. Use Permits - miscellaneous | per field per day | n/a | n/a | n/a | n/a | \$20.00 | n/a | \$25.00 | n/a | \$30.00 | n/a | \$30.00 | n/a |
| 8. Use Permits - miscellaneous GMYSA | per field per day | \$10.00 | n/a | \$10.00 | n/a | \$10.00 | n/a | \$10.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| 9. Canyon View Baseball Field | | | | | | | | | | | | | |
| Baseball Use | | | | | | | | | | | | | |
| The greater of: | | | | | | | | | | | | | |
| a. Minimum or | | | | \$70.00 min | | \$70.00 min or | | \$75.00 min or | | \$75.00 min or | | \$75.00 min or | |
| b. Per person (gate count x rate) or | | \$65.00 min or | n/a | or \$1.00/pp | n/a | \$1.00/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a |
| c. 15% of ticket price | per use | \$1.00/pp or 15% | n/a | or 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a |
| 2nd, 3rd, & 4th games of tournament | per day | | | \$70.00 | | \$70.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a |
| Second game of double header - must be between same 2 teams | | \$55.00 | n/a | \$60.00 | n/a | \$60.00 | n/a | \$65.00 | n/a | \$65.00 | n/a | \$65.00 | n/a |
| Without admission | per use/per game | \$65.00 | n/a | \$70.00 | n/a | \$70.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a |
| Non Baseball Use | | | | | | | | | | | | | |
| The greater of: | | | | \$150.00 min or | | \$175.00 min or | | \$175.00 min or | | \$180.00 or | | \$185.00 or | |
| a. Minimum or | | | | \$1.00/pp or 15% | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a |
| b. Per person (gate count x rate) or | per use/event | \$125.00 min or | n/a | \$1.00/pp or 15% | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a |
| c. 15% of ticket price | | \$1.00/pp or 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a |
| State & National Playoffs | | | | | | | | | | | | | |
| 4 game maximum per day | per day | \$400.00 | n/a | \$400.00 | n/a | \$400.00 | n/a | \$450.00 | n/a | \$450.00 | n/a | \$450.00 | n/a |
| Set up prior to event | per day | \$125.00 | n/a | \$150.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$180.00 | n/a | \$180.00 | n/a |
| F. Stocker Stadium/Suplizio | | | | | | | | | | | | | |
| Baseball Field | | | | | | | | | | | | | |
| Baseball Field | | | | | | | | | | | | | |
| Baseball Use | | | | | | | | | | | | | |
| The greater of: | | | | | | | | | | | | | |
| a. Minimum or | | | | \$90.00 min | | \$90.00 min or | | \$95.00 min or | | \$95.00 min or | | \$95.00 min or | |
| b. Per person (gate count x rate) or | | \$65.00 min or | n/a | or \$1.00/pp | n/a | \$1.00/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a |
| c. 15% of ticket price | per use | \$1.00/pp or 15% | n/a | or 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a |
| 2nd, 3rd, & 4th games of tournament | per day | | | \$90.00 | | \$90.00 | n/a | \$95.00 | n/a | \$95.00 | n/a | \$95.00 | n/a |
| Second game of double header - must be between same 2 teams | | \$55.00 | n/a | \$60.00 | n/a | \$60.00 | n/a | \$65.00 | n/a | \$65.00 | n/a | \$65.00 | n/a |
| Without admission | per use/per game | \$65.00 | n/a | \$90.00 | n/a | \$90.00 | n/a | \$95.00 | n/a | \$95.00 | n/a | \$95.00 | n/a |

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| III FACILITIES RENTAL | | 2001 Fee | 2001 Resident | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|--------------------------------------|-----------------|------------------|---------------|--|---------------|--|---------------|--|---------------|--|---------------|--|---------------|
| Non Baseball Use | | | | | | | | | | | | | |
| The greater of: | | | | \$150.00 min or | | \$175.00 min or | | \$175.00 min or | | \$225.00 min or | | \$250.00 min or | |
| a. Minimum or | | \$125.00 min or | n/a | \$1.00/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a |
| b. Per person (gate count x rate) or | per use/event | \$1.00/pp or 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a |
| c. 15% of ticket price | | | | | | | | | | | | | |
| State & National Playoffs | | | | | | | | | | | | | |
| 4 game maximum per day | per day | \$400.00 | n/a | \$400.00 | n/a | \$400.00 | n/a | \$450.00 | n/a | \$450.00 | n/a | \$450.00 | n/a |
| JUCO Tournament (contract) | per day | \$400.00 | n/a | \$400.00 | n/a | \$400.00 | n/a | \$450.00 | n/a | \$450.00 | n/a | \$450.00 | n/a |
| Set up prior to event | per day | \$125.00 | n/a | \$150.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$225.00 | n/a | \$250.00 | n/a |
| Football Field | | | | | | | | | | | | | |
| The greater of: | | | | \$150.00 min or | | \$175.00 min or | | \$175.00 min or | | \$175.00 min or | | \$175.00 min or | |
| a. Minimum or | | \$125.00 min or | n/a | \$1.00/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a |
| b. Per person (gate count x rate) or | minimum per use | \$1.00/pp or 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a |
| c. 15% of ticket price | | | | | | | | | | | | | |
| Without admission charge | minimum per use | \$125.00 | n/a | \$150.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a |
| Single game out of Sept-Nov season | per game | | | Fees plus direct lining & field set up costs | | Fees plus direct lining & field set up costs | n/a | Fees plus direct lining & field set up costs | n/a | Fees plus direct lining & field set up costs | n/a | Fees plus direct lining & field set up costs | n/a |
| State and National Playoffs | per day | \$400.00 | n/a | \$400.00 | n/a | \$450.00 | n/a | \$450.00 | n/a | \$450.00 | n/a | \$450.00 | n/a |
| Set up prior to event | per day | \$125.00 | n/a | \$125.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a |
| Track | | | | | | | | | | | | | |
| The greater of: | | | | \$70.00 min or | | \$70.00 min or | | \$75.00 min or | | \$75.00 min or | | \$75.00 min or | |
| a. Minimum or | | \$65.00 min or | n/a | \$1.00/pp or | n/a | \$1.00/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a | \$1.25/pp or | n/a |
| b. Per person (gate count x rate) or | per use | \$1.00/pp or 15% | n/a | or 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a | 15% | n/a |
| c. 15% of ticket price | | | | | | | | | | | | | |
| Without admission charge | per use | \$65.00 | n/a | \$70.00 | n/a | \$70.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a |
| Set up prior to event | per day | \$65.00 | n/a | \$70.00 | n/a | \$70.00 | n/a | \$75.00 | n/a | \$75.00 | n/a | \$75.00 | n/a |
| Graduation | per each | \$125.00 | n/a | \$150.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a |
| Non Football/Track Use | | | | | | | | | | | | | |
| The greater of: | | | | | | | | | | \$225.00 min or | | \$250.00 min or | |
| a. Minimum or | | | | | | | | | | \$1.25/pp or 15% | n/a | \$1.25/pp or 15% | n/a |
| b. Per person (gate count x rate) or | per use/event | | | | | | | | | | n/a | | n/a |
| c. 15% of ticket price | | | | | | | | | | | | | |
| Without admission charge | per use | | | | | | | | | \$200.00 | n/a | \$225.00 | n/a |
| Set up prior to event | | | | | | | | | | \$225.00 | n/a | \$250.00 | n/a |
| Lockerroom Rental | | | | | | | | | | | | | |
| a. Entire facility | per use/day | \$175.00 | n/a | \$180.00 | n/a | \$185.00 | n/a | \$190.00 | n/a | \$195.00 | n/a | \$200.00 | n/a |
| b. One side of facility | per use/day | \$75.00 | n/a | \$80.00 | n/a | \$85.00 | n/a | \$90.00 | n/a | \$95.00 | n/a | \$100.00 | n/a |
| c. Officials area | per use/day | \$25.00 | n/a | \$30.00 | n/a | \$35.00 | n/a | \$40.00 | n/a | \$45.00 | n/a | \$50.00 | n/a |
| d. Special Clean-up | per use | \$35.00 | n/a | \$40.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$100.00 | n/a | \$100.00 | n/a |

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| III FACILITIES RENTAL | | 2001 Fee | 2001 Resident | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|-------------------------------|----------|---------------|----------|---------------|----------|---------------|----------|---------------|---------------------|---------------|---------------------|---------------|
| Stadium Field Lights - Stocker and Suplizio Field | per hour | \$76.00 | n/a | \$76.00 | n/a | \$76.00 | n/a | \$80.00 | n/a | \$90.00 | n/a | \$100.00 | n/a |
| Bleacher Rental | | | | | | | | | | | | | |
| a. Stadium event | per event | n/c | n/a | n/c | n/a | n/c | n/a | n/c | n/a | n/a | n/a | n/a | n/a |
| b. Outside event | Not Available | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| G. Tennis Court Rental | | | | | | | | | | | | | |
| | per court/per hour | \$15.50 | n/a | \$15.50 | \$15.50 | 15.50 | 15.50 | 15.50 | 15.50 | 15.50 | 15.50 | 15.50 | 15.50 |
| H. Bookcliff Activity Center | | | | | | | | | | | | | |
| a. Half day | 5am to 5pm OR 5pm to Midnight | \$0.00 | n/a | \$0.00 | n/a | \$0.00 | n/a | \$0.00 | n/a | \$50.00 - \$500.00 | n/a | \$50.00 - \$500.00 | n/a |
| b. Full day | 5am to Midnight | \$0.00 | n/a | \$0.00 | n/a | \$0.00 | n/a | \$0.00 | n/a | \$100.00 - \$750.00 | n/a | \$100.00 - \$750.00 | n/a |
| c. Extending Event | per hour | \$0.00 | n/a | \$0.00 | n/a | \$0.00 | n/a | \$0.00 | n/a | \$25.00 - \$100.00 | n/a | \$25.00 - \$100.00 | n/a |
| d. Damage Deposit (minimum) | | \$0.00 | | \$0.00 | | \$0.00 | | \$0.00 | | \$100.00 - \$500.00 | | \$100.00 - \$500.00 | n/a |

