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

WEDNESDAY, APRIL 18, 2007, 7:00 P.M.

Call to Order

Pledge of Allegiance
Invocation – David Eisner, Congregation Ohr Shalom

Presentations

Presentation to Council of the Ellis and Associates 2006 Platinum Award for Aquatic Excellence - Larry Manchester, Recreation Supervisor and Tina Ross, Aquatics Coordinator

Proclamations

Proclaiming April 26, 2007 as “Build Colorado Day” in the City of Grand Junction

Certificates of Appointment

To the Commission on Arts and Culture

Citizen Comments

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meetings**

[Attach 1](#)

Action: Summary of the April 2, 2007 Workshop and the Minutes of the April 4, 2007 Regular Meeting

*** Indicates New Item

® Requires Roll Call Vote

2. **Setting a Hearing on the Younger Annexation, Located at 2172 and 2176 H Road** [File #GPA-2007-054] [Attach 2](#)

Request to annex 44.87 acres, located at 2172 and 2176 H Road. The Younger Annexation consists of 2 parcels and includes a portion of the H Road right-of-way. The annexation request is in anticipation of future development of the property.

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

Resolution No. 49-07 – 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, Younger Annexation, Located at 2172 and 2176 H Road Including a Portion of the H Road Right-of-Way

®Action: *Adopt Resolution No. 49-07*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Younger Annexation, Approximately 44.87 Acres, Located at 2172 and 2176 H Road Including a Portion of the H Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for June 6, 2007*

Staff presentation: David Thornton, Principal Planner

3. **Setting a Hearing on the Walker Field Airport Master Plan Amendment** [File #PLN-2007-032] [Attach 3](#)

Introduction of a proposed ordinance approving an Amendment to the Walker Field Airport Master Plan to allow infrastructure improvements and expansion.

Proposed Ordinance Approving an Amendment to the Walker Field Airport Master Plan

Action: *Introduction of Proposed Ordinance and Set a Hearing for May 2, 2007*

Staff presentation: Ronnie Edwards, Associate Planner

4. **Setting a Hearing on Zoning the River Bend Annexation, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle** [File #ANX-2007-045]

[Attach 4](#)

Request to zone the 6.47 acre River Bend Annexation, located south of Dry Fork Way, Crystal Drive and Sunnyside Circle, to R-8 (Residential 8 du/ac).

Proposed Ordinance Zoning the River Bend Annexation to R-8, Located at south of Dry Fork Way, Crystal Drive and Sunnyside Circle

Action: Introduction of Proposed Ordinance and Set a Hearing for May 2, 2007

Staff presentation: Adam Olsen, Associate Planner

5. **Setting a Hearing on the Page Annexation, Located at 2074 Broadway and 2076 Ferree Drive** [File #GPA-2007-061]

[Attach 5](#)

Request to annex 19.7 acres, located at 2074 Broadway and 2076 Ferree Drive. The Page Annexation consists of 2 parcels and is a 4 part serial annexation.

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

Resolution No. 53-07 – 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, Page Annexation, Located at 2074 Broadway and 2076 Ferree Drive Including Portions of the 20 ½ Road, Broadway and Ferree Drive Rights-of-Way

®Action: Adopt Resolution No. 53-07

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Page Annexation No. 1, Approximately 0.21 Acres, Located at 2074 Broadway and 2076 Ferree Drive Including Portions of the 20 ½ Road, Broadway and Ferree Drive Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Page Annexation No. 2, Approximately 0.58 Acres, Located at 2074 Broadway and 2076 Ferree Drive Including Portions of the 20 ½ Road, Broadway and Ferree Drive Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Page Annexation No. 3, Approximately 1.39 Acres, Located at 2074 Broadway and 2076 Ferree Drive Including Portions of the 20 ½ Road, Broadway and Ferree Drive Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Page Annexation No. 4, Approximately 17.52 Acres, Located at 2074 Broadway and 2076 Ferree Drive Including Portions of the 20 ½ Road, Broadway and Ferree Drive Rights-of-Way

Action: Introduction of Proposed Ordinances and Set a Hearing for June 6, 2007

Staff presentation: Scott D. Peterson, Senior Planner

6. **Setting a Hearing on Zoning the Brady Trucking Annexation, Located at 356 27 ½ Road** [File # ANX-2007-035] [Attach 6](#)

Request to zone the 4.22 acre Brady Trucking Annexation, located at 356 27 ½ Road to Light Industrial (I-1).

Proposed Ordinance Zoning the Brady Trucking Annexation to I-1 (Light Industrial), Located at 356 27 ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for May 2, 2007

Staff presentation: Kristen Ashbeck, Senior Planner

7. **Assistance to Firefighters Grant Program** [Attach 8](#)

The Fire Department is requesting City Council authorization to apply for a federal assistance to firefighters grant. If successful, the department would use this grant funding to purchase a ladder truck similar to the truck currently housed at fire station #1.

Action: Authorize the Fire Department to Apply and if Successful, Receive a Federal Assistance to Firefighters Grant

Staff presentation: Jim Bright, Interim Fire Chief

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

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

*****8. Authorize Improvement Loan for Riverview Technology Corporation (RTC) [Attach 19](#)**

The Riverview Technology Corporation has requested authorization to use their property as collateral for a loan for building improvements, as required by their bylaws.

Resolution No. 62-07 – A Resolution Authorizing Riverview Technology Corporation to Use Its Property as Collateral to Obtain a Loan for Improvements at 2591 B ¾ Road and Authorizing the Completion of the Improvements

®Action: *Adopt Resolution No. 62-07*

Staff presentation: John Shaver, City Attorney

9. Amending the Development Fee Schedule to Add a New Fee for a Sign Package Permit [File # TAC-2007-006] [Attach 7](#)

The City recently amended the Zoning and Development Code to create a new Sign Package Permit. In order to implement the new permit, it is necessary to establish an appropriate fee. Staff recommends that the Development Fee Schedule be amended to add a new fee of \$50 to be assessed for development applications that request approval of a Sign Package Permit.

Resolution No. 54-07 – A Resolution Amending the Development Fee Schedule to Add a New Fee for Sign Package Permit

®Action: *Adopt Resolution No. 54-07*

Staff presentation: Lisa Cox, Planning Manager

10. Purchase of Nine Police Patrol Vehicles [Attach 9](#)

This purchase is for the replacement of one 1999, four 2001, and two 2003 Police Patrol vehicles for the Police Department. The purchase also includes the addition to the fleet of two new patrol cars for the Police Department. Seven of these vehicles are currently scheduled for replacement in 2007 as identified by the annual review of the Fleet Replacement Committee.

Action: Authorize the City Purchasing Division to Purchase Six 2007 Dodge Chargers LXDH48 29A Package and Three 2007 Dodge Magnums LXDH49 29A Package from Ken Garff West Valley Chrysler, Located in West Valley City, UT, for the Amount of \$196,221

Staff presentation: Jay Valentine, Purchasing Manager
Bill Gardner, Chief of Police

11. **Supporting Stormwater Regulation** [Attach 10](#)

Consideration of a resolution supporting the Colorado Water Quality Commission's regulation of stormwater discharges that affect one acre or more.

Resolution No. 55-07 – A Resolution to Provide Continuing Support for the Colorado Water Quality Control Commission's Stormwater Regulations

®Action: *Adopt Resolution No. 55-07*

Staff presentation: Eileen List, Environmental Services Manager

12. **Public Hearing – Morning View Annexation and Zoning, Located at 2961, 2967, and 2973 D Road** [File #ANX-2007-018] [Attach 11](#)

Request to annex and zone 34.37 acres, located at 2961, 2967, and 2973 D Road, to R-8 (Residential 8 du/ac). The Morning View Annexation consists of three parcels.

a. Accepting Petition

Resolution No. 56-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Morning View Annexation Located at 2961, 2967, and 2973 D Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4061 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Morning View Annexation, Approximately 34.37 Acres, Located at 2961, 2967, and 2973 D Road

c. Zoning Ordinance

Ordinance No. 4062 – An Ordinance Zoning the Morning View Annexation to R-8 Located at 2961, 2967, and 2973 D Road

®Action: Adopt Resolution No. 56-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4061 and 4062

Staff presentation: Adam Olsen, Associate Planner

13. **Public Hearing – Knight and Durmas Annexation and Zoning, Located at 842 21 ½ Road** [File #ANX-2007-023] [Attach 12](#)

Request to annex and zone 2.84 acres, located at 842 21 ½ Road, to I-1 (Light Industrial). The Knight and Durmas Annexation consists of one parcel and is a two part serial annexation.

a. Accepting Petition

Resolution No. 57-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Knight and Durmas Annexation, Located at 842 21 ½ Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4063 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Knight and Durmas Annexation No. 1, Approximately 1.42 Acres, Located at 842 21 ½ Road

Ordinance No. 4064 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Knight and Durmas Annexation No. 2, Approximately 1.42 Acres, Located at 842 21 ½ Road

c. Zoning Ordinance

Ordinance No. 4065 – An Ordinance Zoning the Knight and Durmas Annexation to I-1 Located at 842 21 ½ Road

®Action: Adopt Resolution No. 57-07 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4063, 4064, and 4065

Staff presentation: Adam Olsen, Associate Planner

14. **Public Hearing – H Road/Northwest Plan Policies and Performance Standards** [File #GPA-2007-025] [Attach 13](#)

Request adoption of the H Road/Northwest Area Plan which includes the following elements:

1. Amend the City's Growth Plan Future Land Use Map from "Rural" to Commercial/Industrial (C/I) for all properties located within the Plan area that are currently designated as "Rural".
2. Amend the Grand Valley Circulation Plan to include the Plan area and establish an appropriate street network that will accommodate future growth in the area.
3. Adopt Policies and Performance Standards that will help mitigate impacts to the adjacent residential neighborhood outside of the Plan area by amending the Zoning and Development Code.

The H Road/Northwest Area Plan was approved jointly by the City of Grand Junction Planning Commission and the Mesa County Planning Commission on March 27, 2007. The Plan boundary comprises an area bounded by H Road to H ½ Road, from approximately 21 ¼ Road to 22 Road and also includes five properties located on the Southeast corner of H Road and 22 Road west of Persigo Wash.

Resolution No. 58-07 – A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 162 Acres Located within the H Road/Northwest Area Plan, from "Rural" to "Commercial/Industrial"

Resolution No. 59-07 – A Resolution Amending the Grand Valley Circulation Plan Through a District Map Amendment as Part of the H Road/Northwest Area Plan Located in an Area Generally Bounded by 22 Road on the East, Hwy 6 on the South, 21 Road on the West and H ½ Road on the North

Ordinance No. 4066 – An Ordinance Amending the Zoning and Development Code to Add Section 7.6 H Road/Northwest Area Plan Policies and Performance Standards

®Action: Adoption of Resolution Nos. 58-07 and 59-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4066

Staff presentation: David Thornton, Principal Planner

15. **Public Hearing – Brady Trucking Annexation Located at 356 27 ½ Road** [File #ANX-2007-035] [Attach 14](#)

Request to annex 4.22 acres, located at 356 27-1/2 Road. The Brady Trucking Annexation consists of one parcel.

a. Accepting Petition

Resolution No. 60-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Brady Trucking Annexation, Located at 356 27 ½ Road, is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4067 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Brady Trucking Annexation, Approximately 4.22 Acres, Located at 356 27 ½ Road

®Action: Adopt Resolution No. 60-07 and Hold a Public Hearing and Consider Final Publication and Final Passage of Ordinance No. 4067

Staff presentation: Kristen Ashbeck, Senior Planner

16. **Public Hearing – Promontory Annexation and Zoning, Located at the End of Sierra Vista Road** [File #ANX-2006-280] [Attach 15](#)

Request to annex and zone 5.88 acres, located at the end of Sierra Vista Road, to R-4 (Residential, 4 du/ac). The Promontory Annexation consists of one parcel and is a serial annexation consisting of the Promontory Annexation No. 1, the Promontory Annexation No. 2, the Promontory Annexation No. 3, and the Promontory Annexation No. 4 and includes a portion of B Road, Clymer Drive and Sierra Vista Road rights-of-way.

a. Accepting Petition

Resolution No. 61-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Promontory Annexation, Located at the East End of Sierra Vista Road, Including a Portion of B Road, Clymer Drive and Sierra Vista Road Rights-of-Way is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4068 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 1, Approximately .01 Acres, a Portion of B Road Right-of-Way

Ordinance No. 4069 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 2, Approximately .12 Acres, a Portion of B Road and Clymer Drive Rights-of-Way

Ordinance No. 4070 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 3, Approximately .31 Acres, a Portion of B Road, Clymer Drive and Sierra Vista Road Rights-of-Way

Ordinance No. 4071 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 4, Approximately 5.44 Acres, Located at the East End of Sierra Vista Road, Including a Portion of B Road, Clymer Drive and Sierra Vista Road Rights-of-Way

c. Zoning Ordinance

Ordinance No. 4072 – An Ordinance Zoning the Promontory Annexation to R-4 (Residential, 4 Du/Ac) Located at the End of Sierra Vista Road

®Action: Adopt Resolution No. 61-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4068, 4069, 4070, 4071, and 4072

Staff presentation: Ronnie Edwards, Associate Planner

17. The Redlands Mesa Golf Course Water Agreement Amended and Restated [Attach 16](#)

The City has been providing water to the Golf Course at Redlands Mesa (“Golf Course”) through prior agreements. One agreement was with Redlands Mesa, LLC (“Redlands Mesa”) in 1997 and another agreement was with Red Junction, LLC (“Red Junction”) in 2004. In anticipation of the sale of the Golf Course, Red Junction has requested the contracts be amended and restated.

Action: Authorize the City Manager to Execute the Water Agreement Amended and Restated

Staff presentation: John Shaver, City Attorney

18. **Convey Water Rights to Red Junction, LLC for Redlands Mesa Golf Course**
[Attach 17](#)

In 1997, the City agreed to convey 3 c.f.s. water rights by quitclaim deed to Redlands Mesa, LLC (“Redlands Mesa”) for public golf course irrigation for the land where the Golf Course at Redlands Mesa (“Golf Course”) now exists. There is no record of the conveyance being recorded with the Mesa County Clerk and Recorder. Redlands Mesa has requested that the City convey the water rights to Red Junction, LLC as its successor.

Action: Authorize the City Manager to Execute a Quitclaim Deed to Red Junction, LLC for the Water Rights

Staff presentation: John Shaver, City Attorney

19. **Assignment of Water Rights and Assignment of Interest and Obligation in the Water Agreement Amended and Restated from Red Junction, LLC**
[Attach 18](#)

City Council has before it a request to authorize the City Manager to execute a Water Agreement Amended and Restated with Red Junction, LLC (“Red Junction”) and a request to authorize the City Manager to execute a quitclaim deed for 3 c.f.s. water rights to Red Junction. Both requests are made in anticipation of the sale of the Golf Course at Redlands Mesa. Red Junction intends to assign its rights under the quitclaim deed and the Water Agreement Amended and Restated. The 1997 agreement between the City and Redlands Mesa, LLC (“Redlands Mesa”), wherein the City agreed to convey the water rights to Redlands Mesa, includes a term requiring consent from the City before any assignment of the water rights. The Water Agreement Amended and Restated also includes a requirement that consent from the City must be obtained before any assignment of Red Junction’s rights and obligations under the agreement.

Action: Authorize the City Manager to Consent to the Assignment of the Quitclaim Deed by Red Junction LLC to a Buyer Found Acceptable by the City Manager and to Authorize the City Manager to Consent to the Assignment by Red Junction LLC to the Rights and Obligations of the Water Agreement Amended and Restated to a Buyer Found Acceptable by the City Manager

Staff presentation: John Shaver, City Attorney

***20. **Support for Statewide Regulation of Oil and Gas Development** [Attach 20](#)

At the Monday workshop, Council President Jim Doody brought forward a Resolution supporting Statewide regulation of Oil and Gas Development.