City of Grand Junction Parks Recreation Department

2006 & 2007 Fees Charges Policy

| IV Avalon | | 2006 Fee | 2006 Resident Fee | 2007 Fee | 2007 Resident Fee | |
|---|--|--|-------------------|--|-------------------|-----|
| Non - Profit | <i>Performance</i> | 12 consecutive hrs rental period | \$400 Sun - Thur | n/a | \$400 Sun - Thur | n/a |
| | | | \$450 Fri & Sat | n/a | \$450 Fri & Sat | n/a |
| | | Per additional scheduled hr | \$60 | n/a | \$60 | n/a |
| | <i>Technical/Rehearsal</i> | 4 consecutive hrs rental period | \$200 Sun - Thur | n/a | \$200 Sun - Thur | n/a |
| | | | \$300 Fri & Sat | n/a | \$300 Fri & Sat | n/a |
| | | Per additional scheduled hr | \$60 | n/a | \$60 | n/a |
| For Profit | <i>Performance</i> | 12 consecutive hrs rental period | \$1,000 | n/a | \$1,000 | n/a |
| | | | \$90 | n/a | \$90 | n/a |
| | | Per additional scheduled hr | | | | |
| | <i>Technical/Rehearsal</i> | 4 consecutive hrs rental period | \$500 Sun - Thur | n/a | \$500 Sun - Thur | n/a |
| | | | \$750 Fri & Sat | n/a | \$750 Fri & Sat | n/a |
| | | Per additional scheduled hr | \$90 | n/a | \$90 | n/a |
| For Profit Use Fee | | Organizations using the theatre for the conduct of a commercial enterprise shall pay 5% of gross monies received with a \$250 minimum. | | | | |
| Dressing Room | Per day | \$150 | n/a | \$150 | n/a | |
| | Per additional consecutive scheduled day | \$50 | n/a | \$50 | n/a | |
| Security / Damage Deposit | | \$500 | n/a | \$500 | n/a | |
| After hours load out | Charged per hr after 2am | \$160 | n/a | \$160 | n/a | |
| Merchandise Fees | Charged on all merchandise sold including music items. Retailer is responsible for sales tax | 15% of gross | n/a | 15% of gross | n/a | |
| | | 20% of gross w/venue attendant | n/a | 20% of gross w/venue attendant | n/a | |
| Technical Support | Per tech. per hour w/4 hr minimum | \$34.50 | n/a | \$34.50 | n/a | |
| Ushers | Per usher per hour | \$12 | n/a | \$12 | n/a | |
| Ticket Takers | Per usher per hour | \$12 | n/a | \$12 | n/a | |
| Professional Security | Number required based on management discretion. Charges based per officer per hour | \$27.50 | n/a | \$30.00 | n/a | |
| Professional Elec. Services | | If necessary will be billed directly to client | n/a | If necessary will be billed directly to client | n/a | |
| Risers | Per riser per event | \$15 | n/a | \$15 | n/a | |
| Other equipment | See TRCC rental list | See TRCC price sheet | n/a | See TRCC price sheet | n/a | |
| Extra charges will be assessed for gels and other special needs based on current market values. | | | | | | |

**City of Grand Junction Parks and Recreation Department
2006 & 2007 Fees and Charges Policy**

| V FACILITIES RENTAL | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| H. Two Rivers Convention Center | | | | | | | | | | |
| 1. Meeting Rooms | | | | | | | | | | |
| a. 15 x 28 | | | | | | | | | | |
| Max 4 hours | | | | | | | | | | |
| Each additional hour | | | | | | | | | | |
| b. 30 x 28 | | | | | | | | | | |
| Max 4 hours | | | | | | | | | | |
| Each additional hour | | | | | | | | | | |
| c. 45 x 28 | | | | | | | | | | |
| Max 4 hours | | | | | | | | | | |
| Each additional hour | | | | | | | | | | |
| d. 60 x 28 | | | | | | | | | | |
| Max 4 hours | | | | | | | | | | |
| Each additional hour | | | | | | | | | | |
| e. 75 x 28 | | | | | | | | | | |
| Max 4 hours | | | | | | | | | | |
| Each additional hour | | | | | | | | | | |
| 2. Creek Meeting Rooms | | | | | | | | | | |
| a. Dominguez Creek Room (20x20) | \$75.00 | n/a | \$ 75.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a |
| Plateau Creek Room (20x20) | \$75.00 | n/a | \$ 75.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a |
| Escalante Creek Room (20x20) | \$75.00 | n/a | \$ 75.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a |
| Adobe Creek Room (20x20) | \$75.00 | n/a | \$ 75.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a | \$ 78.00 | n/a |
| b. Combo of 2-20x20 Rooms | \$150.00 | n/a | \$ 150.00 | n/a | \$ 156.00 | n/a | \$ 156.00 | n/a | \$ 156.00 | n/a |
| Combo of 3-20x20 Rooms | \$225.00 | n/a | \$ 150.00 | n/a | \$ 156.00 | n/a | \$ 234.00 | n/a | \$ 234.00 | n/a |
| Combo of 4-20x20 Rooms | \$300.00 | n/a | \$ 150.00 | n/a | \$ 156.00 | n/a | \$ 312.00 | n/a | \$ 312.00 | n/a |
| c. Kanah Creek Room (34x40) | \$255.00 | n/a | \$ 225.00 | n/a | \$ 265.00 | n/a | \$ 265.00 | n/a | \$ 265.00 | n/a |
| Whitewater Creek Room | \$255.00 | n/a | \$ 225.00 | n/a | \$ 265.00 | n/a | \$ 265.00 | n/a | \$ 265.00 | n/a |
| d. Combo of 2-34 x 40 rooms (34 x 80) | \$510.00 | n/a | \$ 510.00 | n/a | \$ 530.00 | n/a | \$ 530.00 | n/a | \$ 530.00 | n/a |
| e. Combo of 54 x 40 Rooms | \$405.00 | n/a | \$ 405.00 | n/a | \$ 421.00 | n/a | \$ 421.00 | n/a | \$ 421.00 | n/a |
| f. Entire Creek Meeting Rooms | \$809.00 | n/a | \$ 809.00 | n/a | \$ 841.00 | n/a | \$ 841.00 | n/a | \$ 841.00 | n/a |
| 3. Exhibition Space | | | | | | | | | | |
| a. Section A - Colorado Room | | | | | | | | | | |
| 1. Day 1 | \$1,248.00 | n/a | \$ 1,248.00 | n/a | \$ 1,298.00 | n/a | \$ 1,298.00 | n/a | \$ 1,298.00 | n/a |
| 2. Day 2 & succeeding days | \$1,186.00 | n/a | \$ 1,186.00 | n/a | \$ 1,233.00 | n/a | \$ 1,233.00 | n/a | \$ 1,233.00 | n/a |
| b. Section B - Gunnison Room | | | | | | | | | | |
| 1. Day 1 | \$686.00 | n/a | \$ 686.00 | n/a | \$ 713.00 | n/a | \$ 713.00 | n/a | \$ 713.00 | n/a |
| 2. Day 2 & succeeding days | \$652.00 | n/a | \$ 652.00 | n/a | \$ 678.00 | n/a | \$ 678.00 | n/a | \$ 678.00 | n/a |
| c. Sections A & B - | | | | | | | | | | |
| 1. Day 1 | \$1,934.00 | n/a | \$ 1,934.00 | n/a | \$ 2,011.00 | n/a | \$ 2,011.00 | n/a | \$ 2,011.00 | n/a |
| 2. Day 2 & succeeding days | \$1,838.00 | n/a | \$ 1,838.00 | n/a | \$ 1,912.00 | n/a | \$ 1,912.00 | n/a | \$ 1,912.00 | n/a |
| d. Sections A & B & 75 x 28 Colorado and Gunnison Rooms | | | | | | | | | | |
| 1. Day 1 | | | | | | | | | | |
| 2. Day 2 & succeeding days | | | | | | | | | | |
| e. Sections A & B & 54 x 80 River Rooms & Creek Rooms | | | | | | | | | | |
| 1. Day 1 | \$2,743.00 | n/a | \$ 2,743.00 | n/a | \$ 2,853.00 | n/a | \$ 2,853.00 | n/a | \$ 2,853.00 | n/a |
| 2. Day 2 & succeeding days | \$2,647.00 | n/a | \$ 2,647.00 | n/a | \$ 2,753.00 | n/a | \$ 2,753.00 | n/a | \$ 2,753.00 | n/a |
| 3. Service and Business Club Chef's Choice luncheons that meet on a recurring basis | \$9.75 | n/a | \$ 10.00 | n/a | \$ 10.25 | n/a | \$ 10.50 | n/a | \$ 10.50 | n/a |