Resolution No. 63-07 – A Resolution of the City of Grand Junction in Support of a Comprehensive Statewide Energy Plan and Mitigation of the Impacts of Oil and Gas Development

®Action: Adopt Resolution No. 63-07

Staff presentation: Jim Doody, President of the City Council

21. **Non-Scheduled Citizens & Visitors**

22. **Other Business**

23. **Adjournment**

Attach 1
Minutes

**GRAND JUNCTION CITY COUNCIL
WORKSHOP SUMMARY
April 2, 2007**

The City Council of the City of Grand Junction, Colorado met on Monday, April 2, 2007 at 7:03 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Jim Spehar, Doug Thomason, and Council President Jim Doody. Absent was Councilmember Bruce Hill.

Summaries and action on the following topics:

1. **UPDATE ON GRAND VALLEY TRANSIT MODEL:** Public Works and Planning Director Tim Moore distributed a report and highlighted the contents. The significant items are the new items being considered in the 2035 model. The model is based on the current land use plan. The fact that the City is beginning a Comprehensive Plan process which may impact land use designations will impact the congestion. Other assumptions include the completion of the Riverside Parkway, the completion of the 29 Road connection to I-70 and others.

Councilmember Spehar pointed out that some of the assumptions are dependent on State funding for State road systems and that the traffic would also be impacted less if some shopping is located on the east end of the valley.

Action summary: City Council voiced concern over the dramatic change in levels of service just in the five years from the 2030 model and the 2035 model and were anxious to have additional discussion on this process so they proposed scheduling a discussion at the May 14th workshop.

2. **UPDATE ON THE STATE RIVER BASIN ROUNDTABLE:** Greg Trainor, Utility and Streets Director, gave a history on the creation of the various Basin Roundtables and the associated laws (Statewide Water Initiative). Studies show a 99% increase in population in the Colorado River Basin. That will leave a tremendous gap in the water supply. The population increase will require two additional large reservoirs to be constructed to fill the gap. There are a few uses that are not even being considered in that study nor is drought considered. These other uses (non-consumptive use and energy uses) and the drought issue is being studied by the Colorado River Roundtable. The impact will be on a number of sources but significant on agricultural uses, about 16,000 acres of agricultural land is estimated to be lost in the next twenty years. Mr. Trainor outlined the many ways the City is involved in the water issues statewide.

Councilmember Palmer asked about conservation efforts that may reduce the gap. Mr. Trainor responded that the gap estimated assumes Stage 1 conservation efforts.

Councilmember Spehar commended the efforts to study the energy industries water needs. He thought there are a number of senior water rights held by the energy companies and if those rights were called, it would have a significant impact on the existing water supply. Mr. Trainor said that is true and those rights will be looked at. The energy study is jointly with the Yampa River Roundtable and those water rights and what their effect will have if exercised will be included in the study. The companies holding those rights have continued to show their due diligence to retain those rights. City Attorney Shaver added that due diligence is an application and anyone can object to such application. The companies can include monies spent to develop the future use on their application but that can be challenged.

Mr. Trainor then deferred to Dan Vanover, Water Supply Superintendent, for the discussion on the Gunnison Basin. Mr. Vanover briefly described his experience in working with the Gunnison Basin Roundtable. The thought in the Gunnison Basin is that they have excess water. The Roundtable has managed to get thought dispelled since the studies are not complete. Much of his time on this group has been educational. A subcommittee has been formed to seek funding. There are 32 people on the Roundtable.

Councilmember Coons asked if there is a process where a representative from each Roundtable gets together. Mr. Vanover said a four Roundtable meeting is scheduled in Montrose for June 18th.

Mr. Vanover said he thought the water supply outlook for 2007 will be at 68% of normal. There is a one-year supply in the reservoirs. Grand Junction is very fortunate.

Councilmember Spehar commended the forefathers who acquired and developed the rights the City owns. However, it is hard to engender a conservation effort when there is such a supply. He praised Mr. Vanover's participation on the Gunnison Roundtable.

Action summary: The City Council was appreciative of the report.

3. **POLICY ON FIRE BAN FOR 2007:** City Manager David Varley advised City Council the reason for this coming forward. Jim Bright, Interim Fire Chief, presented recommendations for a policy on fire bans. He noted there is not a formal policy and he explained what usually happens. The City usually follows

suit with the Mesa County Sheriff's Office. There has been a fire ban ten of the last thirteen years. Mr. Bright stated that there are two open burning seasons in the City, spring and fall. On occasion, there is a fire ban during those burn seasons. Usually the fire ban is during the summer season, over the 4th of July. The question is whether a policy should be put into place rather than have the issue discussed every year. Another issue is that the City Fire Department responds to the Rural Fire Protection District where it is difficult because one side of the street might be under ban and the other is not.

Councilmember Palmer advised that happens out in the eastern part of the valley as well.

It is the Interim Chief's recommendation to have a policy that follows the County's policy.

Councilmember Coons asked if during a Statewide Ban, if it applies to public displays of fireworks. Chief Bright said all bans exempt the public firework displays; it only applies to private displays. Outdoor cooking fires in a grill are also allowed.

Councilmember Spehar agreed to consistency between the City and the County.

Councilmember Coons agreed, especially in light of the urbanization.

Councilmember Beckstein asked about the fireworks that are sold and then days before the 4th of July, a fire ban is put in place. She believes that if a fire ban is in place, that firework sales should be banned. This has been a problem in the past and the City needs to be more consistent. Chief Bright agreed, however the permits for the firework stands are usually issued in mid June.

Councilmember Palmer noted that the fireworks can still be shot off at other times of the year. If they are bought and then a fire ban is put into place, they could be used at a later date.

Council President Doody questioned why the Mesa County Sheriff's Office should dictate to the City, the Fire Chief should be the one to decide for the City.

Councilmember Coons agreed but the policy is to guide and govern the Fire Chief's decision.

Councilmember Spehar still urged the consistent policy.

Council President Doody said he would support a policy from the Fire Chief.

Councilmember Palmer deferred to the Interim Chief's recommendation.

Councilmember Spehar suggested a formal action at a Wednesday meeting.

Action summary: The direction was to bring a recommendation before City Council on the policy for formal action on Wednesday, April 4th.

Councilmember Palmer commended Interim Chief Bright on his work, stepping up and doing what needed to be done for the Fire Department.

ADJOURN

The meeting adjourned at 8:44 p.m.

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

April 4, 2007

The City Council of the City of Grand Junction convened into regular session on the 4th day of April 2007, at 7:07 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason and President of the Council Jim Doody. Absent was Councilmember Jim Spehar. Also present were City Manager David Varley, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Doody called the meeting to order. Councilmember Hill led in the pledge of allegiance. The audience remained standing for the invocation by Rich Emerson.

Proclamations / Recognitions

Proclaiming April 5, 2007 as "Entrepreneurship Day" in the City of Grand Junction

Proclaiming April 19, 2007 as "Arbor Day" in the City of Grand Junction

Appointments

To the Commission on Arts and Culture

Councilmember Beckstein moved to reappoint Lora Quesenberry and appoint Donald Meyers and Jeanne Killgore to the Commission on Arts and Culture for three year terms expiring February, 2010. Councilmember Hill seconded the motion. Motion carried.

Citizen Comments

There were none.

Canvass Results of Downtown Development Authority Special Election

Stephanie Tuin, City Clerk, presented the Certificate of Election so that the Council could review and canvass the election returns. She advised that 239 ballots were cast, for a 32.6% turnout.

After review of the election returns, the canvassing board executed the Certificates of Election (Attached).

Canvass Results of City of Grand Junction Regular Election

Stephanie Tuin, City Clerk, requested that Councilmembers Hill and Palmer step down and be replaced by Deputy City Clerks Debbie Kemp and Juanita Peterson on the canvassing board in compliance with the City Charter.

City Clerk Tuin then presented the Certificate of Election so that the Council could review and canvass the election returns. She advised that 8,756 ballots were cast, for a 40.39% turnout.

After review of the election returns, the canvassing board executed the Certificates of Election (Attached).

City Clerk Stephanie Tuin presented Councilmembers Hill and Palmer with a Certificate of Election as well as newly elected Linda Romer Todd.

Councilmembers Hill and Palmer returned to their seats.

CONSENT CALENDAR

Councilmember Coons read the items on the Consent Calendar. Councilmember Hill moved to approve the Consent Calendar. It was seconded by Councilmember Coons and carried by roll call vote to approve the Consent Items #1 through #8 with the exception of #2 which was moved to first on Individual Consideration.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the March 19, 2007 Workshop and the Minutes of the March 21, 2007 Regular Meeting

2. **Purchase of Three ½ Ton and One ¾ Ton Pickups for Parks and Recreation – moved to first under Items Needing Individual Consideration**

3. **Setting a Hearing on Zoning the Morning View Annexation, Located at 2961, 2967, and 2973 D Road** [File #ANX-2007-018]

Request to zone the 34.37 acre Morning View Annexation, located at 2961, 2967, and 2973 D Road, to R-8 (Residential 8 du/ac).

Proposed Ordinance Zoning the Morning View Annexation to R-8 Located at 2961, 2967, and 2973 D Road

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for April 18, 2007

4. **Setting a Hearing on Zoning the Knight and Durmas Annexation, Located at 842 21 ½ Road** [File #ANX-2007-023]

Request to zone the 2.84 acre Knight and Durmas Annexation, located at 842 21 ½ Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Knight and Durmas Annexation to I-1 Located at 842 21 ½ Road

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for April 18, 2007

5. **Setting a Hearing on Zoning the Promontory Annexation, Located at the End of Sierra Vista Road** [File #ANX-2006-280]

Request to zone the 5.88 acre The Promontory Annexation, located at the end of Sierra Vista Road, to R-4 (Residential, 4 du/ac). This is a serial annexation consisting of The Promontory Annexation No. 1, The Promontory Annexation No. 2, The Promontory Annexation No. 3 and The Promontory Annexation No. 4 and includes a portion of B Road, Clymer Drive and Sierra Vista Road rights-of-way.

Proposed Ordinance Zoning the Promontory Annexation to R-4 (Residential, 4 Du/Ac) Located at the End of Sierra Vista Road

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for April 18, 2007

6. **Setting a Hearing on the Miller Annexation, Located at 450 Wildwood Drive** [File #GPA-2006-239]

Request to annex 35.7 acres, located at 450 Wildwood Drive. The Miller Annexation consists of 1 parcel and is a five part serial annexation.

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

Resolution No. 48-07 – 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, Miller Annexation, Located at

450 Wildwood Drive and Including Portions of the South Broadway and Wildwood Drive Rights-of-Way

Action: Adopt Resolution No. 48-07

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 1, Approximately 0.002 Acres, Located in Portions of the South Broadway and Wildwood Drive Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 2, Approximately 0.01 Acres, Located in Portions of the South Broadway and Wildwood Drive Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 3, Approximately 0.73 Acres, Located in a Portion of the Wildwood Drive Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 4, Approximately 2.10 Acres, Located at 450 Wildwood Drive and Including a Portion of the Wildwood Drive Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 5, Approximately 32.86 Acres, Located at 450 Wildwood Drive

Action: Introduction of Proposed Ordinances and Set a Hearing for May 16, 2007

7. **Setting a Hearing on H Road/Northwest Plan Policies and Performance Standards** [File #GPA-2007-025]

Request adoption of the H Road/Northwest Area Plan Policies and Performance Standards. These policies and performance standards are a part of the H Road/Northwest Plan the City and County Planning Commissions approved jointly on March 27, 2007. The Plan area comprises an area bounded by H Road to H ½ Road, from approximately 21 ¼ Road to 22 Road and also includes five properties located on the Southeast corner of H Road and 22 Road.

Proposed Ordinance Amending the Zoning and Development Code to Add Section 7.6 H Road/Northwest Area Plan Policies and Performance Standards

Action: Introduction of Proposed Ordinances and Set a Hearing for April 18, 2007

8. **Appeal of a Planning Commission Decision to Deny the Pinnacle Ridge Preliminary Plan, Located Northeast of Monument Road and Mariposa Drive**
[File #PP-2005-226] – **Continued from February 21, 2007**

Appeal of the Planning Commission denial of the Pinnacle Ridge Preliminary Plan, consisting of 72 single family lots on 45.33 acres in a RSF-2 (Residential Single Family, 2 du/ac) zone district.

Action: Continue to July 18, 2007

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Purchase of Three ½ Ton and One ¾ Ton Pickups for Parks and Recreation

This purchase is for the replacement of one 1994 pickup and one 1996 pickup for Parks and Recreation Forestry Division, and one 1997 pickup for Parks and Recreation Canyon View Park Division. The purchase also includes the addition to the fleet of one ¾ ton pickup for Parks and Recreation. Three of these vehicles are currently scheduled for replacement in 2007 as identified by the annual review of the Fleet Replacement Committee. The four new pickups will be E85 OEM Bi Fuel (flex fuel) compatible.

Jay Valentine, Purchasing Manager, presented this item and discussed the flex fuel compatible option.

Councilmember Coons asked the advantage of this fuel. Mr. Valentine stated it burns much cleaner and it is made with corn which is turned into ethanol. The corn can be grown locally and with the cleaner burning fuel, it is much better. With the purchase of these four it will give the current fleet a total of 36 flex fuel vehicles.

It was moved by Councilmember Hill and seconded by Councilmember Beckstein to Authorize the City Purchasing Division to Purchase Three 2007 Ford F-150 4 x 2 Pickups and One 2008 F-250 4 x 2 Pickup from Western Slope Auto Company, Grand Junction, CO, for the Amount of \$66,112.

Open Burning Ban Policy

The City of Grand Junction does not have a formal policy regarding enactment of a fire ban. A formal policy would establish clear guidelines to eliminate ad hoc decisions regarding enactment of a fire ban.

Jim Bright, Interim Fire Chief, reviewed this item. This item was brought forward from Monday's night workshop. A proposed resolution was presented to the City Council. The City does not have a formal policy regarding enactment of a fire ban. A formal policy would establish clear guidelines to eliminate ad hoc decisions regarding enactment of a fire ban.

Councilmember Hill asked if the paragraph in the resolution that relates to "arbitrariness and capriciousness" by the Sheriff gives the latitude the City needs to not follow suit for the determination.

Interim Chief Bright said historically the federal agencies will initiate a burn ban; they are the ones with technical expertise. The Sheriff would then issue the fire ban as the fire warden, and then the City would initiate that ban in the City limits.

Councilmember Coons asked if the decision is based on weather, wind, etc. The decision is based on whether fire danger is high. The resolution takes the confusion out of the issue.

Councilmember Beckstein likes the decision based on the City being able to evaluate the information but to have the City be able to make its own decision.

Councilmember Palmer stated, with this resolution, it gives the ability to make the decision clear, more precise and just makes great sense.

Councilmember Coons stated the reality is this area is drier and whether the City wants a ban on fireworks or not it has to do what is best for the community.

Council President Doody said the City is a bit different and he believes the Fire Chief should be making the decision whether the City should have a fire ban or not.

Councilmember Hill said he is in agreement with the Council President Doody's comments. The collaboration piece is missing. He does not, as a policy maker, want to enter into that and he believes that is the Fire Chief's job. The resolution doesn't give the Fire Chief the authority to say or think differently than the Sheriff, if needed.

Councilmember Palmer asked City Attorney Shaver if he thinks that flexibility is in the resolution.

City Attorney Shaver said currently the Fire Chief has that latitude now under the International Fire Code; he can do that at anytime now. This resolution would give certainty and will not have flexibility.

Councilmember Coons liked having a policy in place in the heat of the moment for an emergency situation for emergency preparedness that everyone can understand and act on. Councilmember Coons believed that part of what the City is trying to do is deal with these crises situations.

City Attorney Shaver said a good policy doesn't second guess on who makes a decision.

Councilmember Beckstein said currently the Fire Chief has that authority to make this decision and this Council would have to respect this decision. Council should respect the policy that is in place and have a relationship of trust between Council and Staff.

Councilmember Hill mentioned these were all good points made tonight and that he is comfortable with the status quo where the Fire Chief makes the decisions.

Councilmember Palmer said he agrees with Councilmember Hill in the middle ground, to get the City working together in emergency preparedness.

City Attorney Shaver stated with the procedure now, the City follows suit if the Sheriff declares a fire ban. If the resolution is not adopted, the City would simply continue to do what it has done in the past.

Councilmember Beckstein, speaking directly to Interim Chief Bright, said the City Council allowed emotions to run high last year when the fire ban was enacted and she apologized. She said she should not have undermined his authority and it was a learning experience. She realizes things are done for a purpose and they should respect this.