**City of Grand Junction Parks and Recreation Department
2006 & 2007 Fees and Charges Policy**

| V FACILITIES RENTAL | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|-------------------------|---------------|---------------|-----------|---------------|-----------|---------------|------------|---------------|------------|---------------|
| 4. Service Club luncheons that have at least 100 members and contribute at least \$50,000 to the local community. | | \$9.75 | n/a | \$ 10.00 | n/a | \$ 10.25 | n/a | \$10.50 | n/a | \$10.50 | n/a |
| 5. Room rent for local organizations may be waived if meal costs exceed double the room rental schedule. | | | | | | | n/a | | | | |
| 6. Sliding Scale | Per day | 50% | n/a | 50% | n/a | 50% | n/a | * | n/a | * | n/a |
| 7. Patio | per day | | | | | | | | | | |
| 8. Reception Area | per day | | | | | | | | | | |
| 9. Ticket Booth | per day | \$130.00 | n/a | \$ 130.00 | n/a | \$ 135.00 | n/a | \$135.00 | n/a | \$135.00 | n/a |
| 10. Coat Check (19x9) | per use | \$62.00 | n/a | \$ 62.00 | n/a | \$ 65.00 | n/a | \$65.00 | n/a | \$65.00 | n/a |
| 11. Business Center (Work room) | per use | \$78.00 | n/a | \$ 78.00 | n/a | \$ 80.00 | n/a | n/a | n/a | n/a | n/a |
| 12. Concourse Hallway (Trade Booths) | per booth | \$26.00 | n/a | \$ 26.00 | n/a | \$ 28.00 | n/a | \$28.00 | n/a | \$28.00 | n/a |
| 13. Hallway (Trade Booths) | per booth | \$26.00 | n/a | \$ 26.00 | n/a | \$ 28.00 | n/a | \$28.00 | n/a | \$28.00 | n/a |
| 14. Atrium | per event, per day | \$67.00 | n/a | \$ 150.00 | n/a | \$ 155.00 | n/a | \$200.00 | n/a | \$225.00 | n/a |
| 15. Courtyard | per sq. ft. | .10 sq ft | n/a | \$ 0.10 | n/a | \$ 0.15 | n/a | \$0.15 | n/a | \$0.17 | n/a |
| 16. Parking Area | based on usage | .06 sq ft | n/a | \$ 0.06 | n/a | \$ 0.10 | n/a | \$0.10 | n/a | \$0.10 | n/a |
| 17. Set-Up/Tear-Down | | | | | | | | | | | |
| a. Tear down, beyond contracted hours | per hour | \$156.00 | n/a | \$ 156.00 | n/a | \$ 160.00 | n/a | \$160.00 | n/a | \$160.00 | n/a |
| b. Hallway furniture removal | per event | | | | | | | | | | |
| c. Forklift w/Driver | First 2 hours | | | | | | | | | | |
| 1. prescheduled up to 8 hours | per hour | \$50.00 | n/a | \$ 50.00 | n/a | \$ 50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a |
| d. Scissor lift | per hour | \$50.00 | n/a | \$ 50.00 | n/a | \$ 50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a |
| e. Repositioning Fee (Dance floor or riser/stage) | per occurrence | | | | | | | \$100.00 | n/a | \$100.00 | n/a |
| f. Room Reset | per occurrence | | | | | | | \$50-\$200 | n/a | \$50-\$200 | n/a |
| 18. Equipment Rental | | | | | | | | | | | |
| a. Tables | each - per event | \$5.00 | n/a | \$ 5.00 | n/a | \$ 7.00 | n/a | \$7.00 | n/a | \$7.00 | n/a |
| b. TV/VCR Combo | each - per day | \$50.00 | n/a | \$ 50.00 | n/a | \$ 50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a |
| c. Chairs | each - per event | \$1.00 | n/a | \$ 1.00 | n/a | \$ 1.00 | n/a | \$1.00 | n/a | \$1.00 | n/a |
| d. Dance Floor Set-up Fee | per dance floor | | | | | | | \$25.00 | n/a | \$ 25.00 | n/a |
| | per 3 ft. section | \$50 or \$300 | n/a | \$ 300.00 | n/a | \$ 300.00 | n/a | \$2.00 | n/a | \$2.00 | n/a |
| e. Electric Spydors | each - per event | \$12.00 | n/a | \$ 12.00 | n/a | \$ 15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| f. 4 Plex | each - per event | \$6.00 | n/a | \$ 6.00 | n/a | \$ 6.00 | n/a | \$7.00 | n/a | \$7.50 | n/a |
| g. Table Cloths | each | \$3.00 | n/a | \$ 3.00 | n/a | \$ 5.00 | n/a | \$5.00 | n/a | \$5.00 | n/a |
| h. Specialty Linens | per quote | | | | | | | * | n/a | * | n/a |
| i. Décor package | per quote | | | | | | | * | n/a | * | n/a |
| j. Staging | each piece - per event | \$10.00 | n/a | \$ 10.00 | n/a | \$ 15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| k. Risers | each piece - per event | \$5.00 | n/a | \$ 5.00 | n/a | \$ 10.00 | n/a | \$10.00 | n/a | \$10.00 | n/a |
| l. Lectern/Podium | each | n/c | n/a | | n/a | | n/a | n/a | n/a | n/a | n/a |
| m. Microphone (corded) | 1 n/c w/ rental per day | \$10.00 | n/a | \$ 10.00 | n/a | \$ 12.00 | n/a | \$12.00 | n/a | \$12.00 | n/a |
| n. Microphone (cordless) | each per day | \$50.00 | n/a | \$ 50.00 | n/a | \$ 55.00 | n/a | \$55.00 | n/a | \$55.00 | n/a |
| o. Overhead Projector - incl. screen | per day | \$35.00 | n/a | \$ 35.00 | n/a | \$ 35.00 | n/a | \$35.00 | n/a | \$35.00 | n/a |
| p. Portable Projection Screen 6x6 | per day | \$25.00 | n/a | \$ 25.00 | n/a | \$ 30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a |
| q. Fastfold Screen 10'x10' | per day | | | \$ 75.00 | n/a | \$ 80.00 | n/a | \$80.00 | n/a | \$80.00 | n/a |
| r. Projection Screen 15'x15' | "A" Section per day | \$50.00 | n/a | \$ 50.00 | n/a | \$ 55.00 | n/a | \$55.00 | n/a | \$55.00 | n/a |
| s. Slide Projector - incl. screen | per day | \$35.00 | n/a | \$ 35.00 | n/a | \$ 35.00 | n/a | \$35.00 | n/a | \$35.00 | n/a |
| t. LCD Projector (small) - incl. screen | per day | \$300.00 | n/a | \$ 300.00 | n/a | \$ 300.00 | n/a | \$110.00 | n/a | \$110.00 | n/a |
| u. LCD Projector (large) - incl. screen | per day | | | | | | | \$150.00 | n/a | \$150.00 | n/a |

**City of Grand Junction Parks and Recreation Department
2006 & 2007 Fees and Charges Policy**

| V FACILITIES RENTAL | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|---|--|----------|---------------|-----------|---------------|-----------|---------------|--------------|---------------|--------------|---------------|
| v. Video Projector – incl. screen | per day | \$100.00 | n/a | \$ - | n/a | | n/a | n/a | n/a | n/a | n/a |
| w. Piano | per day | \$25.00 | n/a | \$ 50.00 | n/a | \$ 50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a |
| x. Sound Projection (tape/c.d's) | per day | \$25.00 | n/a | \$ 25.00 | n/a | \$ 30.00 | n/a | \$30.00 | n/a | \$30.00 | n/a |
| y. Spotlight - includes operator | per day | \$100.00 | n/a | \$ 100.00 | n/a | \$ 100.00 | n/a | \$100.00 | n/a | \$100.00 | n/a |
| z. Skirting (cloth) | per skirt | \$15.00 | n/a | \$ 15.00 | n/a | \$ 15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| aa. Sound System (house) | per use | n/c | n/a | | n/a | | n/a | | n/a | | n/a |
| bb. Pipe & Drape 8'x10' table, 2chairs, show skirting | per booth | \$15.00 | n/a | \$ 25.00 | n/a | \$ 25.00 | n/a | \$25.00 | n/a | \$25.00 | n/a |
| cc. 3 phase power | per use | \$175.00 | n/a | \$ 175.00 | n/a | \$ 175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a |
| dd. Telephone hookup | per phoneline, per event | \$25.00 | n/a | \$ 25.00 | n/a | \$ 25.00 | n/a | \$25.00 | n/a | \$25.00 | n/a |
| ee. Highspeed wireless | per event | | | | | | | \$100.00 | n/a | \$100.00 | n/a |
| ff. Laptop | each per day | | | | | | | \$50.00 | n/a | \$50.00 | n/a |
| gg. DVD | each per day | | | | | | | \$25.00 | n/a | \$25.00 | n/a |
| hh. CD | each per day | | | | | | | \$25.00 | n/a | \$25.00 | n/a |
| 19. Other Fees | | | | | | | | | | | |
| a. Flipchart | Each – per day | \$25.00 | n/a | \$ 25.00 | n/a | \$ 25.00 | n/a | \$25.00 | n/a | \$25.00 | n/a |
| b. Easel | Each – per day | | n/c | n/a | | | | \$7.00 | n/a | \$7.00 | n/a |
| c. Whiteboards with markers | Each – per day | \$10.00 | n/a | \$ 10.00 | n/a | \$ 15.00 | n/a | \$15.00 | n/a | \$15.00 | n/a |
| d. Fax document (sending or receiving) | per page | \$1.50 | n/a | \$ 1.50 | n/a | \$ 1.50 | n/a | \$1.50 | n/a | \$1.50 | n/a |
| e. Copies | per page | \$0.10 | n/a | \$ 0.10 | n/a | \$ 0.15 | n/a | \$0.15 | n/a | \$0.15 | n/a |
| f. Extension Cords | per unit, per day | \$6.00 | n/a | \$ 6.00 | n/a | \$ 6.00 | n/a | \$6.00 | n/a | \$6.00 | n/a |
| g. Tents (20x20) | per day, per tent | | | | | | | \$230.00 | n/a | \$230.00 | n/a |
| h. Tent Walls | per wall, per day | | | | | | | \$25.00 | n/a | \$25.00 | n/a |
| i. Delivery Charge | Up to 24 miles round trip | | | | | | | \$50.00 | n/a | \$50.00 | n/a |
| j. Delivery Charge | Colorado National Monument Delivery | | | | | | | \$75.00 | n/a | \$75.00 | n/a |
| k. Delivery Charge | Over 25 miles round trip | | | | | | | \$75.00* | n/a | \$75.00* | n/a |
| l. Delivery Charge | *Miles over 25, per mile | | | | | | | \$1.25 | n/a | \$1.25 | n/a |
| m. Corkage Fee (wine) | per bottle | | | | | | | \$7.00 | n/a | \$7.00 | n/a |
| n. Corkage Fee (beer) | per 1/2 barrel | | | | | | | \$75.00 | n/a | \$75.00 | n/a |
| o. Excess Trash Removal | per dump/dumpster | | | | | | | \$150.00 | n/a | \$150.00 | n/a |
| p. Excess Clean-up | staff discretion | | | | | | | quote | n/a | quote | n/a |
| q. Tech Support Fee | per tech, per hour | | | | | | | \$37.50 | n/a | \$37.50 | n/a |
| r. Audio Visual Service Charge | per charge | | | | | | | 18% | n/a | 18% | n/a |
| s. Food, Beverage, and Décor Service Charge | per charge | | | | | | | 18% | n/a | 18% | n/a |
| t. Bar Set-up Fee | per event | | | | | | | \$75.00 | n/a | \$75.00 | n/a |
| u. Merchandise Fees | Charged on all merchandise sold, including music items. Retailer is responsible for sales tax. | | | | | | | 15% of gross | n/a | 15% of gross | n/a |

**City of Grand Junction Parks and Recreation Department
2006 & 2007 Fees and Charges Policy**

| V FACILITIES RENTAL | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|--|--|---------------|---------------|----------|---------------|----------|---------------|-----------------------------------|---------------|-----------------------------------|---------------|
| v. Merchandise Fees | Charged on all merchandise sold, including music items. Retailer is responsible for sales tax. | | | | | | | 20% of gross with venue attendant | n/a | 20% of gross with venue attendant | n/a |
| 20. Security Services | per hour/per officer | | | | | | | \$27.50 | n/a | \$30.00 | n/a |
| A Section (trade show set up/tear down) | | same as 2002 | n/a | Quote | n/a | Quote | n/a | quote | n/a | n/a | n/a |
| B Section (trade show set up/tear down) | | same as 2002 | n/a | Quote | n/a | Quote | n/a | quote | n/a | n/a | n/a |
| A/B (trade show set up/tear down) | | same as 2002 | n/a | Quote | n/a | Quote | n/a | quote | n/a | n/a | n/a |
| Creek Rooms (trade show set up/tear down) | | same as 2002 | n/a | Quote | n/a | Quote | n/a | quote | n/a | n/a | n/a |
| A/B /Creek Rooms (trade show set up/tear down) | | same as 2002 | n/a | Quote | n/a | Quote | n/a | quote | n/a | n/a | n/a |
| Public or Required Security (mgmt discretion) | per hour per officer | \$19 per hour | n/a | Quote | n/a | Quote | n/a | quote | n/a | n/a | n/a |
| Annual audio-visual rates for perpetual use (one year contractual agreement) | exclusions | annual \$600 | n/a | Quote | n/a | Quote | n/a | \$625.00 | n/a | \$625.00 | n/a |

***Proposed sliding scale for Two Rivers Convention Center 2006 & 2007 Fees and Charges**

| Room Name | Rate | Sales Scale | |
|--|----------|--------------|----------------------|
| Gunnison Room | \$713 | if sales are | \$0 to \$856.00 |
| | \$535 | | \$857 to \$1,711.00 |
| | \$401 | | \$1712 to \$2,567.00 |
| | \$267 | | \$2568 to \$3,422.00 |
| | \$134 | | over \$3,422.00 |
| Colorado Room | \$1,298 | if sales are | \$0 to \$1,558.00 |
| | \$1,038 | | \$1559 to \$3,115.00 |
| | \$779 | | \$3116 to \$4,673.00 |
| | \$519 | | \$4674 to \$6,230.00 |
| | \$259 | | over \$6,230.00 |
| Creek Rooms | \$841 | if sales are | \$0 to \$1,009.00 |
| | \$673 | | \$1010 to \$2,018.00 |
| | \$505 | | \$2019 to \$3,028.00 |
| | \$336 | | \$3029 to \$4,037.00 |
| | \$168 | | over \$4,037.00 |
| Adobe or Escalante or Dominguez or Plateau | \$78.00 | if sales are | \$0 to \$94.00 |
| | \$62.00 | | \$94 to \$187.00 |
| | \$42.00 | | \$187 to \$281.00 |
| | \$28.00 | | \$282 to \$374.00 |
| | \$14.00 | | over \$374.00 |
| Whitewater or Kannah | \$265.00 | if sales are | \$0 to \$318.00 |
| | \$212.00 | | \$319 to \$636.00 |
| | \$159.00 | | \$637 to \$954.00 |
| | \$106.00 | | \$955 to \$1,272.00 |
| | \$53.00 | | over \$1,272.00 |