Councilmember Palmer made note of the confusion when the County has a ban and the City doesn't; he's not sure if this serves the public very well.

Councilmember Coons asked when the Sheriff declares a ban in the County, does he ever create an exclusion for the urban area.

Interim Chief Bright said the Sheriff has the authority of the unincorporated areas. There have been, for example, bans on the Grand Mesa but not in the valley; it is elevation dependent, so this has happened. But for the valley, it should be uniformly applied across the valley floor.

Resolution No. 53-07 – A Resolution Setting a Policy Regarding Banning of Open Burning In the City of Grand Junction

Councilmember Beckstein moved to NOT accept Resolution No. 53-07. Councilmember Hill seconded the motion. Motion carried by roll call vote with Councilmembers Coons and Palmer voting NO.

Purchase of an Uninterruptible Power Supply for City Hall Data Center

This purchase is for the replacement of the Uninterruptible Power Supply (UPS) for the City Hall Data Center. The replacement system interfaces with existing Information Systems equipment.

Jim Finlayson, Information Systems Manager, reviewed this item. Mr. Finlayson explained that the UPS is a device which maintains a continuous, filtered supply of electric power to connected equipment by supplying power from a battery source when utility power is not available. This is asking to be replaced earlier than expected.

Councilmember Palmer asked if, by sole source, this is the only manufacturer that meets the requirements. Mr. Finlayson said these are the requirements the City sets. This manufacturer provides to 2/3 of the data centers. Mr. Finlayson explained the reasoning behind using this supplier. This is the largest single investment in most data centers. After considerable research and comparison, the Information System Division has determined that the APC InfraStruXure Symmetra UPS is the only solution that meets mandatory specifications.

Councilmember Palmer moved to authorize the City Purchasing Division to purchase the APC InfraStruXure Symmetra Solution from Information Systems Consulting, Inc., Centennial, CO for a total price of \$52,850.31. Councilmember Thomason seconded the motion. Motion carried.

Purchase of an Uninterruptible Power Supply for 911 Communications Center/Police Department

This purchase is for the replacement of the Uninterruptible Power Supply (UPS) for the 911 Communications Center/Police Department. The replacement system interfaces with existing Information Systems equipment.

Jim Finlayson, Information Systems Manager, reviewed this item. This is part of a collaborative effort for the Police Department and Communications Center. Again it is similar to the UPS for the City Hall Data Center and the same reasoning for wanting to use this supplier.

Council President Doody asked Chief Bill Gardner how this UPS will fit into the new police building. Chief Gardner said there is currently a task force from many departments reviewing the Communications Center for its needs. Chief Gardner indicated that the space to operate in the current Communications Center is very limited. The plan is to get a double-wide to remodel and add additional consoles and expand the current Communications Center. Chief Gardner stated that they actually are at catastrophic risk right now in the current Communication Center.

Councilmember Thomason said that when he was there he was amazed how the Communications Center operated at the existing site and it is nothing short of extraordinary.

Mr. Finlayson said the current UPS is 15 years old and the longest expected usage is 10 years. If the Communications Center were to have a catastrophic event, it could take several hours, if not days, to get back on line.

Chief Gardner reported yesterday there was an expenditure of the 911 Center board, a unanimous vote, to use the 911 funds for the installation of the additional modular unit and additional equipment. If this is done, the Communications Center will have 5 years to find another facility. That is the extent of time that the additional technology will last. About \$1.2 million of the funds will be coming from the 911 fund.

Councilmember Palmer will follow-up on this, by listening to the communication on the existing Communications Center, this should be on the bin list to see what is going on, what the future outlook is for emergency service.

Councilmember Coons moved to authorize the City Purchasing Division to purchase the APC InfraStruXure Symmetra Solution from Information Systems Consulting, Inc. Centennial, CO for a total price of \$66,345.46. Councilmember Hill seconded the motion. Motion carried.

Council President Doody called for a recess at 8:40 p.m.

The meeting reconvened at 8:50 p.m.

Purchase One Swat Tactical Vehicle for Police

This purchase is for the replacement of one 1990 Chevy delivery van for the Police Department. This vehicle was currently scheduled for replacement in 2006 as identified by the annual review of the Fleet Replacement Committee.

Jay Valentine, Purchasing Manager, reviewed this item. This van was originally to be purchased in 2006 out of a \$130,000 budget. The lowest bid received back was \$169,000 so all bids were rejected. After Police personnel who researched SWAT vehicles prior to this, they learned that several Denver area agencies purchased their SWAT vehicle through Five-R Trucks. The Purchasing Department received pricing for a SWAT vehicle from them.

Councilmember Palmer stated that he understands it is a replacement of a 1990 delivery van.

Council President Doody asked if this vehicle requires special housing or can it sit out in the open conditions. Chief Gardner said it does not but did indicate that the bomb truck, SWAT vehicle, and the Communication Center van should be sheltered and kept at a constant temperature.

City Attorney Shaver wanted to reflect for the record, that the staff report referenced “ceased” funds instead of “seized” funds.

Councilmember Palmer moved to authorize the City Purchasing Division to purchase one 2007 Renegade 28’ Swat Tactical Vehicle with a 2006 Freightliner M2 Chassis from Five-R Trucks & Trailers, Golden, CO in the Amount of \$129,825. Councilmember Coons seconded the motion. Motion carried.

Construction Contract for the 2007 Alley Improvement District

Award of a construction contract for the 2007 Alley Improvement District to B.P.S. Concrete, Inc. in the amount of \$627,301.44.

Tim Moore, Public Works and Planning Director, reviewed this item. Mr. Moore said there were three bidders, all from Grand Junction for the proposed 6 alleyways. Mr. Moore said this project will consist of construction of concrete pavement and removal and replacement of five deteriorated sewer lines. In conjunction with the sewer and concrete pavement construction, Xcel Energy will be replacing gas lines in five of those alleys.

Councilmember Thomason asked Mr. Moore to explain why the engineer’s estimate is under the bid amount. Mr. Moore responded that materials cost, asphalt and concrete costs have continued to rise.

Councilmember Coons moved to authorize the City Manager to sign a Construction Contract for the 2007 Alley Improvement District with B.P.S. Concrete, Inc., in the amount of \$627,301.44. Councilmember Hill seconded the motion. Motion carried.

Construction Contract for 2007 Asphalt Overlays

The 2007 Asphalt Overlay project consists of asphalt resurfacing on 13 streets located throughout the City.

Tim Moore, Public Works and Planning Director, reviewed this item. Work items associated with the paving include: milling of existing asphalt pavement where needed, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter. The curb and gutter repairs and crack sealing will be completed ahead of the street overlay project. There were two bidders for the thirteen

roadways that will be in the overlay project. The project is scheduled to begin in June and be completed in September.

Councilmember Thomason moved to authorize the City Manager to sign a Construction Contract for the 2007 Asphalt Overlay Project to Elam Construction, Inc. in the amount of \$993,945. Councilmember Beckstein seconded the motion. Motion carried.

Support of Stormwater Regulation

Consideration of a resolution supporting the Colorado Water Quality Commission's regulation of stormwater discharges from oil and gas operations that affect one acre or more.

Eileen List, Environmental Services Manager, reviewed this item. In January 2006 the City supported applying the state-wide exemptions. At the 2006 Water Quality Control Commission (WQCC) Rulemaking Hearing, the WQCC directed Staff to consider if any exemptions were warranted for the oil and gas industry. The WQCC is holding an information hearing on May 14 to consider if the current Stormwater Regulations should be modified for the oil and gas industry. The State Water Quality Control Division is proposing to keep the existing State Stormwater Regulations intact with few changes. The Resolution being presented to Council is very similar to the one passed by the Town of Palisade.

Councilmember Hill voiced concern on the verbiage to include all construction sites over one acre, regardless of what industry it is.

Councilmember Coons stated that the oil and gas is the only industry subject to federal exemptions and the States of Colorado and Wyoming are the only ones regulating sites over one acre in size. Councilmember Coons asked Ms. List if there were any other industries asking for exemption. Ms. List stated no.

Council President Doody agrees with the air quality resolution that is being proposed and agrees with Councilmember Coons targeting the oil and gas.

Councilmember Palmer stated that there are too many "whereas" phases in the resolution without mentioning the number of oil and gas wells.

City Attorney Shaver wanted Council to know that if the resolution is not adopted this evening, he would not bring the Resolution back in this format.

Councilmember Hill moved to table this item and continue it to the May 2nd City Council meeting, with more specific wording to include the oil and gas industry. Councilmember Beckstein seconded the motion. Motion carried.

Subrecipient Contract for Project within the City's 2006 Program Year Community Development Block Grant (CDBG) Program and Allocation of City's Affordable Housing Initiative Funds for Land Acquisition – Village Park Property [File #CDBG 2006]

The Subrecipient Contracts formalize the City's award of a total of \$178,630 to the Grand Junction Housing Authority as allocated from the City's 2006 CDBG Program as previously approved by Council and a request for \$181,370 of the City's Affordable Housing Initiative funds. The funding will be used towards the purchase of 6.6 acres located at Block 2 of Village Park Subdivision at 28 ¼ and Patterson Road for the future development of an affordable housing project.

Kathy Portner, Neighborhood Services Manager, reviewed this item. In 2006, the Grand Junction Housing Authority was approved to purchase the electronics building. The Grand Junction Housing Authority was not able to complete that purchase but was able to purchase the property known as the Village Park Property. This is larger and also lower in purchase price.

Councilmember Coons thanked Ms. Portner and Staff due to the short time frame to pull this together as the City's representative on this board.

Councilmember Hill asked about the project size and zoning. Ms. Portner stated they will go through the full review process and a project this size will take about 9 months to a year to proceed with actual construction. This property already has some architectural standards attached to it.

Councilmember Palmer moved to authorize the City Manager to sign the Subrecipient Contract with the Grand Junction Housing Authority for the City's 2006 Program Year, Community Development Block Grant Program and approve the Allocation of Affordable Housing Initiative Funds. Councilmember Coons seconded the motion. Motion carried.

Public Hearing – Amendment to Action Plan for 2005 Program Year Community Development Block Grant (CDBG) Program; and Subrecipient Contract with the Grand Junction Housing Authority for Land Acquisition – Bookcliff Property [File #CDBG-2005-04]

Amending the City's 2005 Action Plan for the Community Development Block Grant (CDBG) Program Year 2005 to utilize the funds earmarked for the neighborhood program (\$120,000) for acquisition of property located at 1262 and 1282 Bookcliff Avenue by the Grand Junction Housing Authority (GJHA) to construct an affordable housing project and authorizing the City Manager to sign the Subrecipient Contract between the City and GJHA for acquisition of this property.

The public hearing was opened at 9:25 p.m.

Kathy Portner, Neighborhood Services Manager, reviewed this item. This project is to purchase properties on Bookcliff Avenue. There is a multi-family structure and a single family home on the property. The intent is to demolish the single family home and replace it with additional multi-family affordable housing units for low and moderate income levels. In exchange for CDBG funding for the Bookcliff properties acquisition, the Grand Junction Housing Authority will put funds into a feasibility study for a daycare in Orchard Mesa. It has been identified that a daycare center is needed and possibly could be tied to a neighborhood project.

Don Hartman, Director of Grand Junction Housing Authority spoke, to Council about the excitement for this project. It is his belief it is a win, win situation.

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

Councilmember Coons moved to approve the amendment to the City's CDBG Consolidated Plan 2005 Action Plan to reflect the revision to use grant dollars earmarked for the Neighborhood Program for acquisition of the property at 1262 and 1282 Bookcliff Avenue and authorize the City Manager to sign the Subrecipient Contract between the City and the Grand Junction Housing Authority. Councilmember Hill seconded the motion. Motion carried.

Public Hearing – Dyer/Green/Ottenberg Annexation and Zoning Located at 2981, 2991, 2993 and 2995 B Road [File #ANX-2007-008]

Request to annex and zone 18.68 acres, located at 2981, 2991, 2993 and 2995 B Road, to RSF-4 (Residential Single Family, 4 units per acre). The Dyer/Green/Ottenberg Annexation consists of four parcels and is a two part serial annexation located east of the Mesa View Elementary School with a current county zoning of RSF-R.

The public hearing was opened at 9:35 p.m.

Faye Hall, Associate Planner, reviewed this item. She described the request and the locations of the four parcels. The property owners have requested annexation to allow for development of the property. She reviewed the Land Use Designations and the proposed zoning. She identified the State Statutory cite that allows for annexation.

Kathy Horin, 1982 J Road, Fruita, was present representing the applicant. She concurred with Staff and just reiterated that utilizing the acreage will be consistent with the surrounding land uses.

There were no public comments.

The public hearing was closed at 9:38 p.m.

a. Accepting Petition

Resolution No. 50-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Dyer/Green/Ottenberg Annexation Located at 2981, 2991, 2993, and 2995 B Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4056 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Dyer/Green/Ottenberg Annexation No. 1, Approximately 4.21 Acres Located at 2981 B Road and a Portion of 2991 B Road

Ordinance No. 4057 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Dyer/Green/Ottenberg Annexation No. 2, Approximately 14.47 Acres Located at 2993, 2995, and the majority of 2991 B Road

c. Zoning Ordinance

Ordinance No. 4058 – An Ordinance Zoning the Dyer/Green/Ottenberg Annexation to RSF-4 Located at 2981, 2991, 2993, and 2995 B Road

Councilmember Hill moved to adopt Resolution No. 50-07 and adopt Ordinance Nos. 4056, 4057, and 4058 and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Home Lumber Annexation and Zoning Located at 2771, 2773, and 2779 D Road [File #ANX-2006-360]

Request to annex and zone 15.79 acres, located at 2771, 2773 and 2779 D Road, to I-1 (Light Industrial). The Home Lumber Annexation consists of three parcels and is located east of Indian Road and west of 28 Road.

The public hearing was opened at 9:41 p.m.

Faye Hall, Associate Planner, reviewed this item. She described the request and the locations of the three parcels. The property owners have requested annexation to allow for development of the property. She reviewed the Land Use Designations and the proposed zoning. She identified the State Statutory cite that allows for annexation. This annexation inadvertently completes an enclave of unincorporated land. Ms. Hall described the enclaves and what they are. Ms. Hall noted there is one property located at 2775 D Road that is within this enclave and is owned by Sturgeon Electric Company. No

dates have been established for annexing this property, but in accordance with the Persigo Agreement it shall occur within 5 years.

Councilmember Palmer asked if the electric company is advised that within 5 years they will be annexed. Ms. Hall stated yes.

There were no public comments.

The public hearing was closed at 9:44 p.m.

a. Accepting Petition

Resolution No. 51-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Home Lumber Annexation Located at 2771, 2773, and 2779 D Road, and a Portion of the D Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4059 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Home Lumber Annexation, Approximately 15.79 Acres Located at 2771, 2773, and 2779 D Road, and a Portion of the D Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 4060 – An Ordinance Zoning the Home Lumber Annexation to I-1 Located at 2771, 2773, and 2779 D Road

Councilmember Palmer moved to adopt Resolution No. 51-07 and adopt Ordinance Nos. 4059 and 4060 and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – West Ouray Growth Plan Amendment, Located at 302 W. Ouray Avenue [File #RZ-2007-034]

Request to amend the Growth Plan, to change the Future Land Use Designation from Residential Medium and Commercial to Commercial for one parcel consisting of approximately .723 acres. The parcel is located to the south of Bassett Furniture.

The public hearing was opened at 9:46 p.m.

Faye Hall, Associate Planner, reviewed this item. It was annexed in 1890 as part of the Moble's addition annexation. In 1970 it was rezoned from vacant to C-1 (Light

Commercial). The property has remained vacant. The Growth Plan was implemented in 1996. Currently the Growth Plan shows this property to have two Future Land Use Designations, Residential Medium and Commercial. There may have been an error, especially since there was never a structure on this site. The applicant needs to have the Growth Plan Designation of Commercial on the entire property. The proposed would be to change the designation from Residential Medium to Commercial.

There were no public comments.

The public hearing was closed at 9:48 p.m.

Councilmember Palmer asked about the difference in egress for commercial versus residential.