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| VI Municipal Golf Courses | | Tiara Rado 2004 Fee | Tiara Rado 2004 Resident | Lincoln Park 2004 Fee | Lincoln Park 2004 Resident | Tiara Rado 2005 Fee | Tiara Rado 2005 Resident | Lincoln Park 2005 Fee | Lincoln Park 2005 Resident | Lincoln Park 2006 Fee | Lincoln Park 2006 Resident | Tiara Rado 2006 Fee | Tiara Rado 2006 Resident | Lincoln Park 2007 Fee | Lincoln Park 2007 Resident | Tiara Rado 2007 Fee | Tiara Rado 2007 Resident |
|---|-------------------------------|------------------------|--------------------------------|-----------------------------|----------------------------------|------------------------|--------------------------------|--------------------------|----------------------------------|-----------------------------|----------------------------------|------------------------|--------------------------------|-----------------------------|----------------------------------|------------------------|--------------------------------|
| A. Season Tickets | | | | | | | | | | | | | | | | | |
| 1. Unlimited | annual | \$339.00 | \$271.00 | \$339.00 | \$271.00 | \$347.00 | \$282.00 | \$347.00 | \$282.00 | \$364.00 | \$296.00 | \$364.00 | \$296.00 | \$382.00 | \$311.00 | \$382.00 | \$311.00 |
| 2. Limited | annual | \$271.00 | \$217.00 | \$271.00 | \$217.00 | \$282.00 | \$226.00 | \$282.00 | \$226.00 | \$296.00 | \$237.00 | \$296.00 | \$237.00 | \$311.00 | \$249.00 | \$311.00 | \$249.00 |
| 3. Junior - LIMITED | annual | \$110.00 | \$88.00 | \$110.00 | \$88.00 | \$115.00 | \$92.00 | \$115.00 | \$92.00 | \$115.00 | \$92.00 | \$115.00 | \$92.00 | \$115.00 | \$92.00 | \$115.00 | \$92.00 |
| B. Green Fees | | | | | | | | | | | | | | | | | |
| 1. With Season Ticket | | | | | | | | | | | | | | | | | |
| a. 9 unlimited | | \$6.00 | n/a | \$5.75 | n/a | \$6.25 | n/a | \$6.00 | n/a | \$6.25 | n/a | \$6.50 | n/a | \$6.50 | n/a | \$6.75 | n/a |
| b. 18 unlimited | | \$8.50 | n/a | \$8.00 | n/a | \$9.00 | n/a | \$8.50 | n/a | \$9.00 | n/a | \$9.50 | n/a | \$9.50 | n/a | \$10.00 | n/a |
| c. 9 limited | | \$6.00 | n/a | \$5.75 | n/a | \$6.25 | n/a | \$6.50 | n/a | \$6.25 | n/a | \$6.50 | n/a | \$6.50 | n/a | \$6.75 | n/a |
| d. 18 limited | | \$8.50 | n/a | \$8.00 | n/a | \$9.00 | n/a | \$8.50 | n/a | \$9.00 | n/a | \$9.50 | n/a | \$9.50 | n/a | \$10.00 | n/a |
| e. Junior 9 limited | see "limited" | \$3.25 | n/a | \$3.00 | n/a | \$3.50 | n/a | \$3.25 | n/a | \$3.50 | n/a | \$3.75 | n/a | \$3.75 | n/a | \$4.00 | n/a |
| f. Junior 18 limited | see "limited" | \$4.00 | n/a | \$3.75 | n/a | \$4.25 | n/a | \$4.00 | n/a | \$4.25 | n/a | \$4.50 | n/a | \$4.50 | n/a | \$4.75 | n/a |
| 2. Daily Green Fees (w/o season ticket) | | | | | | | | | | | | | | | | | |
| a. 9 holes Monday-Thursday | | \$12.00 | n/a | \$11.50 | n/a | \$12.50 | n/a | \$12.00 | n/a | \$12.50 | n/a | \$13.00 | n/a | \$13.00 | n/a | \$13.75 | n/a |
| b. 9 holes Friday-Sunday | | \$15.50 | n/a | \$14.50 | n/a | \$16.25 | n/a | \$15.25 | n/a | \$16.00 | n/a | \$17.00 | n/a | \$16.75 | n/a | \$17.75 | n/a |
| c. 18 holes Monday-Thursday | | \$21.50 | n/a | \$20.25 | n/a | \$22.50 | n/a | \$21.25 | n/a | \$22.25 | n/a | \$23.75 | n/a | \$23.50 | n/a | \$25.00 | n/a |
| d. 18 holes Friday-Sunday | | \$26.00 | n/a | \$24.50 | n/a | \$27.00 | n/a | \$25.50 | n/a | \$26.75 | n/a | \$28.50 | n/a | \$28.00 | n/a | \$30.00 | n/a |
| e. Junior 9 holes Monday-Thursday | see "limited" | \$6.00 | n/a | \$5.75 | n/a | \$6.25 | n/a | \$6.00 | n/a | \$6.25 | n/a | \$6.50 | n/a | \$6.50 | n/a | \$6.75 | n/a |
| f. Junior 9 holes Friday-Sunday | see "limited" | \$6.00 | n/a | \$5.75 | n/a | \$6.25 | n/a | \$6.00 | n/a | \$6.25 | n/a | \$6.50 | n/a | \$6.50 | n/a | \$6.75 | n/a |
| g. Junior 18 holes Monday-Thursday | see "limited" | \$10.75 | n/a | \$10.25 | n/a | \$11.25 | n/a | \$10.75 | n/a | \$11.25 | n/a | \$11.75 | n/a | \$11.75 | n/a | \$12.25 | n/a |
| h. Junior 18 holes Friday-Sunday | see "limited" | \$10.75 | n/a | \$10.25 | n/a | \$11.25 | n/a | \$10.75 | n/a | \$11.25 | n/a | \$11.75 | n/a | \$11.75 | n/a | \$12.25 | n/a |
| C. Golf Cart Fees | | | | | | | | | | | | | | | | | |
| b. 9 holes | | \$13.00 | n/a | \$13.00 | n/a | \$13.00 | n/a | \$13.00 | n/a | \$13.00 | n/a | \$13.00 | n/a | \$16.00 | n/a | \$16.00 | n/a |
| c. 18 holes | | \$22.00 | n/a | \$22.00 | n/a | \$22.00 | n/a | \$22.00 | n/a | \$22.00 | n/a | \$22.00 | n/a | \$26.00 | n/a | \$26.00 | n/a |
| c. 20 punch card | | \$194.00 | n/a | \$194.00 | n/a | \$194.00 | n/a | \$194.00 | n/a | \$194.00 | n/a | \$194.00 | n/a | \$230.00 | n/a | \$230.00 | n/a |
| D. Golf Tournament Fees | | | | | | | | | | | | | | | | | |
| 1. Tournament Application Fee | per request non refundable | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$60.00 | n/a | \$60.00 | n/a |
| 2. Tournament Deposit | per tournament | \$125.00 | n/a | \$125.00 | n/a | \$125.00 | n/a | \$125.00 | n/a | \$125.00 | n/a | \$125.00 | n/a | \$125.00 | n/a | \$125.00 | n/a |
| 3. Exempt Tournament Fee | | \$16.00 | n/a | \$16.00 | n/a | \$16.00 | n/a | \$16.00 | n/a | \$17.00 | n/a | \$17.00 | n/a | \$17.00 | n/a | \$17.00 | n/a |
| E. Mid Year Season Tickets | | | | | | | | | | | | | | | | | |
| | 1/2 price after 8/15 | | | | | | | | | | | | | | | | |

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| VII Cemetery | | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|-------------------------------|------|------------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|---------------|
| A. Grave Space | | | | | | | | | | | |
| 1. Regular | Note | \$850.00 | n/a | \$880.00 | n/a | \$910.00 | n/a | \$942.00 | n/a | \$975.00 | n/a |
| 2. Cremation Garden | | \$375.00 | n/a | \$390.00 | n/a | \$405.00 | n/a | \$420.00 | n/a | \$435.00 | n/a |
| 3. Columbarium | | \$1,185.00 | n/a | \$1,225.00 | n/a | \$1,270.00 | n/a | \$1,185.00 | n/a | \$1,227.00 | n/a |
| 4. Scattering Garden | | \$470.00 | n/a | \$470.00 | n/a | \$470.00 | n/a | \$423.00 | n/a | \$438.00 | n/a |
| 5. Memorial Tree | | \$375.00 | n/a | \$375.00 | n/a | \$375.00 | n/a | \$337.00 | n/a | \$337.00 | n/a |
| 6. Mausoleum | | ** | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| 7. Cremation Memorial Stone | | | | | | | | \$1,185.00 | | \$1,227.00 | |
| B. Grave Opening/Close | | | | | | | | | | | |
| 1. Adult | | \$550.00 | n/a | \$570.00 | n/a | \$590.00 | n/a | \$610.00 | n/a | \$631.00 | n/a |
| 2. Child | | \$275.00 | n/a | \$285.00 | n/a | \$295.00 | n/a | \$305.00 | n/a | \$315.00 | n/a |
| 3. Infant | | \$245.00 | n/a | \$255.00 | n/a | \$265.00 | n/a | \$275.00 | n/a | \$285.00 | n/a |
| 4. Urn | | \$245.00 | n/a | \$255.00 | n/a | \$265.00 | n/a | \$275.00 | n/a | \$285.00 | n/a |
| 5. Disinterment | | \$1,095.00 | n/a | \$1,135.00 | n/a | \$1,175.00 | n/a | \$1,216.00 | n/a | \$1,258.00 | n/a |
| 6. Reinterment | | \$550.00 | n/a | \$570.00 | n/a | \$590.00 | n/a | \$610.00 | n/a | \$610.00 | n/a |
| 7. Sundays/Holidays | | \$275.00 | n/a | \$285.00 | n/a | \$295.00 | n/a | \$305.00 | n/a | \$315.00 | n/a |
| C. Stones | | | | | | | | | | | |
| 1. Monument Setting | | \$165.00 | n/a | \$170.00 | n/a | \$175.00 | n/a | \$175.00 | n/a | \$175.00 | n/a |
| 2. Landscaping | | \$140.00 | n/a | \$140.00 | n/a | \$140.00 | n/a | \$140.00 | n/a | n/a | n/a |
| D. Development Fees | | | | | | | | | | | |
| 1. Regular | * | \$230.00 | n/a | \$230.00 | n/a | \$230.00 | n/a | \$230.00 | n/a | \$230.00 | n/a |
| 2. Cremation Garden | * | | | | | | | | | | |
| E. Perpetual Care | | | | | | | | | | | |
| 1. Regular | | \$275.00 | n/a | \$285.00 | n/a | \$295.00 | n/a | \$305.00 | n/a | \$315.00 | n/a |
| 2. Cremation Garden | | \$110.00 | n/a | \$115.00 | n/a | \$120.00 | n/a | \$124.00 | n/a | \$128.00 | n/a |
| 3. Columbarium | | | | | | | | \$129.00 | n/a | \$134.00 | n/a |
| 4. Scattering Garden | | | | | | | | \$47.00 | n/a | \$49.00 | n/a |
| 5. Memorial Tree | | | | | | | | \$38.00 | n/a | \$38.00 | n/a |
| 6. Mausoleum | | | | | | | | n/a | n/a | n/a | n/a |
| 7. Cremation Memorial Stones | | | | | | | | \$129.00 | n/a | \$134.00 | n/a |
| F. Transfer Fee | | | | | | | | | | | |
| | | \$110.00 | n/a | \$110.00 | n/a | \$110.00 | n/a | \$110.00 | n/a | \$110.00 | n/a |
| G. Recording Fee | | | | | | | | | | | |
| | | \$55.00 | n/a | \$55.00 | n/a | \$55.00 | n/a | \$55.00 | n/a | \$55.00 | n/a |

Note:
Price of the cremation memorial stones varies as per the size of the stone and interment option.

* Development Fee charged only on lots purchased prior to 1986

** Mausoleum space shall be the sum of the charges for the spaces the structure occupies plus one space for a landscape buffer. Charges include - Grave Space, Perpetual care and Opening & Closing. Recording fees will be charged at the time of use.