Ms. Hall responded that this is only to change the Growth Plan so this has not been looked at but if it is Commercial it will access off one of those other roads, not the residential area.

Resolution No. 52-07 – A Resolution Amending the Growth Plan of the City of Grand Junction to Designate West Ouray, Approximately .723 Acres Located at 302 W. Ouray Avenue, from "Residential Medium" and "Commercial" to "Commercial"

Councilmember Thomason moved to adopt Resolution No. 52-07. Councilmember Hill 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 9:50 p.m.

Juanita Peterson, CMC
Deputy City Clerk

CITY OF GRAND JUNCTION, COLORADO

CERTIFICATE OF ELECTION

APRIL 3, 2007

I, Stephanie Tuin, City Clerk of the City of Grand Junction, Colorado, do hereby certify that the unofficial results of the Special Municipal Election held in the City on Tuesday, April 3, 2007, were as follows:

TOTAL BALLOTS CAST 239

DOWNTOWN DEVELOPMENT AUTHORITY, CITY OF GRAND JUNCTION F

SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED \$18,000,000 WITH A REPAYMENT COST OF \$20,000,000, WITHOUT RAISING ADDITIONAL TAXES, TO FINANCE STREETS, PARKS, PLAZAS, PARKING FACILITIES, PLAYGROUNDS, CAPITAL FACILITIES, PEDESTRIAN MALLS, RIGHTS-OF-WAY, STRUCTURES, WATERWAYS, BRIDGES, ACCESS ROUTES TO ANY OF THE FOREGOING, DESIGNED FOR USE BY THE PUBLIC GENERALLY OR USED BY ANY PUBLIC AGENCY WITH OR WITHOUT CHARGE; SUCH DEBT TO BE EVIDENCED BY BONDS, LOANS, ADVANCES OR INDEBTEDNESS PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD SHALL BE DETERMINED BY THE CITY AS NECESSARY AND PRUDENT; SHALL THE PLEDGE OF THE TAX INCREMENT FUND TO SUCH DEBT BE AUTHORIZED FOR A PERIOD NOT TO EXCEED THE MAXIMUM TIME PERMITTED BY LAW; AND IF THIS QUESTION IS APPROVED, THE AUTHORITY TO ISSUE DEBT PURSUANT TO BALLOT ISSUE 5T AT THE CITY'S NOVEMBER 2, 2004 ELECTION SHALL BE OF NO FURTHER EFFECT?

Yes	163
No	76
Over Votes	0
Under Votes	0

We, the undersigned Canvassing Board, have reviewed the results of the Special Municipal Election for the Downtown Development Authority held April 3, 2007, and do hereby conclude:

That Ballot Issue F passed by the greater number of votes.

Certified this 4th day of April, 2007.

/s/ Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

Dated this 4th day of April, 2007.

/s/ Bonnie Beckstein
Bonnie Beckstein
Councilmember, District D

/s/ Teresa Coons
Teresa Coons
Councilmember, District E

/s/ Jim Doody
Jim Doody
Councilmember, District A

/s/ Bruce Hill
Bruce Hill
Councilmember, At-Large

/s/ Gregg Palmer
Gregg Palmer
Councilmember, District C

N/A
Jim Spehar
Councilmember, District B

/s/ Doug Thomason
Doug Thomason
Councilmember, At-Large

CITY OF GRAND JUNCTION, COLORADO

CERTIFICATE OF ELECTION

APRIL 3, 2007

I, Stephanie Tuin, City Clerk of the City of Grand Junction, Colorado, do hereby certify that the results of the Regular Municipal Election held in the City on Tuesday, April 3, 2007, were as follows:

Total Ballots Cast in District A	1,872
Total Ballots Cast in District B	2,469
Total Ballots Cast in District C	992
Total Ballots Cast in District D	2,414
Total Ballots Cast in District E	1,009
TOTAL BALLOTS CAST	8,756

FOR COUNCILPERSON - DISTRICT "B" - FOUR-YEAR TERM

Candidate	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Kent Baughman	855	1,099	479	1,042	485	3,960
Linda Romer Todd	810	1,178	422	1,161	414	3,985

FOR COUNCILPERSON - DISTRICT "C" - FOUR-YEAR TERM

Candidates	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Joe Gardner	459	611	294	562	341	2,267
Gregg Palmer	1,137	1,479	593	1,563	542	5,314

FOR COUNCILPERSON – “CITY AT LARGE” – FOUR-YEAR TERM

Candidates	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Bruce Hill	1,502	1,982	786	2,021	792	7,083

CITY OF GRAND JUNCTION A

SHALL THE CITY OF GRAND JUNCTION, COLORADO, WITHOUT ANY INCREASE IN TAXES, BE AUTHORIZED TO RETAIN ALL REVENUES IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER ARTICLE X, SECTION 20 (TABOR) OF THE COLORADO CONSTITUTION FOR 2006 AND SUBSEQUENT YEARS UNTIL THE RIVERSIDE PARKWAY BONDED DEBT IS PAID IN FULL, WITH ALL AMOUNTS RETAINED TO BE USED FOR PAYMENT OF THE RIVERSIDE PARKWAY BONDED DEBT?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Yes	1,117	1,491	547	1,515	524	5,194
No	739	948	435	872	477	3,471

CHARTER AMENDMENTS

CITY OF GRAND JUNCTION B

Shall there be amendments to the Grand Junction City Charter, Sections 36, 38, 45, 48, 54, 57, 70, 72, 88, 93, 101, 103, 105, 107, 108, 121, 123, 143, 148, 149, 152, and 153 and the repeal of Sections 63, 66, 76, 85, 86, 87, 96, 104, 112, 114, 122, 140, 150, 154, 155, and 156 concerning the elimination of obsolete and conflicting provisions?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
For the Amendments	1,282	1,726	621	1,633	600	5,862
Against the Amendments	481	599	329	646	344	2,399

CITY OF GRAND JUNCTION C

Shall there be an amendment to the Grand Junction City Charter Section 28, Petition for Recall, to the number of registered electors required to sign a recall petition?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
For the amendment	662	907	374	894	361	3,198
Against the amendment	1,023	1,297	563	1,302	570	4,755

CITY OF GRAND JUNCTION D

Shall there be an amendment to the Grand Junction City Charter Section 51, Publication of Ordinances, to allow for the publication of ordinances by title only?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
For the amendment	515	705	273	713	260	2,466

Against the amendment	1,192	1,539	662	1,502	680	5,575
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CITY OF GRAND JUNCTION E

Shall there be an amendment to the Grand Junction City Charter Section 125, City May Purchase, Operate or Sell—Procedure, relative to franchises, to change the number of signatures required on a petition to ascertain whether or not the City shall acquire said property?

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
For the amendment	499	700	282	696	264	2,441
Against the amendment	1,140	1,453	641	1,445	662	5,341

We, the undersigned Canvassing Board, have reviewed the results of the Regular Municipal Election held April 3, 2007, and do hereby conclude:

That Linda Romer Todd has been duly elected as Councilperson for District "B" by the greater number of votes.

That Gregg Palmer has been duly elected as Councilperson for District "C" by the greater number of votes.

That Bruce Hill has been duly elected as Councilperson for "City at Large" by the greater number of votes.

Further we, the undersigned Canvassing Board, do hereby conclude that City of Grand Junction A passed by the greater number of votes; that City of Grand Junction B passed by the greater number of votes; that City of Grand Junction C failed by the greater number of votes; that City of Grand Junction D failed by the greater number of votes; and finally that that City of Grand Junction E failed by the greater number of votes.

Certified this 4th day of April, 2007.

/s/ Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

Dated this 4th day of April, 2007.

/s/: Bonnie Beckstein
Bonnie Beckstein
Councilmember, District D

/s/: Teresa Coons
Teresa Coons
Councilmember, District E

/s/: Jim Doody
Jim Doody
Councilmember, District A

/s/: Debra Kemp
Debra Kemp
Notary Public

/s/: Juanita Peterson
Juanita Peterson
Notary Public

N/A
Jim Spehar
Councilmember, District B

/s/: Doug Thomason
Doug Thomason
Councilmember, At-Large

Attach 2

Setting a Hearing on the Younger Annexation, Located at 2172 and 2176 H Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Younger Annexation - Located at 2172 and 2176 H Road						
Meeting Date	April 18, 2007						
Date Prepared	April 9, 2007				File #GPA-2007-054		
Author	Senta L. Costello		Associate Planner				
Presenter Name	David Thornton		Principal Planner				
Report results back to Council		Yes	X	No	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: Request to annex 44.87 acres, located at 2172 and 2176 H Road. The Younger Annexation consists of 2 parcels and includes a portion of the H Road right-of-way. The annexation request is in anticipation of future development of the property.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Younger Annexation and introduce the proposed Ordinance and set a hearing for June 6, 2007.

Background Information: See attached Staff Report/Background Information

Attachments:

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

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2172 and 2176 H Road		
Applicants:		Owner/Developer: Glen Younger Representative: Mandy Rush		
Existing Land Use:		Residential/Agricultural		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Residential/Agricultural		
	South	Commercial/Industrial uses		
	East	Residential/Agricultural		
	West	Commercial/Industrial uses		
Existing Zoning:		County AFT		
Proposed Zoning:		City I-1		
Surrounding Zoning:	North	County AFT		
	South	City I-1/C-2		
	East	County AFT		
	West	County PI/AFT		
Growth Plan Designation:		Requested Commercial/Industrial		
Zoning within density range?		W/ GPA	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 44.87 acres of land and is comprised of 2 parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Younger Annexation is eligible to be annexed because of compliance with the following:

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

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

The following annexation and zoning schedule is being proposed.

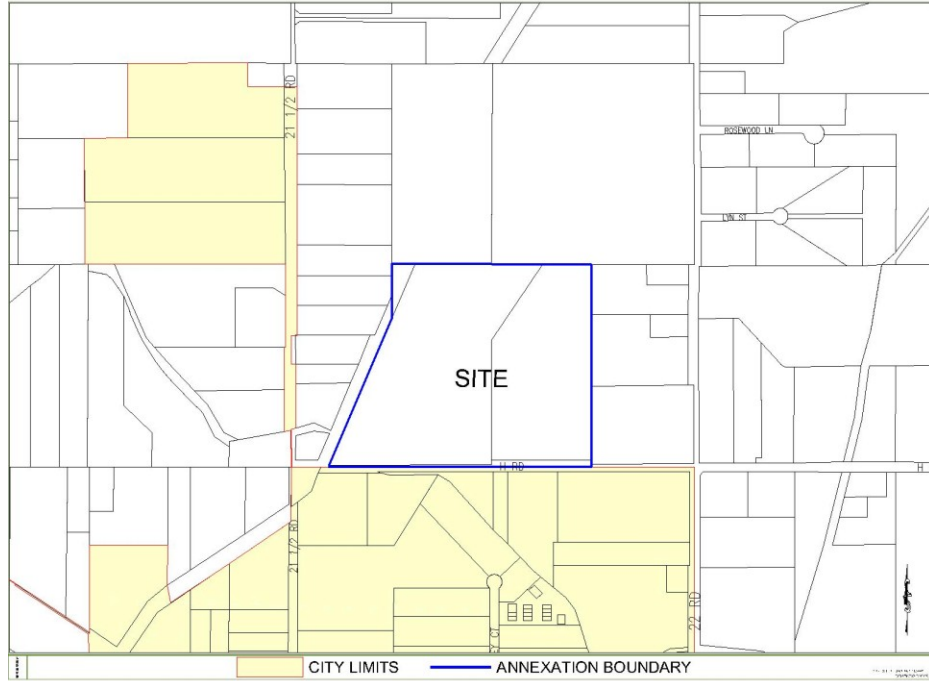
<i>ANNEXATION SCHEDULE</i>	
April 18, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
To be scheduled after GPA	Planning Commission considers Zone of Annexation
To be scheduled after GPA	Introduction Of A Proposed Ordinance on Zoning by City Council
June 6, 2007	Acceptance of Petition and Public Hearing on Annexation by City Council
July 8, 2007	Effective date of Annexation

YOUNGER ANNEXATION SUMMARY

File Number:	GPA-2007-054	
Location:	2172 and 2176 H Road	
Tax ID Number:	2697-254-00-061/2697-254-00-060	
Parcels:	2	
Estimated Population:	5	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	2	
Acres land annexed:	44.87 acres	
Developable Acres Remaining:	Approximately 43 acres	
Right-of-way in Annexation:	50,588 sq. ft.	
Previous County Zoning:	AFT	
Proposed City Zoning:	I-1	
Current Land Use:	Residential/Agricultural	
Future Land Use:	Industrial	
Values:	Assessed:	= \$31,900
	Actual:	= \$3334,880
Address Ranges:	2172-2176 H Road (Even only)	
Special Districts:	Water:	Ute Water
	Sewer:	City
	Fire:	Grand Junction Rural
	Irrigation/ Drainage:	Grand Junction Drainage District
	School:	Mesa County School District 51
	Pest:	None

Site Location Map

Figure 1



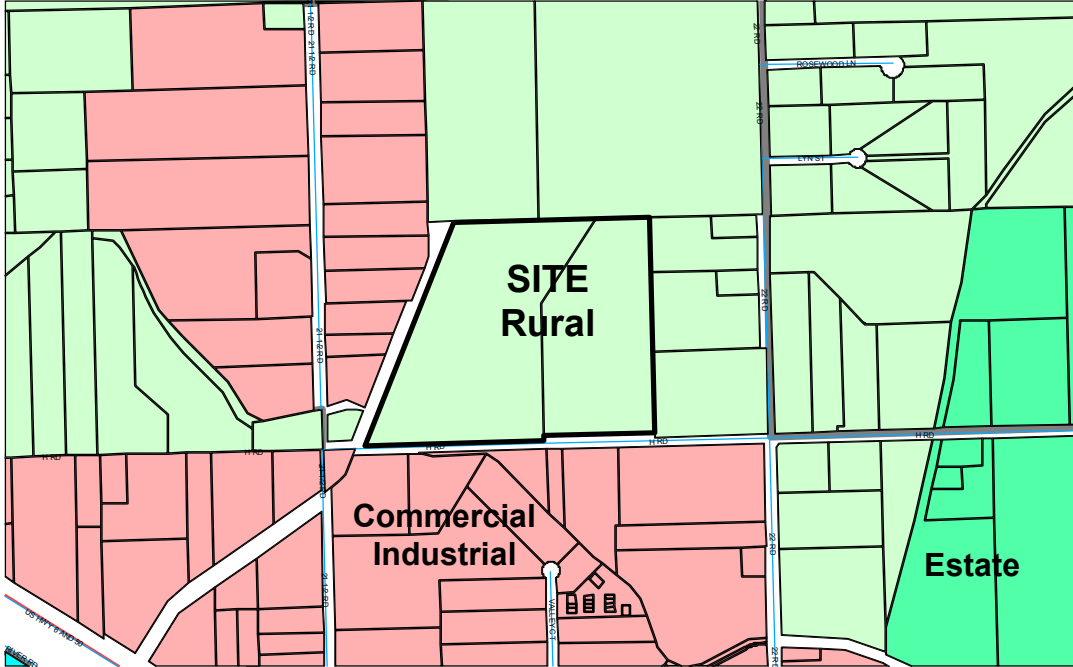
Aerial Photo Map

Figure 2



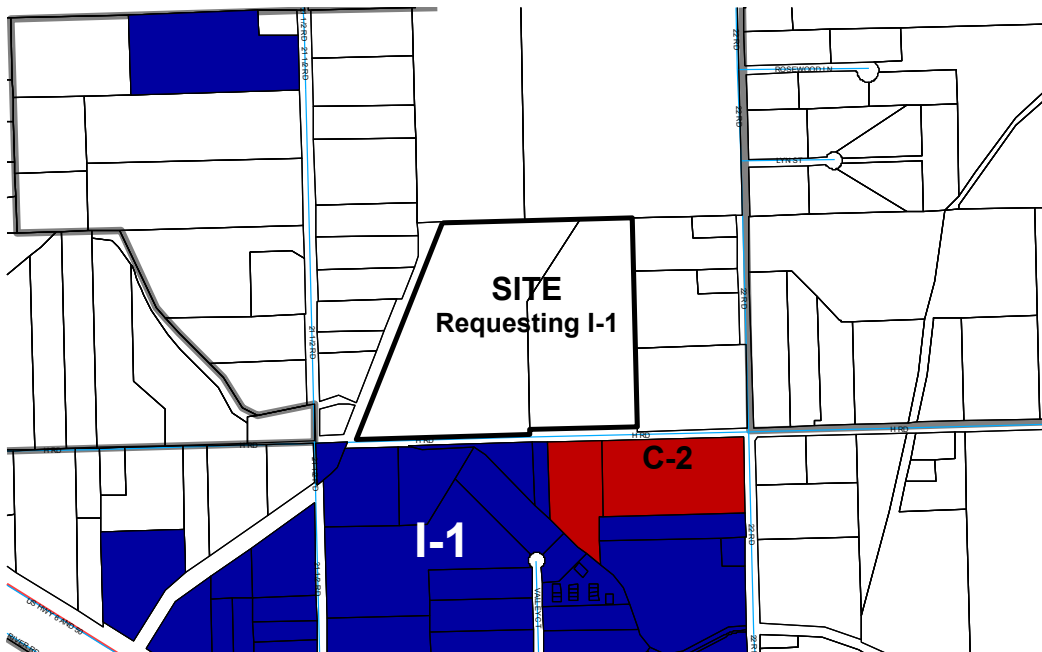
Future Land Use Map

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 18th of April, 2007, 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**