City of Grand Junction Parks and Recreation Department

2006 & 2007 Fees and Charges Policy

| VIII FORESTRY | 2003 Fee | 2003 Resident | 2004 Fee | 2004 Resident | 2005 Fee | 2005 Resident | 2006 Fee | 2006 Resident | 2007 Fee | 2007 Resident |
|------------------------------|-----------------|----------------------|-----------------|----------------------|-----------------|----------------------|-----------------|----------------------|-----------------|----------------------|
| A. Annual License Fee | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a | \$50.00 | n/a |
| B. Memorial Trees | \$350.00 | n/a | \$350.00 | n/a | \$350.00 | n/a | \$350.00 | n/a | \$350.00 | n/a |

RESOLUTION NO. ____-05

**A RESOLUTION ESTABLISHING THE 2006–2007 FEES AND CHARGES POLICY
FOR THE GRAND JUNCTION PARKS AND RECREATION DEPARTMENT**

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

That the Fees and Charges policy is hereinafter set forth be those for the Parks and Recreation Department, Two Rivers Convention Center, and Avalon Theatre for 2006 and 2007.

PASSED AND ADOPTED this ____ day of _____, 2005.

Bruce Hill
Mayor

ATTEST:

Stephanie Tuin
City Clerk

**Attach 18
Public Hearing – Second Supplemental Appropriation Ordinance for 2005**

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | | | |
|---------------------------------------|-----------------|---|----------------------|---|---|---------------|----------------|---|---------------------------------|
| Subject | | 2 nd Supplemental Appropriation Ordinance for 2005 | | | | | | | |
| Meeting Date | | December 7, 2005 | | | | | | | |
| Date Prepared | | 11/28/05 | | | | File # | | | |
| Author | | Lanny Paulson | | | Budget & Accounting Manager | | | | |
| Presenter Name | | Ron Lappi | | | Administrative Services 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 request is to appropriate specific amounts for several of the City’s accounting funds as specified in the ordinance.

Budget: Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance. The total appropriation adjustment for all funds combined is \$3,197,871. The following provides a summary of the requests by fund.

General Fund #100, \$194,604:

- \$50K has been budgeted in the Council Contributions account for United Way.
- Police: \$63K for additional Tasers and Body Armor.
- Public Works: \$75K increase for costs associated with Storm Water Drainage Authority.
- \$106K increase for vehicle fuel.

E-911 Special Revenue Fund #101, \$62,531: Transfer to the Communications Center Fund for equipment purchases.

Visitor & Convention Center Fund #102, \$12,735: Appropriation required to pay architectural fees for the building expansion project.

Golf Course Expansion Fund #107, \$34,000: Required increase in the transfers to both Lincoln Park and Tiara Rado to cover projected operating deficits.

Page 2

Economic Development Fund #108, \$409,784: Appropriation of the remaining funds available.

TIF Special Revenue Fund #109, \$10,000: Appropriation of additional transfer amount to the DDA Operating Fund, the result of higher interest income.

TIF/CIP Fund #203, \$12,988: Appropriation of remaining funds available.

Future Street Improvements Fund #207, \$450,000: Transfer to the Sales Tax CIP Fund for improvements due to the construction of the Canyon View Marketplace.

Water Fund #301, \$194,954: To cover increased costs for water line replacements.

Swimming Pools Fund #304, \$44,034: To appropriate funds associated with taking over the concession operations at the pool (e.g. inventory purchases) and higher electricity costs.

Lincoln Park Golf Course Fund #305, \$57,932: To repair the leaking roof on the clubhouse and the design/study for the irrigation system replacement project.

Tiara Rado Golf Course #306, \$43,915: To cover increased costs associated with inventory purchases, fertilizer, advertising, fuel and electricity costs.

Parking Fund #308, \$300,771: Design and engineering for the Downtown Parking Garage.

Irrigation Systems Fund #309, \$580: Increased costs for electricity.

Equipment Fund #402, \$149,352: Gasoline and diesel fuel purchases.

Stores Fund #403, \$29,208: Copier machine lease payments.

Self-Insurance Fund #404, \$928,401: Additional appropriation for a \$500K transfer from the Worker's Compensation sub-fund to the Health Insurance sub-fund. An additional \$428K is required in the Health Insurance Fund to cover actual costs that were above the usage amount established for last year's premium.

Communications Center Fund #405, \$262,082: For expenses related to the CAD System Interface project and the Mobile Command Post.

Page 3

Action Requested/Recommendation: Adoption of the ordinance following the public hearing on December 7th, 2005.

Attachments: Proposed Ordinance

Background Information: The second supplemental appropriation ordinance is adopted every year at this time to ensure adequate appropriation.

ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2005
BUDGET OF THE CITY OF GRAND JUNCTION**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenue to the funds indicated for the year ending December 31, 2005, to be expended from such funds as follows:

| FUND NAME | FUND # | APPROPRIATION |
|------------------------------|---------------|----------------------|
| General | 100 | \$ 194,604 |
| Enhanced 911 Special Revenue | 101 | \$ 62,531 |
| Visitor & Convention Bureau | 102 | \$ 12,735 |
| Golf Course Expansion | 107 | \$ 34,000 |
| Economic Development | 108 | \$ 409,784 |
| TIF Special Revenue | 109 | \$ 10,000 |
| TIF Capital Improvement | 203 | \$ 12,988 |
| Future Street Improvements | 207 | \$ 450,000 |
| Water | 301 | \$ 194,954 |
| Swimming Pools | 304 | \$ 44,034 |
| Lincoln Park Golf Course | 305 | \$ 57,932 |
| Tiara Rado Golf Course | 306 | \$ 43,915 |
| Parking Fund | 308 | \$ 300,771 |
| Irrigation Fund | 309 | \$ 580 |
| Equipment Fund | 402 | \$ 149,352 |
| Stores Fund | 403 | \$ 29,208 |
| Self Insurance | 404 | \$ 928,401 |
| Communications Center | 405 | \$ 262,082 |
| | | |
| TOTAL ALL FUNDS | | \$ 3,197,871 |

INTRODUCED AND ORDERED PUBLISHED the 16th day of November, 2005.

PASSED AND ADOPTED this ____ day of _____, 2005.

Attest:

President of the Council

City Clerk

Attach 19

Levying Property Taxes for the Year 2005 for Collection in the Year 2006

CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | |
|---------------------------------------|--|-----|----------------------|---|----------------|-----------------------------------|
| Subject | Property Tax Resolutions for Levy Year 2005 / Collection Year 2006 | | | | | |
| Meeting Date | December 7, 2005 | | | | | |
| Date Prepared | December 19, 2011 | | | | File # | |
| Author | Lanny Paulson | | | Budget & Accounting Manager | | |
| Presenter Name | Ron Lappi | | | Administrative Services and Finance 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 resolutions set the mill levies of the City of Grand Junction, Ridges Metropolitan District #1, and the Downtown Development Authority. The City and DDA mill levies are for operations, the Ridges levy is for debt service only. The City is also establishing a temporary credit mill levy for the General Fund for the purpose of refunding revenue collected in 2004 in excess of the limitations set forth in the Tabor Amendment, Article X, Section 20 of the Colorado Constitution. The temporary credit is pursuant to CRS 39-5-121 (SB 93-255).

Special Note: For the first time since the establishment of the Grand Junction West Water and Sanitation District, a property tax will not be levied. The current fund balance plus projected revenue will be sufficient to make all required debt service payments, the last of which is scheduled for September 1, 2007.

Budget: The tax revenue generated by the respective entities is as follows:

| | |
|--------------------------------------|------------------|
| City of Grand Junction (8.000 mills) | \$5,103,350 |
| Temporary Credit (0.708* mills) | <u>(451,463)</u> |
| City of Grand Junction, Net | \$4,651,887 |
| Ridges #1 (5.900 mills) | \$135,169 |
| DDA (5.000 mills) | \$136,372 |

Action Requested/Recommendation: Adoption of the Tax Levy Resolutions.

Attachments:

Levy Resolutions and Tax Certifications for the City of Grand Junction, Downtown Development Authority, and the Ridges Metropolitan District.

Background Information:

Article X, Section 20 of the Colorado Constitution prohibits the increase in mill levies of property tax without a vote of the people. Excluding the temporary credit, the mill levies for the City and DDA are the same as last year. The mill levy for the Ridges Metropolitan District was reduced from 7.000 to 5.900 and the levy for the Grand Junction West Water and Sanitation District was eliminated.

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2005 IN THE
CITY OF GRAND JUNCTION, COLORADO

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

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2005 according to the assessed valuation of said property, a tax of eight (**8.000**) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2006.

ADOPTED AND APPROVED THIS ____ day of _____, 2005.

President of the Council

ATTEST:

City Clerk, City of Grand Junction

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2005, as determined and fixed by the City Council by Resolution duly passed on the 7th day of December, 2005, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 7th day of December, 2005.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

**A RESOLUTION LEVYING TEMPORARY CREDIT TAXES
FOR THE YEAR 2005 IN THE**

CITY OF GRAND JUNCTION, COLORADO

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

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2005 according to the assessed valuation of said property, a **temporary credit tax levy** of seven hundred and eight thousandths **(0.708)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of refunding revenue collected in 2004 in excess of the limitations set forth in the Tabor Amendment, Article X, Section 20 of the Colorado Constitution et.seq.crs. This temporary credit is pursuant to CRS 39-5-121 (SB 93-255). The Assessor may include this temporary credit in the notice of estimated taxes, if any.

ADOPTED AND APPROVED THIS _____ day of _____, 2005.