YOUNGER ANNEXATION

**LOCATED AT 2172 AND 2176 H ROAD INCLUDING A PORTION OF THE H ROAD
RIGHT-OF-WAY**

WHEREAS, on the 18th day of April, 2007, 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:

YOUNGER ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter SW 1/4 SE 1/4 of said Section 25 and assuming the South line of said SW 1/4 SE 1/4 to bear S89°53'09"E with all bearings contained herein relative thereto; thence S89°53'09"E along said South line a distance of 284.00 feet to the Southwest corner of that certain parcel of land as described in Book 1815, Page 513, Public Records of Mesa County, Colorado, and also being the POINT OF BEGINNING ; thence N22°18'06"E along the West line of said parcel a distance of 991.40 feet; thence N00°00'21"E along said West line a distance of 402.66' to the Northwest corner of said parcel; thence S89°52'11"E along the North line of said parcel a distance of 1311.38 feet to the Northeast corner of that certain parcel of land as described in Book 1816, Page 747, Public Records of Mesa County, Colorado, thence S00°03'11"W along the East line and its continuation of said parcel a distance of 1350.28 feet to a point on the Persigo Annexation No. 2, City of Grand Junction, Ordinance No. 2556; thence N89°53'09"W along said Annexation line a distance of 1686.44 feet; thence N00°06'51"E a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 44.87 acres (1,954,345 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 6th day of June, 2007, 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 Public Works and Planning Department of the City.

ADOPTED the _____ day of _____, 2007.

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>
April 20, 2007
April 27, 2007
May 4, 2007
May 11, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

YOUNGER ANNEXATION

APPROXIMATELY 44.87 ACRES

**LOCATED AT 2172 AND 2176 H ROAD INCLUDING A PORTION OF THE H ROAD
RIGHT-OF-WAY**

WHEREAS, on the 18th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of June, 2007; 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:

YOUNGER ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter SW 1/4 SE 1/4 of said Section 25 and assuming the South line of said SW 1/4 SE 1/4 to bear S89°53'09"E with all bearings contained herein relative thereto; thence S89°53'09"E along said South line a distance of 284.00 feet to the Southwest corner of that certain parcel of land as described in Book 1815, Page 513, Public Records of Mesa County, Colorado, and also being the POINT OF BEGINNING ; thence

N22°18'06"E along the West line of said parcel a distance of 991.40 feet; thence N00°00'21"E along said West line a distance of 402.66' to the Northwest corner of said parcel; thence S89°52'11"E along the North line of said parcel a distance of 1311.38 feet to the Northeast corner of that certain parcel of land as described in Book 1816, Page 747, Public Records of Mesa County, Colorado, thence S00°03'11"W along the East line and its continuation of said parcel a distance of 1350.28 feet to a point on the Persigo Annexation No. 2, City of Grand Junction, Ordinance No. 2556; thence N89°53'09"W along said Annexation line a distance of 1686.44 feet; thence N00°06'51"E a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 44.87 acres (1,954,345 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 _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Attach 3

Setting a Hearing on the Walker Field Airport Master Plan Amendment

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Walker Field Airport Master Plan Amendment					
Meeting Date	April 18, 2007					
Date Prepared	March 28, 2007				File # PLN-2007-032	
Author	Ronnie Edwards		Associate Planner			
Presenter Name	Ronnie Edwards		Associate Planner			
Report results back to Council		Yes	X	No	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Introduction of a proposed ordinance approving an Amendment to the Walker Field Airport Master Plan to allow infrastructure improvements and expansion.

Budget: N/A

Action Requested/Recommendation: Introduce a proposed ordinance and set a public hearing for May 2, 2007. Staff and Planning Commission recommend approval.

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 / Existing City and County Zoning Map
4. Traffic Circulation Map
5. Walker Field Planned Development Map
6. Terminal Public Parking Lot Layout Map
7. Ordinance

BACKGROUND INFORMATION				
Location:		Generally an area north of H Road between 27 1/4 Road and 28 1/2 Road		
Applicants:		Walker Field Public Airport Authority		
Existing Land Use:		Airport facilities and accessory uses		
Proposed Land Use:		Expansion of Airport facility traffic circulation and terminal public parking area		
Surrounding Land Use:	North	Public Land (BLM)		
	South	Commercial		
	East	Commercial		
	West	Commercial/Industrial		
Existing Zoning:		Planned Development		
Proposed Zoning:		Planned Development		
Surrounding Zoning:	North	AFT (Agricultural, Forestry, Transitional)		
	South	I-O, C-1, PD		
	East	PD, AFT		
	West	I-O		
Growth Plan Designation:		Public		
Zoning within density range?		x	Yes	No

ANALYSIS:

1. Background

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

The area that is being affected by the proposed amendment is the Aeronautical-Commercial area, the main airport terminal and associated support facilities, and the Aeronautical area west of the runways.

Section 2.20 of the Zoning and Development Code outlines the requirements for an Institutional and Civic Facility Master Plan process. The purpose of the Master Plan review process is to provide an opportunity for the review of major institutional and civic

facilities that provide a needed service to the community, but which might also impact the surrounding community and neighborhoods. The existing Master Plan and PD zoning ordinance for Walker Field was reviewed and approved by City Council in 2004. This established the standards and requirements for development on the airport property.

Section 2.20.F of the Zoning and Development Code states that Amendments to the Master Plan are required if significant changes are proposed as defined in Section 2.12.F.3 and shall meet the review criteria of Section 2.20.C. The proposed changes to the site traffic circulation, terminal parking lot and the storm drainage system are considered a Major Amendment, which are reviewed by the Planning Commission and approved or denied by City Council.

In this proposal the applicant is also requesting a deviation from the landscape requirements for parking lots per Section 6.5.C of the Zoning and Development Code, which states there will be one landscape island for each 20 parking spaces. Section 5.4.G allows for the deviation from development default standards subject to community amenities. The applicant has proposed to provide landscaping along the major rights-of-way to the public parking area and exceed the requirements of Chapter Six of the Code by creating an 8 foot wide landscape strip the length of the parking spaces. The maximum parking spaces would increase to 24 spaces between islands. The proposal equates to 3.2% more landscaping than required by the Code and provides a community benefit to this area.

2. Consistency with the Growth Plan

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

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

Policy 8.4: The City will encourage the development of uses that are compatible with the airport and the image of this area as a gateway into Grand Junction.

Policy 13.1: The City will establish heightened aesthetic standards and guidelines for the gateway areas and high visibility corridors, which includes traffic circulation of the Airport and Horizon Drive.

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

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

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

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

The proposed amendment is in conformance with the Growth Plan and the Horizon Drive Corridor Guidelines.

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

The proposed amendment is in conformance with the master street plan surrounding this area and the transportation planning requirements per the Transportation Engineering Design Standards (TEDS).

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

The proposed amendment is compatible with the surrounding area in terms of street network, site accesses, public parking and stormwater-drainage improvements. The proposed plan increases screening and buffering along the improved rights-of-way and public parking areas.

- d. Adequacy of public facilities and services.

The proposed development does not change any of the existing public facilities and services.

- e. Community benefits from the proposal.

The proposed amendment benefits the Community by providing improved traffic circulation, public parking facilities and additional landscape buffering and screening that exceeds the requirements of the Zoning and Development Code.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing PLN-2007-032, an Amendment to the Walker Field Airport Master Plan, the Planning Commission made the following findings of fact and conclusions:

1. The requested Amendment to the Walker Field Airport Master Plan is consistent with the Growth Plan.

2. The review criteria in Section 2.20.C of the Zoning and Development Code have all been met.

PLANNING COMMISSION RECOMMENDATION:

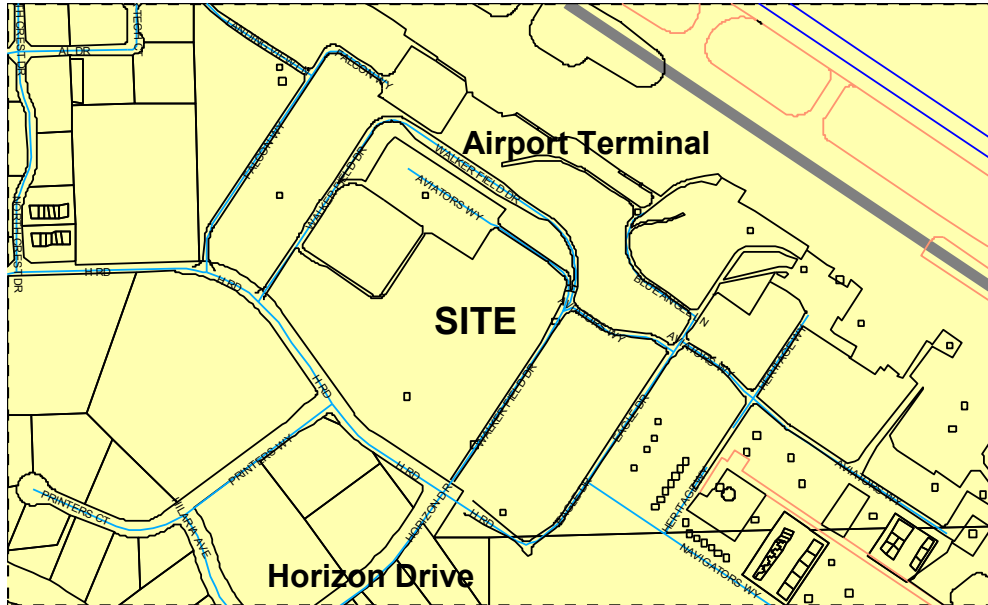
Planning Commission recommended approval of the requested Amendment to the Walker Field Airport Master Plan, PLN-2007-032, to the City Council with the findings and conclusions listed above.

Attachments:

Site Location Map/Aerial Photo Map
Future Land Use Map/Existing City and County Zoning
Traffic Circulation Map
Walker Field Planned Development Map
Terminal Public Parking Lot Layout Map
Ordinance

Site Location Map

Figure 1



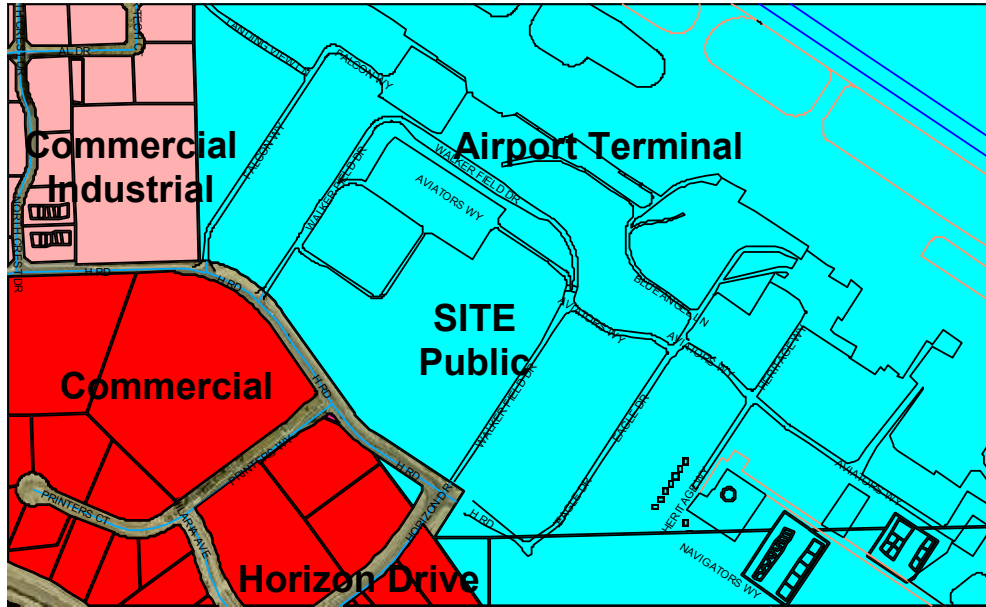
Aerial Photo Map

Figure 2



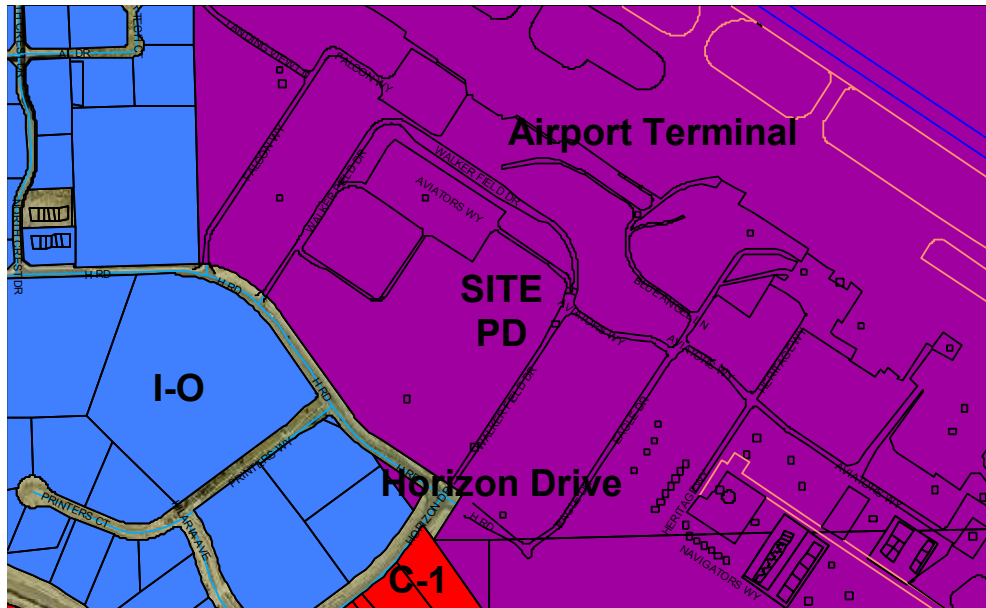
Future Land Use Map

Figure 3

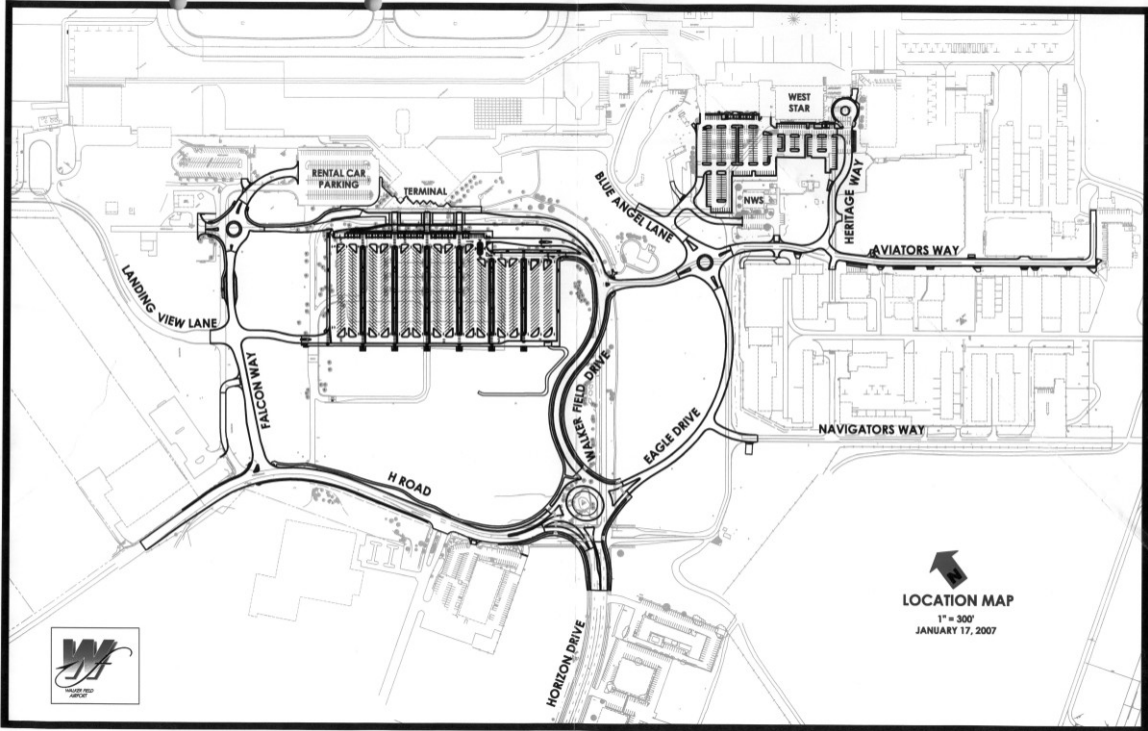


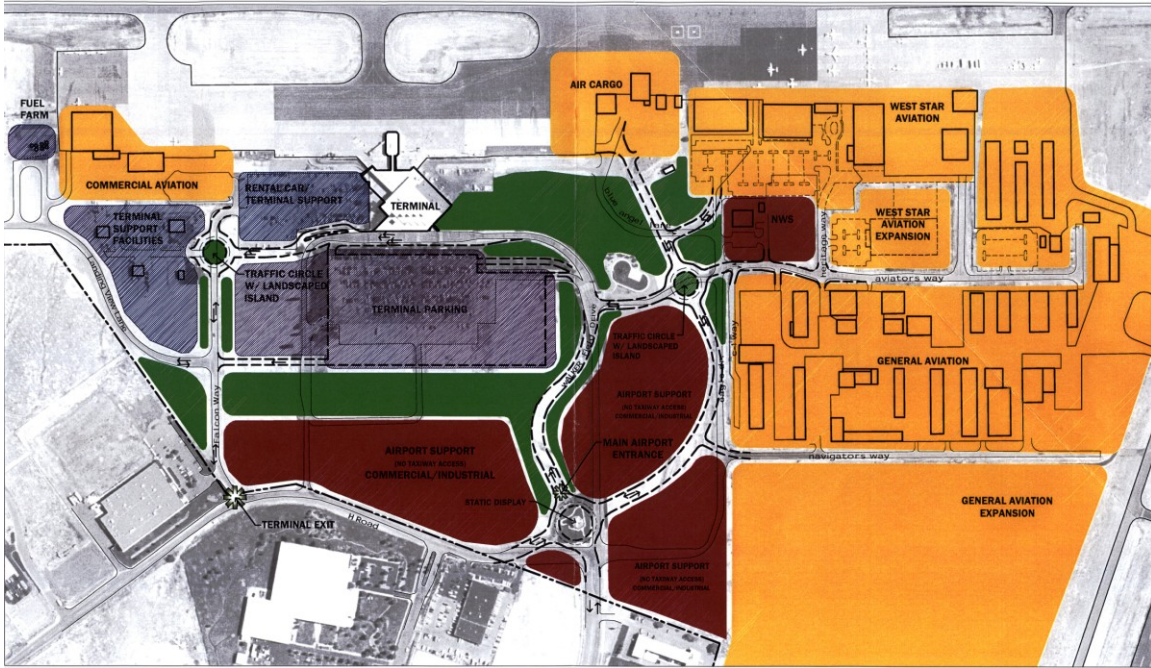
Existing City and County Zoning

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."

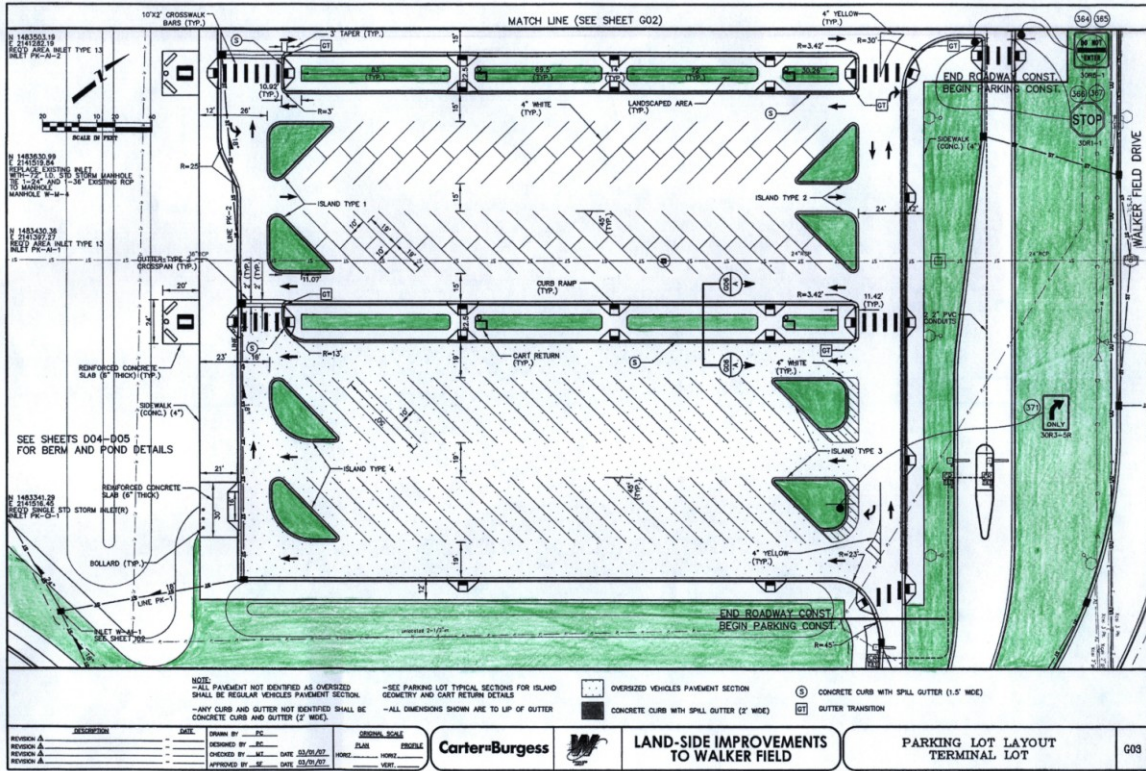




Conceptual Landside Access Plan - Alternative 'H'

- Terminal Parking
- Terminal Support/Rental Car
- Commercial/General Aviation
- Commercial/Industrial
- Green/Open Space





NOTE: 1. ALL PAVEMENT NOT IDENTIFIED AS OVERSIZED SHALL BE REGULAR VEHICLES PAVEMENT SECTION. 2. ANY CURB AND GUTTER NOT IDENTIFIED SHALL BE CONCRETE CURB AND GUTTER (2\"/>

SEE PARKING LOT TYPICAL SECTIONS FOR ISLAND GEOMETRY AND CART RETURN DETAILS. ALL DIMENSIONS SHOWN ARE TO LIP OF GUTTER.

OVERSIZED VEHICLES PAVEMENT SECTION. CONCRETE CURB WITH SPALL GUTTER (1.5\"/>

CONCRETE CURB WITH SPALL GUTTER (2\"/>

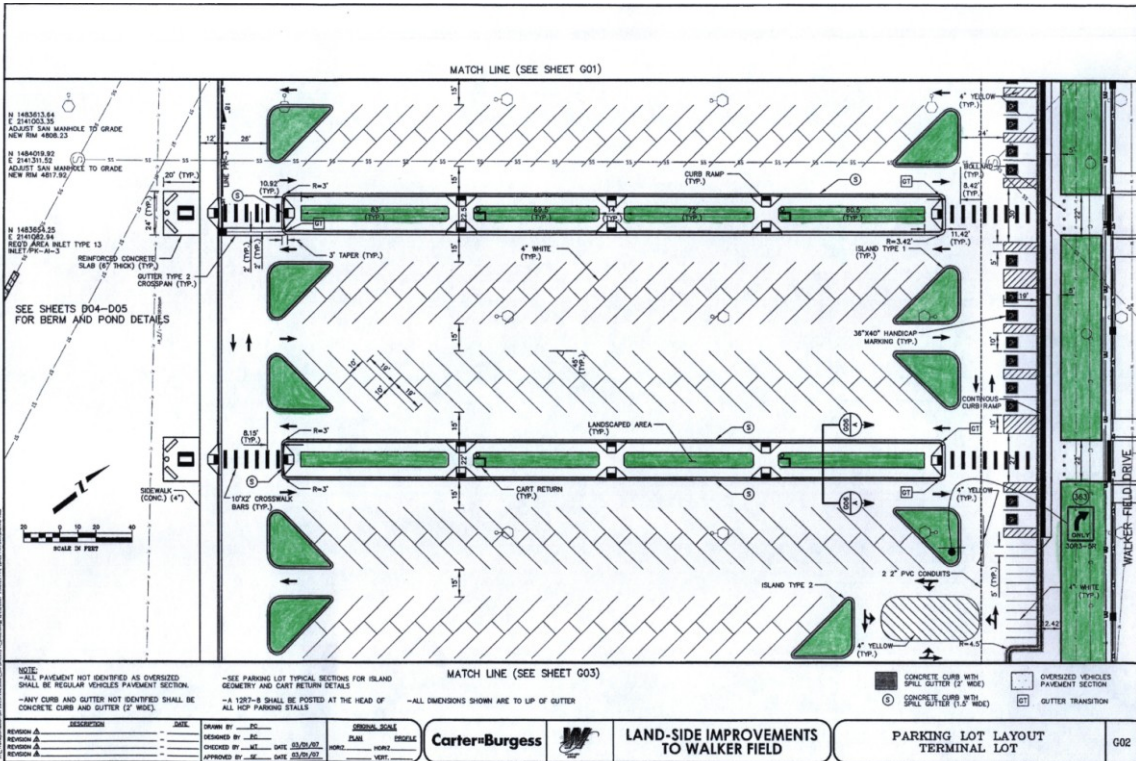
GUTTER TRANSITION.

REVISION	DATE	DESCRIPTION	BY	CHKD
REVISION A				
REVISION B				
REVISION C				
REVISION D				

DESIGN SCALE: PLAN 1/8\"/>

Carter Burgess LAND-SIDE IMPROVEMENTS TO WALKER FIELD

PARKING LOT LAYOUT TERMINAL LOT 003



N 1483615.64
E 214131.52
ADJUST SAN MANHOLE TO GRADE
NEW RM 487.92

N 1483615.62
E 214131.52
ADJUST SAN MANHOLE TO GRADE
NEW RM 487.92

N 1483615.25
E 214131.52
RECY AREA INLET TYPE 13
INLET #P-1-3

REINFORCED CONCRETE
SLAB (6" THICK) (TYP.)

GUTTER TYPE 2
CROSSSPAN (TYP.)

SEE SHEETS D04-D05
FOR BERM AND POND DETAILS



NOTE:
-SEE PAVEMENT NOT IDENTIFIED AS OVERSIZED SHALL BE REGULAR VEHICLES PAVEMENT SECTION.
-ANY CURB AND GUTTER NOT IDENTIFIED SHALL BE CONCRETE CURB AND GUTTER (2" HIGH).

-SEE PARKING LOT TYPICAL SECTIONS FOR ISLAND GEOMETRY AND CART RETURN DETAILS.
-A 1207-B SHALL BE POSTED AT THE HEAD OF ALL HOV PARKING ISLANDS.

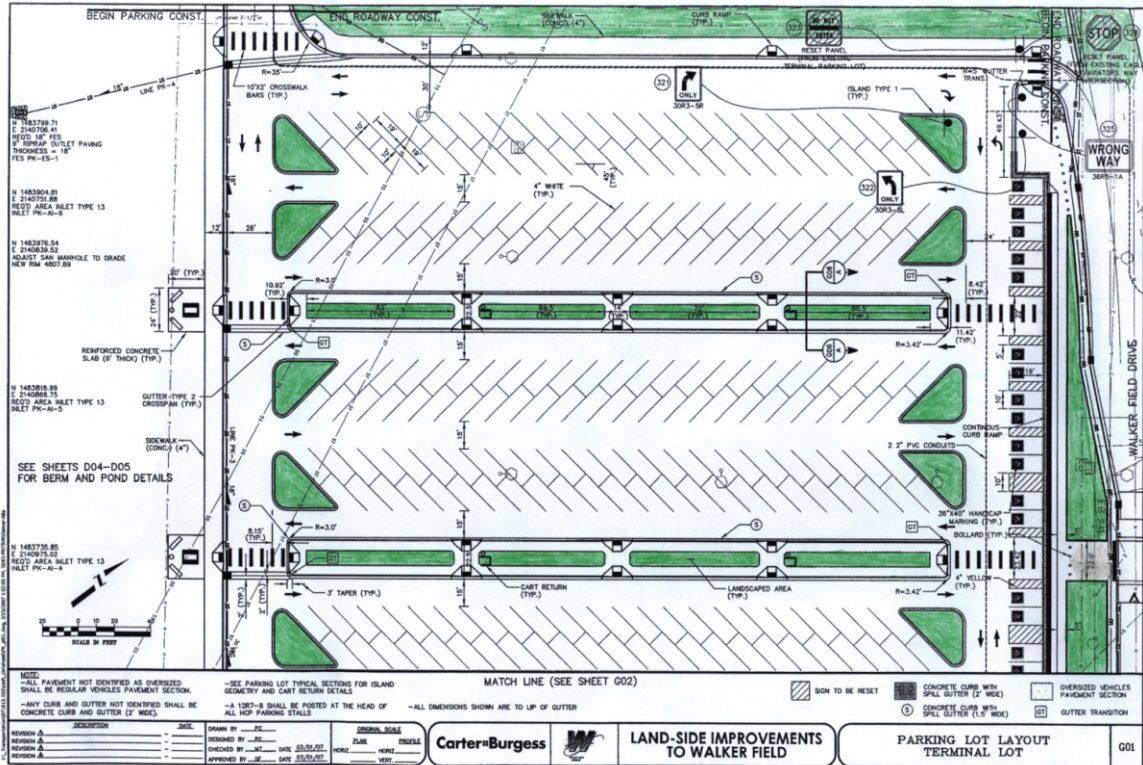
-ALL DIMENSIONS SHOWN ARE TO LIP OF GUTTER

REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
REVISION A					
REVISION B					
REVISION C					
REVISION D					

Carter-Burgess

**LAND-SIDE IMPROVEMENTS
TO WALKER FIELD**

CONCRETE CURB WITH SPILL GUTTER (2" WIDE)	OVERSIZED VEHICLES PAVEMENT SECTION
CONCRETE CURB WITH SPILL GUTTER (1.5" HIGH)	GUTTER TRANSITION



NOTE: --ALL PAVEMENT NOT IDENTIFIED AS OVERSIZED SHALL BE REGULAR VEHICLES PAVEMENT SECTION. --ANY CURB AND GUTTER NOT IDENTIFIED SHALL BE CONCRETE CURB AND GUTTER (2' WIDE). --SEE PARKING LOT TYPICAL SECTIONS FOR ISLAND GEOMETRY AND CART RETURN DETAILS. --A 12\" B SHALL BE POSTED AT THE HEAD OF ALL HOT PARKING STALLS. --ALL DIMENSIONS SHOWN ARE TO TOP OF GUTTER.