President of the Council

ATTEST:

City Clerk, City of Grand Junction

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the **temporary credit tax levy** to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2005, as determined and fixed by the City Council by Resolution duly passed on the 7th day of December, 2005, a copy of which is attached, is seven hundred and eight thousandths **(0.708)** mills, the property tax credit of said levy to be used for the purpose of refunding revenue collected in 2004 in excess of the limitations set forth in the Tabor Amendment, Article X, Section 20 of the Colorado Constitution et.seq.crs. This temporary credit is pursuant to CRS 39-5-121 (SB 93-255).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 7th day of December, 2005.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2005 IN THE
DOWNTOWN DEVELOPMENT AUTHORITY

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

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, Downtown Development Authority limits, for the year 2005 according to the assessed valuation of said property, a tax of five (5.000) mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2006.

ADOPTED AND APPROVED THIS ____ day of _____, 2005.

President of the Council

ATTEST:

City Clerk, City of Grand Junction

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2005, as determined and fixed by the City Council by Resolution duly passed on the 1st day of December, 2004, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this 7th day of December, 2005.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

A RESOLUTION LEVYING TAXES FOR THE YEAR 2005 IN THE
RIDGES METROPOLITAN DISTRICT #1

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

That there shall be and hereby is levied upon all taxable property within the limits of the **Ridges Metropolitan District # 1**, City of Grand Junction, Colorado, for the year 2005 according to the assessed valuation of said property, a tax of five and nine hundred thousandths **(5.900)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the Ridges Metropolitan District #1, City of Grand Junction, Colorado, for the purpose of paying certain indebtedness of the District, for the fiscal year ending December 31, 2006.

ADOPTED AND APPROVED THIS ____ day of _____, 2005.

President of the Council

ATTEST:

City Clerk, City of Grand Junction

TAX LEVY CERTIFICATION

TO: County Commissioners of Mesa County, Colorado.

For the year **2005**, the Board of Directors of the **Ridges Metropolitan District #1** hereby certifies the following mill levy to be extended upon the total assessed valuation:

| PURPOSE | LEVY | REVENUE |
|---|---------------------------|--------------------------|
| 4. General Obligation Bonds and Interest - 1992 * | <u>5.900</u> mills | \$ <u>135,169</u> |
| 9. Temporary Property Tax Credit/ Temporary Mill Levy Rate Reduction CRS 39-5-121 (SB 93-255) | <u>n/a</u> mills | \$ <u>0.00</u> |
| TOTAL | <u>5.900</u> MILLS | \$ <u>135,169</u> |

=====

Contact person: Stephanie Tuin Daytime Phone: (970) 244-1511

Signed _____ Title City Clerk, City of Grand Junction

* CRS 32-1-1603 (SB 92-143) requires Special Districts to “certify separate mill levies to the Board of County Commissioners, one each for funding requirements of each debt.”

Send a copy to Division of Local Government, Room 521, 1313 Sherman Street, Denver, Colorado 80203.

Original form (FORM DLG 70 (Rev. 6/92))

Attach 20

Approval of Amendment Adding the Downtown DIB to the DDA MOU
CITY OF GRAND JUNCTION

| CITY COUNCIL AGENDA | | | | | | | |
|---------------------------------------|----------|--|---------------|------------------------|-----|---------|--------------------------|
| Subject | | Adding the Downtown BID to the DDA MOU | | | | | |
| Meeting Date | | 05 December 2005 | | | | | |
| Date Prepared | | 30 November 2005 | | | | | |
| Author | | David Varley | | Assistant City Manager | | | |
| Presenter Name | | David Varley | | Assistant City Manager | | | |
| Report results back to Council | | X | No | | Yes | When | |
| Citizen Presentation | | | Yes | X | No | Name | |
| X | Workshop | | Formal Agenda | | | Consent | Individual Consideration |

Summary: Approval of this amendment will add the downtown business improvement district (BID) to the Memorandum of Understanding between the City and the Downtown Development Authority. The downtown BID will then receive the same City services that the DDA currently receives.

Budget: No direct budget outlay because of this action.

Action Requested/Recommendation: Request City Council approve Amendment #1 to the Grand Junction/DDA Memorandum of Understanding.

Attachments: Memorandum of Understanding between the City of Grand Junction and the Downtown Development Authority that was approved on 15 July 2002.

Background Information:

On 15 July 2002, the City of Grand Junction and the Downtown Development Authority (DDA) entered into a Memorandum of Understanding. A significant objective of that agreement was to establish basic roles, responsibilities and duties of the DDA and the City with respect to the operations of the DDA. Following that agreement the City and the DDA entered into a Services Agreement by which the City agreed to provide certain services to the DDA.

The City also supported the Downtown Partnership with a three year funding commitment which ends this year. In order to continue the work of the Partnership, in August 2005 a downtown business improvement district (BID) was formed. In November 2005 a majority of the voters approved an assessment against many downtown properties. The proceeds of this assessment will be used to continue to promote downtown.

In order to help the BID function effectively and efficiently the Downtown Development
 Adding the Downtown BID to the DDA MOU

Authority would like the downtown BID to have the same relationship with the City that the DDA currently enjoys. This proposed amendment would accomplish that goal.

The attached amendment will change the MOU between the City and the DDA by adding the downtown Business Improvement District and affording it the same services that are provided by the City to the DDA. In other words, the BID would be treated the same way that the DDA is currently treated. The services provided to the DDA are outlined in a separate Services Agreement Letter which would be amended to include the Business Improvement District.

As noted in the Services Agreement Letter, the DDA does not pay the 5% administrative overhead to the general fund that is paid by the other City funds. The DDA pays a 2% fee which is assumed to cover just the budget and accounting services. This amendment does not change the fees that are to be paid to the City for the services rendered.

In addition, this amendment will delete three paragraphs of the MOU. These paragraphs all deal with a monthly and yearly report that the DDA Director is required to provide. The DDA Board Chair feels that these reports are not necessary as the appropriate information is already being provided.

AMENDMENT #1 TO THAT CERTAIN MEMORANDUM OF UNDERSTANDING

Between the City of Grand Junction
the Grand Junction Downtown Development Authority and the Downtown Grand
Junction Business Improvement District

Recitals.

On 15 July 2002, the City of Grand Junction and the Grand Junction Downtown Development Authority (DDA) entered into a Memorandum of Understanding. A significant objective of that agreement was to establish basic roles, responsibilities and duties of the DDA and the City with respect to the operations of the Authority.

Following that agreement the City and the DDA entered into a Services Agreement by which the City agreed to provide certain services to the DDA.

The relationship between the City and the DDA has been healthy and the Downtown has flourished with the advent of the Downtown Partnership. The Downtown Partnership, with a three year funding commitment from the City, has brought renewed emphasis to Downtown events and marketing.

In order to continue the work of the Partnership, in August of 2005 a downtown business improvement district (BID) was formed. In November of 2005 a majority of the voters chose to impose an assessment against many downtown properties. The proceeds of the assessment will be invested to continue to promote downtown.

As part of the continuing effort to streamline the various operations of Downtown, the DDA Board has been designated as the BID Board. Because of the efficiencies that have been had by and between the City and the DDA and especially the City's provision of services to the DDA, it has been recommended and agreed that the same relationship exist between the City and the BID.

Current laws and rules that apply to the BID and give direction to the DDA Board as the BID Board are found in §31-25-1201, *et seq.*, C.R.S.

BASED ON THE FOREGOING RECITALS, which are intended to be substantive provisions of this agreement, the City Council of the City of Grand Junction and the Board of Directors of the Grand Junction Downtown Development Authority (Board)

HEREBY AGREE and ENTER INTO THIS MEMORANDUM OF UNDERSTANDING, as of the date of the last signature hereon.

1. Extension of Terms. By this amendment the MOU between the City and the DDA, a copy of which is attached and incorporated by this reference as if fully set forth, is amended as necessary and relevant to extend to the relationship between the City and the Downtown BID. Any and all obligations of the DDA shall equally be obligations of the BID.

2. Terms to be Stricken. To aid in the efficiency of administration of the DDA and the BID, the parties hereby agree that paragraphs 6a, b and d shall be stricken.
3. Service Agreement to be Extended. For purposes of this amended agreement the Service Agreement by and between the City shall be deemed amended to extend those certain City services provided to the DDA to the BID.
4. Further Amendment. The MOU and this amendment of the MOU may be amended only in writing with the same authority and formality as this agreement.
5. Authority. Each signatory represents that he/she has authority to sign and bind the entity by his/her signature to accept the rights and discharge the obligations attendant to this agreement.

Entered into this ____ day of December 2005.

Chair of the BID
Date: _____

Chair of the DDA
Date: _____

Mayor of the City
Date: _____

DDABIDMOU.doc

MEMORANDUM OF UNDERSTANDING

Between the City of Grand Junction
And the
Grand Junction Downtown Development Authority

Recitals.

The Grand Junction Downtown Development Authority (DDA) was created in 1977 and its bylaws were adopted not long thereafter. Those bylaws are a part of the governing rules for the Board of Directors of the DDA (Board) but they have not been reviewed or amended since they were adopted.

In addition, because the relationship between the DDA and the City has not been formally examined since the inception of the DDA, the Board and the City Council believe that this memorandum of understanding (MOU) is necessary and beneficial.

One major purpose of this agreement is to set forth basic principles of the DDA's mission and its legal duties and responsibilities.

This MOU will provide an operating framework and address other matters deemed appropriate and necessary by the City Council and the Board.