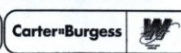
MATCH LINE (SEE SHEET G02)

LEGEND:

- SIGN TO BE RESET
- CONCRETE CURB WITH SPILL GUTTER (2' WIDE)
- OVERSIZED VEHICLES PAVEMENT SECTION
- CONCRETE CURB WITH SPILL GUTTER (11\" WIDE)
- GUTTER TRANSITION

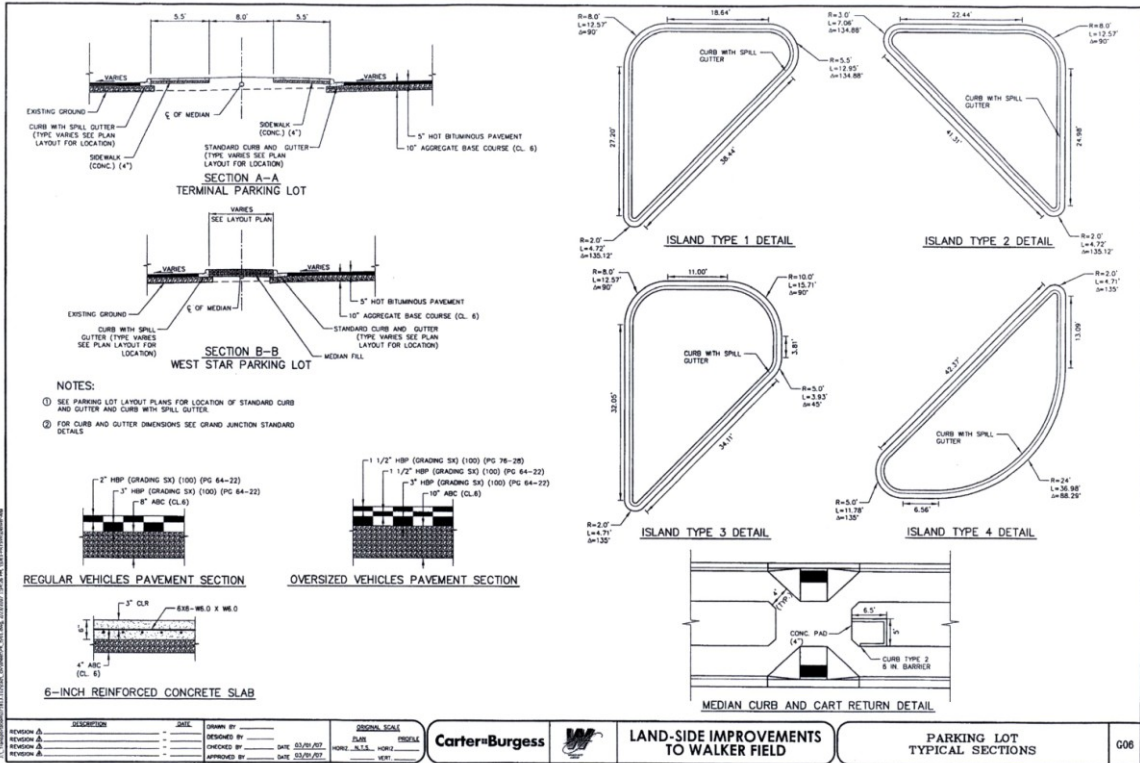
REVISION	DESCRIPTION	DATE	BY	CHKD	DATE	BY
REVISION A						
REVISION A						
REVISION A						

DESIGNED BY	CHECKED BY	DATE	SCALE	DATE	BY



LAND-SIDE IMPROVEMENTS TO WALKER FIELD

PARKING LOT LAYOUT TERMINAL LOT	G01
--	------------



ENLARGED DETAILS OF LANDSCAPE AREAS

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE APPROVING AN AMENDMENT
TO THE WALKER FIELD AIRPORT MASTER PLAN**

RECITALS:

A request to amend the Walker Field Airport Master Plan has been submitted by the Walker Field Airport Authority.

Walker Field Airport Authority was created in 1971 under the Public Airport Authority Act of 1965. The developed area of Walker Field Airport currently consists of three types of uses: 1) Aeronautical; 2) Aeronautical-Commercial; and 3) Non-Aeronautical-Commercial. There are two active runways capable of handling commercial, military, propeller and general aviation traffic into the Grand Junction area. The Area that is being affected by the proposed amendment is the Aeronautical-Commercial area, the main airport terminal and associated support facilities, and the Aeronautical area west of the runways.

The existing Master Plan and Planned Development zoning ordinance for Walker Field was reviewed and approved by City Council in 2004. This established the standards and requirements for development on the airport property. The proposed amendment will provide improved traffic circulation, public parking facilities and additional landscape buffering and screening of the Walker Field Airport property. The specific improvements proposed with this amendment request can be found in file #PLN-2007-032 in the Public Works & Planning Department and a general overview on attached Exhibit "A".

The City Council finds that the request to amend the Walker Field Airport Master Plan is consistent with the Growth Plan and Section 2.20.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 amendment be approved as requested.

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

- a. The Amendment to the Master Plan is hereby approved for the Walker Field Airport property.

- b. The approved Amended Master Plan shall be valid for a minimum of five years unless otherwise established and all projects shall be developed in conformance with the approved plan.
- c. An amended Master Plan is required if significant changes are proposed.

Introduced for first reading on this ____ day of _____, 200 ____.

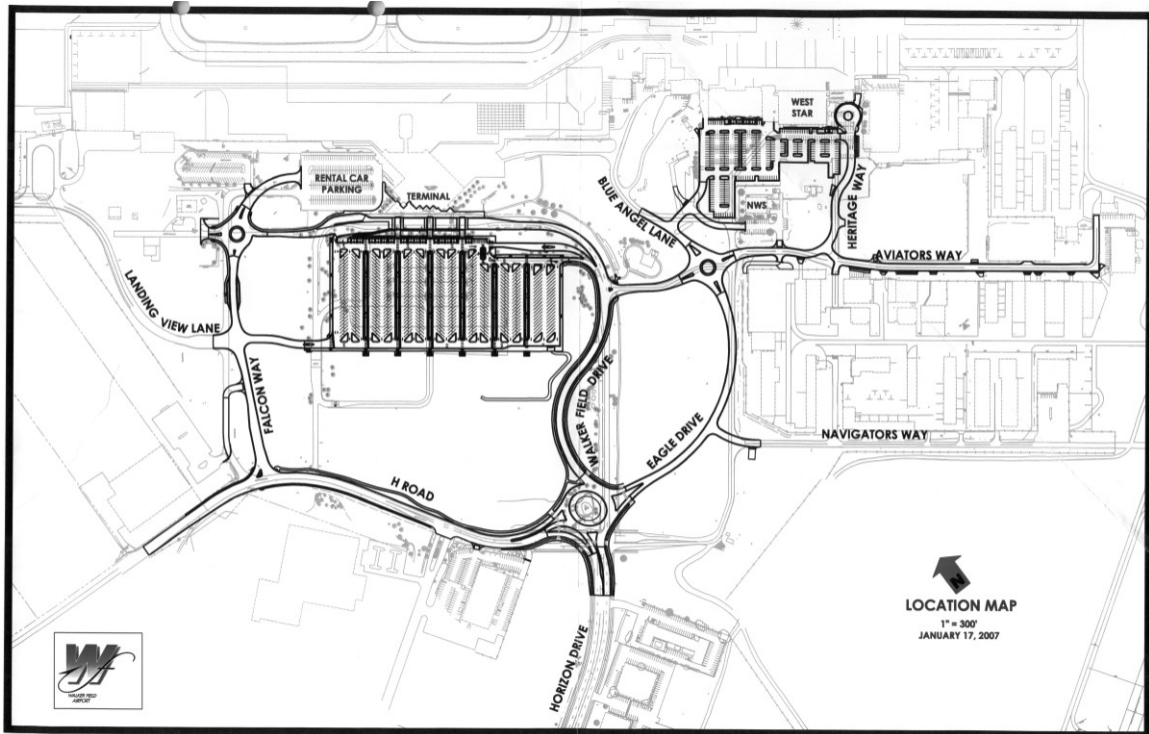
PASSED and ADOPTED this ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Exhibit "A"



Attach 4

Setting a Hearing on Zoning the River Bend Annexation, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Zoning the River Bend Annexation, located south of Dry Fork Way, Crystal Drive and Sunnyside Circle.						
Meeting Date	April 18, 2007						
Date Prepared	April 12, 2007				File #ANX-2007-045		
Author	Adam Olsen			Associate Planner			
Presenter Name	Adam Olsen			Associate Planner			
Report results back to Council		Yes	<input checked="" type="checkbox"/>	No	When		
Citizen Presentation		Yes	<input checked="" type="checkbox"/>	No	Name		
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda	<input checked="" type="checkbox"/>	Consent		Individual Consideration

Summary: Request to zone the 6.47 acre River Bend Annexation, located south of Dry Fork Way, Crystal Drive and Sunnyside Circle, to R-8 (Residential 8 du/ac).

Budget: N/A

Action Requested/Recommendation: Introduce a proposed ordinance and set a public hearing for May 2, 2007.

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 / Existing City and County Zoning
4. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		South of Dry Fork Way, Crystal Drive, and Sunnyside Drive		
Applicants:		Riverview at Grand Junction LLC-Owner Atkins and Associates-Representative		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Single Family Residential/Vacant		
	East	Agriculture		
	West	Vacant		
Existing Zoning:		PUD (County)		
Proposed Zoning:		R-8		
Surrounding Zoning:	North	PUD (County)		
	South	AFT (County)		
	East	R-4 (City)		
	West	PUD (County)		
Growth Plan Designation:		RM (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 R-8 zone district is consistent with the Growth Plan designation of RM (Residential Medium 4-8 du/ac). The existing County zoning is PUD. 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.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The R-8 zone district is compatible with the neighborhood and will not create adverse impacts. The future land use map designates the properties to the east and north as RM (Residential Medium 4-8 du/ac). The properties to the south and west are designated as Conservation. To the west is the Colorado River Wildlife Study area. The portion of the PUD to the north of the site has a density of 6.4 du/ac. The applicant wishes to develop this area with a density similar to that of the property to the north.

The R-8 zone district is in conformance with the following goals and policies of the Growth Plan and the Pear Park Neighborhood Plan.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City will encourage development that uses existing facilities and is compatible with existing development.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Policy 10.2: The City will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

Goal 4, Transportation and Access Management, Pear Park Plan: Plan for future street cross-sections, sidewalks, bike lanes and trails.

Goal 3, Land Use and Growth, Pear Park Plan: Establish areas of higher density to allow for a mix in housing options.

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

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

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.

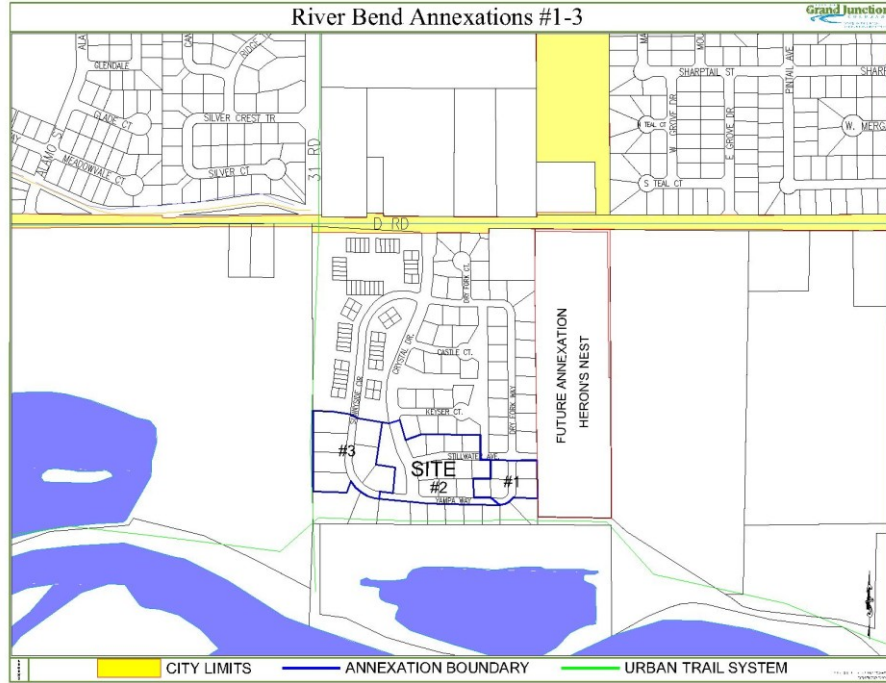
- a. R-4
- b. R-5

If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-8 district to be consistent with the Growth Plan, and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1



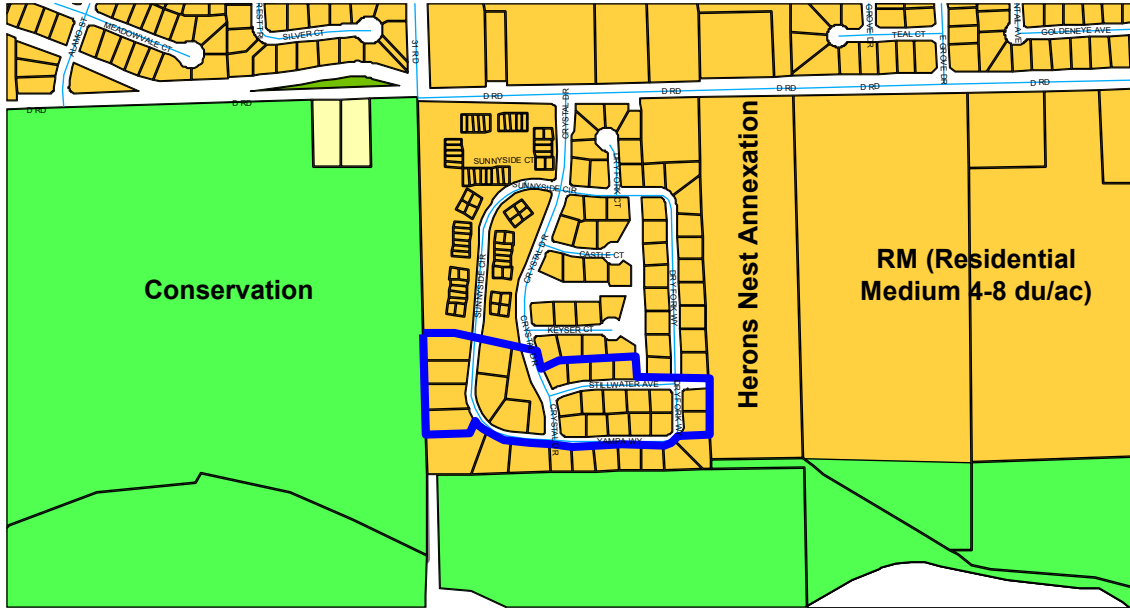
Aerial Photo Map

Figure 2



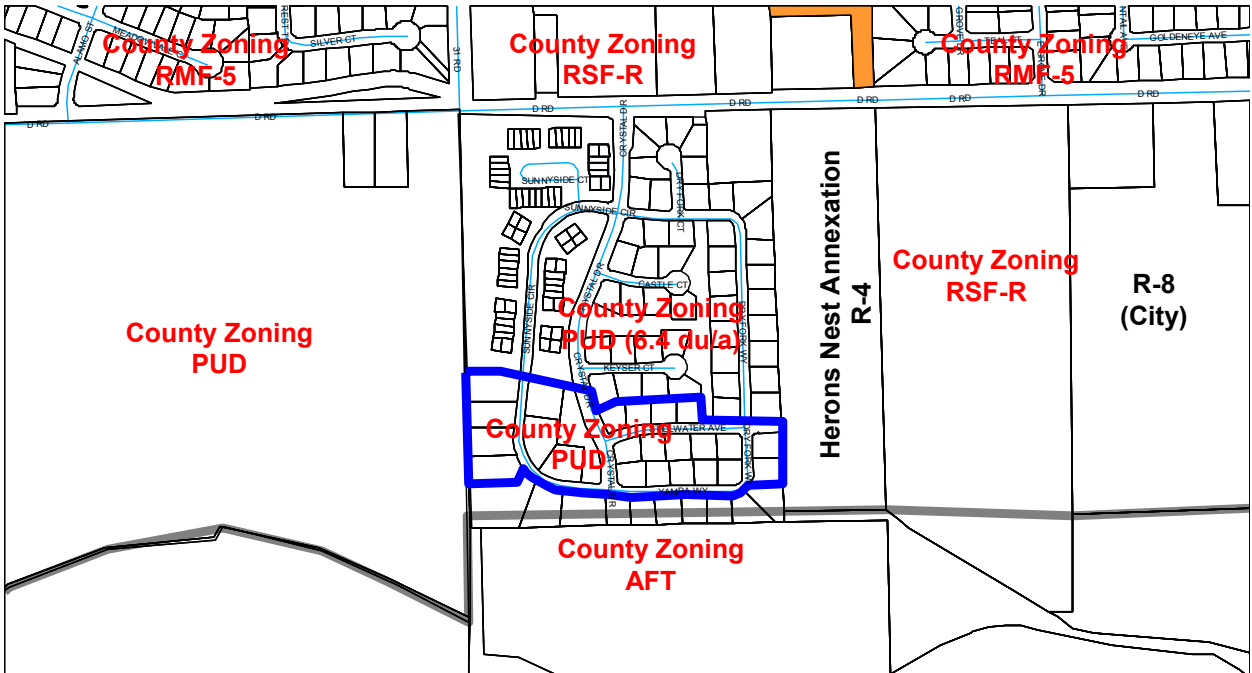
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE RIVER BEND ANNEXATION TO
R-8**

**LOCATED SOUTH OF DRY FORK WAY, CRYSTAL DRIVE, AND SUNNYSIDE
CIRCLE**

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 River Bend Annexation to the R-8 zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8 zone district 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 be zoned R-8 (Residential 8 du/ac).