Because an MOU is a form of contract it serves to describe some rights, powers, duties, privileges and liabilities of the DDA and the City. Of course, the parties acknowledge that the City Charter, the City's ordinances, regulations, policies and practices and state and federal laws control as primary sources for those things.

Current laws and rules that apply to the DDA, give direction to the Board and the DDA employees and control the programs and efforts of the DDA are:

- (1) the statute that authorizes downtown development authorities. §31-25-101, *et seq.*, C.R.S.;
- (2) the City's ordinance that created the DDA in 1982 supplemented by the more detailed bylaws, adopted by the Board and the City Council in 1982;
- (3) the City and DDA ordinances and resolutions related to financial transactions, such as bond issues including limits and rules regarding expenditures and accounting.

The DDA can only act through a majority of a quorum of its board of directors. Acting together in two quite different roles, the board members:

- (1) Set policy and give guidance and direction for the DDA, in accordance with the policies and direction established by the City Council; and
- (2) Act as the supervisor and employer of the director of the DDA.

Because local government decisions in Colorado can only be made in open meetings and consistent with principles of governance, the City and the Board acknowledge that each can only act as a majority of a quorum. Individual members of the Board and the Council have no authority or power; members only take action to the extent approved by the respective group.

Normally, the Board will act through its chairperson. Occasionally, the Board may act through another, for example, when the chair is in the minority or if the chair declines to act consistently with the Board's direction. Unless acting to carry out the Board's decision or direction, an individual board member is not authorized to direct or control the Director or other DDA employee.

Fundamental duties of each member (of the Board and the Council) are:

- (1) To act as a fiduciary, including oversight and management; and
- (2) To direct the DDA and expend its resources in accordance with the budget, applicable law and other requirements and policies.

While it is true that the real properties and businesses within the DDA boundaries generate the DDA's revenues, the Council pursuant to Colorado law reviews and approves the DDA budget. To that end the Council must assist the DDA in maintaining compliance and consistency with City, state and federal law and requirements, including but not limited to fiscal and budgetary regulations.

The rules and regulations applicable to local governments (such as financial, accounting, open meetings and open records) are already inherent in the City's operations and are easily and readily applied to the DDA.

BASED ON THE FOREGOING RECITALS, which are intended to be substantive provisions of this agreement, the City Council of the City of Grand Junction and the Board of Directors of the Grand Junction Downtown Development Authority (Board) HEREBY AGREE and ENTER INTO THIS MEMORANDUM OF UNDERSTANDING, as of the date of the last signature hereon.

1. Supplemental. This MOU supplements the DDA bylaws and rules, thus helping the DDA to accomplish its mission while allowing the Council to discharge its duties in assisting, managing and guiding the Board.
2. DDA Minutes. The DDA Director shall provide to the City Clerk minutes of the meetings of the DDA. Such minutes shall be of a style and quality equivalent to those provided by the City Clerk for City Council meetings. The Director shall provide minutes within fourteen (14) days of approval of the minutes by the Board.
3. Board Supervision of Director. The Board shall supervise, direct and oversee the Director. The Board is responsible for the hiring and day-to-day supervision, periodic evaluation and discipline, as necessary, of its employee, the DDA Director.

4. DDA Budget.
 - (a) The Board and/or the Director as directed by the Board shall prepare and propose an annual budget to the City Council. The City Council will review the proposed DDA budget as a part of the City's budget and appropriation process. As a part of the evaluation and approval of the City's budget and appropriations, the Council shall approve, approve with detailed and/or general changes, or otherwise establish, a budget for the DDA.
 - (b) The Director shall participate in the City budgeting process and shall abide by the City's rules and requirements including budgeting and accounting. Unless directed otherwise by the Board, the Director shall provide each member of the Board with a copy of all reports provided to the City.

5. DDA Director.
 - (a) The DDA Director, who has been referred to as the *Executive Director* from time-to-time, is an at-will employee of the Board. In general, the DDA Director may be regarded as the chief executive officer of the DDA. The Director is responsible for the day-to-day implementation of the Board's direction, including oversight and supervision of the other DDA employees and operational performance and control of the DDA programs, activities and policies.
 - (b) The Director shall hire, act as the manager and supervisor of the other DDA employees.
 - (c) The Director shall keep each member of the Board informed of the Director's activities, decisions, the activities and programs and other functions of the DDA, as provided by the Board in writing from time-to-time.
 - (d) The Director is responsible to see that the meetings, records and other activities of the DDA comply with applicable laws, including the open meetings act and open records act.
 - (e) The Director shall inform the City Manager, the City Attorney and the HR Manager, as appropriate, regarding any concerns and/or possible liability arising out of this agreement, including employment law claims and notices of claim under the Colorado Governmental Immunity Act.

6. Director's Reports.
 - (a) The Director shall prepare a written monthly report to the Board, with a copy to the City Manager. The report shall at least describe the financial condition of the DDA for the prior month, the calendar year to date and shall include a summary of ongoing projects and activities. Such reports shall be available to the public in accordance with the Open Records Act.
 - (b) The Director's monthly report shall describe the efforts, staff time and resources given to and received by the DDA with regard to the Downtown Association, the

Avalon and other DDA activities and relationships.

- (c) The Director shall provide such other reports, documents and information as the Treasurer, Human Resources Manager, City Attorney and/or City Manager require from time-to-time. The Director shall provide copies of all such reports to the Board.
- (d) On or before each March 1, the Director shall give the Board, with a copy to the City Manager, a written report of services or resources provided to the DDA during the preceding calendar year by any City department, division or employee. The purpose of this report is to identify the value, expense, benefit(s) and costs associated with providing such City services to or at the direction of the DDA. The Director shall include a separate written evaluation of such services, which shall be approved by the Chair of the Board and the City Manager before it is made available to the public.

7. DDA Employees.

- (a) DDA employees, including the Director, are not City employees. For convenience, however, the City may pay DDA employees as though the employees are City employees. In addition, a DDA employee may receive medical and other benefits provided by the DDA that are equivalent to those received by an equivalent City employee as directed and determined by the DDA. The City may perform payroll and benefit administration and services for the DDA in accordance with a contract for services pursuant to paragraph 11.
- (b) At least once each calendar year, the Director shall personally deliver a written notice to each DDA employee indicating to the employee that s/he is neither employed by the City nor entitled to any City employee benefits and/or protections.
- (c) Each DDA employee is employed as an at-will employee, unless the Board has determined otherwise, in writing, with regard to each specific individual. The Board shall maintain a copy of each such writing.
- (d) At least once each calendar year, the Director shall perform an oral and written evaluation of/with each DDA employee. The Director shall make each such written evaluation available to the Board in either summary or detailed form as determined by the Board. The Director shall maintain a copy of each such written evaluation.

8. Personnel policies.

- (a) The Director and other DDA employees shall be supervised in accordance with the City's most recent Personnel Policy Manual (PPM). The Director shall, at any time during which the City is contracted to provide human resources services in accordance with paragraph 11, seek direction and guidance from the City in construing and applying the PPM as instituted herein.
- (b) The Board may vary how one or more of the provisions of the PPM apply to any particular DDA employee effective when the Board confirms the change or variance

in writing. If the City is providing human resources services to the DDA in accordance with paragraph 11, each such change or variance shall only occur if the City's Human Resources Manager consents in writing.

- (c) For purposes of interpreting and applying the PPM only, the Director shall be deemed to be a City department head and the Board shall be deemed to be the City Manager.
- (d) If the Director and the HR Manager differ at any time regarding the PPM as it relates to the DDA and/or DDA employment matters, decisions, or policy interpretations, each shall inform the City Manager and the DDA Chair. The City Manager shall make a written decision on such matter, which shall be final except for all matters properly decided by the City Council.
- (e) The Director shall take no action to modify any salary, benefit, job duty, compensation or similar matter regarding any DDA employee, including the Director, without having first obtained the approval of the Board and after having first consulted with the City's HR Manager. A copy of any such action shall not be effective until it is provided to the HR Manager.
- (f) The City shall provide training to DDA employees on various employment policies and practices.
- (g) The City shall administer the benefits, compensation and the similar matters of the DDA employees on a basis roughly equivalent to those of City employees, unless directed otherwise in writing by the Board.

9. DDA Treasurer. (a) The City Finance Director is the treasurer of the DDA, unless the City Manager designates otherwise in writing with a copy to the Board, the Director and the City Council.

10. Legal Representation.

- (a) Unless the Board and the City Council both determine otherwise, the City's attorney shall be the attorney for the DDA pursuant to paragraph 11. Either the Council or the City attorney may determine on a case-by-case basis that the DDA must obtain separate legal advice and/or representation.
- (b) The City Council may terminate the provision of the City attorney's services to the DDA at any time in general or for particular/specific matters. The Council may terminate the provision of the City's attorney services based on actual or perceived conflict of interest or without a reason being stated.

11. Other Services. The Council and the Board shall determine by separate agreement what if any other services the City shall provide to the DDA. DDA payment to the City shall be in accordance with the terms of any service(s) agreement(s).

12. DDA Payments to the City. The Council and the Board shall determine by separate agreement how, if and/or how much the DDA will pay to the City for the work and/or services provided to the DDA by the City.

13. Headings. Paragraph titles and headings are for convenience only and should not be used to understand the terms of this Memorandum of Understanding.

Chair of the DDA
Date: _____

Mayor of the City
Date: _____