RIVER BEND ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Northeast corner of Lot 1, Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the East line of said River Bend to bear S00°10'47"W with all bearings contained herein relative thereto; thence S00°10'47"W, along said East line a distance of 160.00 feet to the Southeast corner of Lot 2 of said River Bend; thence N89°53'44"W along the South line of said Lot 2 a distance of 98.72 feet to the Southwest corner and a point on the East line of Yampa Way; thence along the East line of said Yampa Way

70.74 feet along the arc of a 67.00 foot radius curve concave Northwest, having a central angle of 60°29'33" and a chord bearing S59°51'30"W a distance of 67.50 feet to the Northeast corner of Lot 5 of said River Bend; thence N00°06'16"E a distance of 34.00 feet to a point on the North line of said Yampa Way; thence N89°53'44"W along said North line a distance of 125.04 feet to the Southwest corner of Lot 9 of Block Three of said River Bend; thence N00°10'56"E along the West line of said Lot 9 a distance of 80.00 feet to the Northwest corner of said Lot 9; thence S89°53'44"E along the North line of said Lot 9 a distance of 78.00 feet to the Northeast corner of said Lot 9; thence N00°10'56"E along the West line of Lot 1 of said Block Three a distance of 80.00 feet to the Northwest corner and a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 204.06 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 0.93 acres (40,298 square feet), more or less, as described.

RIVER BEND ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Northeast corner of Lot 9 of Block Two of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the North line of said Lot 9 to bear S89°53'44"E with all bearings contained herein relative thereto; thence S00°06'16"W along the East line of said Lot 9 and it's continuation a distance of 114.00 feet to a point on the South line of Sweetwater Avenue; thence S89°53'44"E along said South line a distance of 38.51 feet to the Northeast corner of Lot 2 of Block Three of said River Bend; thence S00°10'56"W along the East line of said Lot 2 a distance of 80.00 feet to the Southeast corner of said Lot 2; thence N89°53'44"W along the South line of said Lot 2 a distance of 78.00 feet to the Northeast corner of Lot 8 of said Block Three; thence S00°10'56"W along the East line of said Lot 8 a distance of 80.00 to the Southeast corner and a point on the North line of Yampa Way; thence S89°53'44"E along the North line of said Yampa way a distance of 125.04 feet; thence S00°06'16"W a distance of 34.00 feet to the Northeast corner of Lot 5 of Block Four of said River Bend and a point on the South line of said Yampa Way; thence along the South line of said Yampa Way the following three courses: (1) N89°53'44"W a distance of 223.28 feet; (2) 171.49 feet along the arc of a 1635.49 foot radius curve concave North, having a central angle of 06°00'28" and a chord bearing S86°53'30"E a distance of 171.41 feet; (3) N83°53'17"W a distance of 136.92 feet to the Northeast corner of Lot 11 of said Block Four; thence N06°06'43"E a distance of 34.00 feet to a point on the North line of said Yampa Way; thence S83°53'17"E along said North line a distance of 49.49 feet to the Southeast corner of Lot 1 of Block Five of said River Bend; thence N06°06'43"E along the East line of said Lot 1 a distance of 110.50 feet to the Northeast corner of said Lot 1; thence N83°53'17"W along the North

line of said Lot 1 a distance of 88.49 feet to the Northwest corner of said Lot 1; thence N08°06'43"E along the West line of Tract D a distance of 191.49 feet to the Northwest corner of said Tract D; thence S81°53'17"E along the North line of said Tract D a distance of 32.88 feet to a point on the West line of Crystal Drive; thence N81°00'16"E a distance of 50.00 feet to a point on the East line of said Crystal Drive; thence along said East line 84.95 feet along the arc of a 651.28 foot radius curve concave East, having a central angle of 07°28'23" and a chord bearing S15°00'21"E a distance of 84.89 feet to the Northwest corner of Lot 12 of Block Two of said River Bend; thence N70°06'43"E along the North line of said Lot 12 a distance of 75.74 feet to the Southeast corner of Lot 13 of said Block Two; thence S89°53'44"E along the North line of Lots 9 through 12, inclusive, of said Block Two a distance of 267.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 3.13 acres (136,371 square feet), more or less, as described.

RIVER BEND ANNEXATION NO. 3

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 22, 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 Southwest corner of Lot 13 of Block Four of River Bend as same is recorded in Plat Book 13, Pages 85-86, Public Records, Mesa County, Colorado, and assuming the West line of said River Bend to bear N00°00'35"E with all bearings contained herein relative thereto; thence N00°00'35"E along West line a distance of 360.50 feet to the Northwest corner of Lot 16 of said Block Four; thence S89°59'25"E along the North line of said Lot 16 a distance of 70.00 feet; thence S81°53'20"E along said North line a distance of 87.94 feet to a point on the West line of Sunnyside Circle; thence S55°48'44"E a distance of 37.85 feet to the Northwest corner of Lot 3 of Block Five of said River Bend also being a point on the East line of said Sunnyside Circle; thence S81°53'17"E along the North line of said Lot 3 a distance of 109.47 feet to the Northwest corner of Tract D; thence S08°06'43"W along the West line of Tract D a distance of 191.49 feet to the Northwest corner of Lot 1 of said Block Five; thence S83°53'17"E along the North line of said Lot 1 a distance of 88.49 feet to the Northeast corner of said Lot 1; thence S06°06'43"W along the East line of said Lot 1 a distance of 110.50 feet to the Southeast corner of said Lot 1 and also being a point on the North line of Yampa Way; thence N83°53'17"W along said North line a distance of 49.49 feet; thence S06°06'43"W a distance of 34.00 feet to a point on the South line of said Yampa Way; thence N83°53'17"W along said South line a distance of 10.00 feet; thence along said South line 136.40 feet along the arc of a 171.51 foot radius curve concave Northeast, having a central angle of 45°34'02" and a chord bearing S61°06'16"E a distance of 132.83 feet to a point being the Northeast corner of Lot 13 of said Block Four; thence S22°06'43"W along the East line of said Lot 13 a distance of 42.35 feet to

the Southeast corner of said Lot 13; thence N89°59'25"W along the South line of said Lot 13 a distance of 151.00 feet, more or less, to the POINT OF BEGINNING.

Said parcel contains 2.41 acres (105,103 square feet), more or less, as described.

INTRODUCED on first reading the ____ day of _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

ATTEST:

President of the Council

City Clerk

Attach 5

Setting a Hearing on the Page Annexation, Located at 2074 Broadway and 2076 Ferree Drive

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Page Annexation - Located at 2074 Broadway and 2076 Ferree Drive					
Meeting Date	April 18, 2007					
Date Prepared	April 9, 2007				File #GPA-2007-061	
Author	Scott D. Peterson		Senior Planner			
Presenter Name	Scott D. Peterson		Senior Planner			
Report results back to Council		Yes	X	No	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Request to annex 19.7 acres, located at 2074 Broadway and 2076 Ferree Drive. The Page Annexation consists of 2 parcels and is a 4 part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Page Annexation and introduce the proposed Ordinance and set a hearing for June 6, 2007.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff Report/Background Information
2. Annexation / Site Location Map; Aerial Photo Map
3. Future Land Use Map; Existing County Zoning
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		2074 Broadway and 2076 Ferree Drive		
Applicants:		The R. Kenton Page Trust, Owner		
Existing Land Use:		Single-family home on each property		
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:		RSF-4, Residential Single-Family – 4 units/acre (County)		
Proposed Zoning:		To be determined. Applicant has filed a Growth Plan Amendment		
Surrounding Zoning:	North	RSF-4, Residential Single-Family – 4 units/acre (County)		
	South	RSF-2, Residential Single-Family – 2 units/acre (County)		
	East	RSF-4, Residential Single-Family – 4 units/acre (County)		
	West	RSF-4, Residential Single-Family – 4 units/acre (County)		
Growth Plan Designation:		Residential Medium Low (2 – 4 DU/Ac.) and Estate (2 – 5 acres/DU)		
Zoning within density range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 19.7 acres of land and is comprised of 2 parcels and is a 4 part serial annexation. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Page Annexation is eligible to be annexed because of compliance with the following:

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

The following annexation and zoning schedule is being proposed.

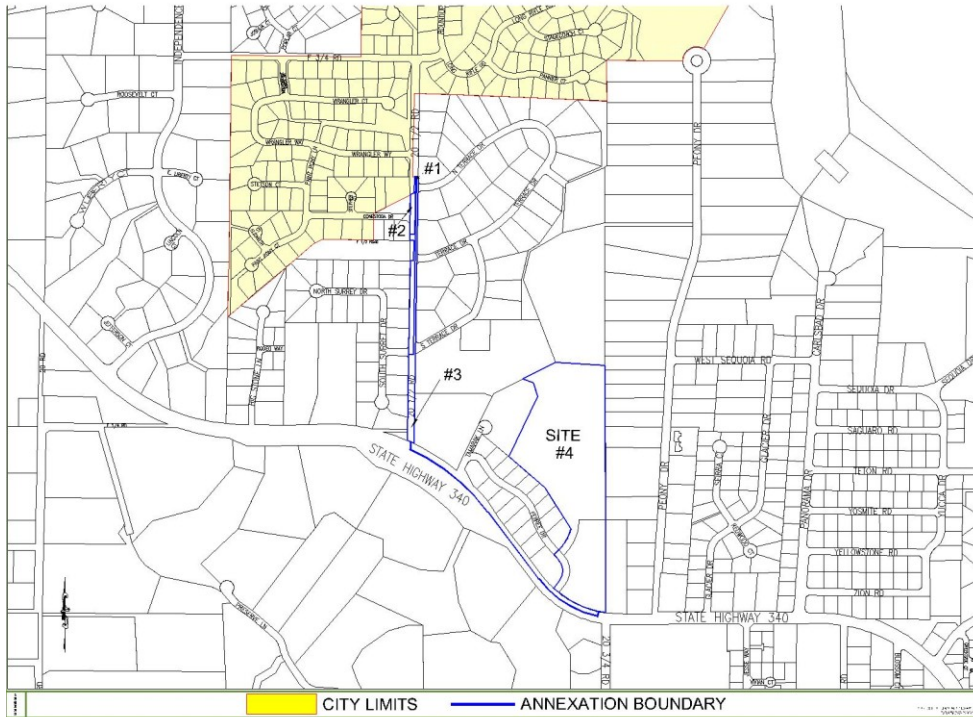
<i>ANNEXATION SCHEDULE</i>	
April 18, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
To be scheduled	Planning Commission considers Zone of Annexation
To be scheduled	Introduction Of A Proposed Ordinance on Zoning by City Council
June 6, 2007	Acceptance of Petition and Public Hearing on Annexation by City Council
July 8, 2007	Effective date of Annexation

PAGE ANNEXATION SUMMARY

File Number:	GPA-2007-061	
Location:	2074 Broadway and 2076 Ferree Drive	
Tax ID Number:	2947-154-00-120 and 2947-154-00-127	
Parcels:	2	
Estimated Population:	5	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	2	
Acres land annexed:	19.7	
Developable Acres Remaining:	17.5	
Right-of-way in Annexation:	2.2	
Previous County Zoning:	RSF-4, Residential Single Family – 4 units/acre	
Proposed City Zoning:	To be determined	
Current Land Use:	Single family home on each property	
Future Land Use:	Residential Medium Low (2 – 4 DU/Ac.) and Estate (2 – 5 acres/DU)	
Values:	Assessed:	\$53,010
	Actual:	\$653,240
Address Ranges:	2074 Broadway and 2076 Ferree Drive	
Special Districts:	Water:	Ute Water
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Redlands Water and Power
	School:	District 51
	Pest:	Grand River Mosquito

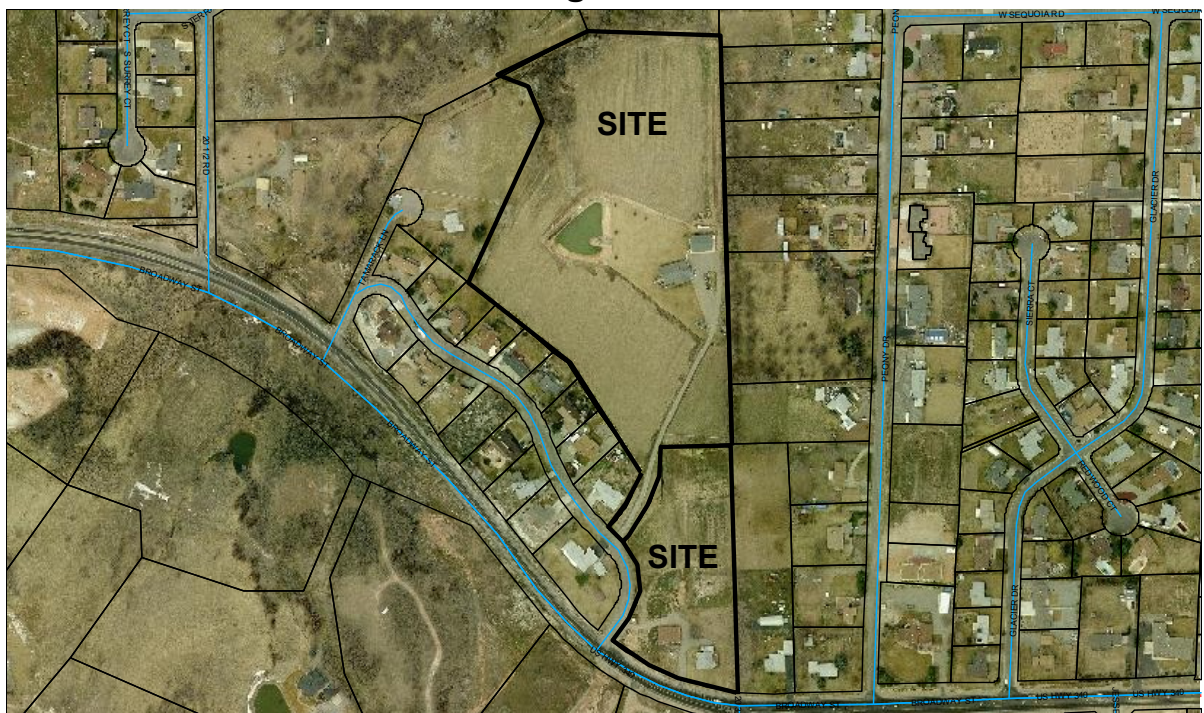
Site Location Map

Figure 1



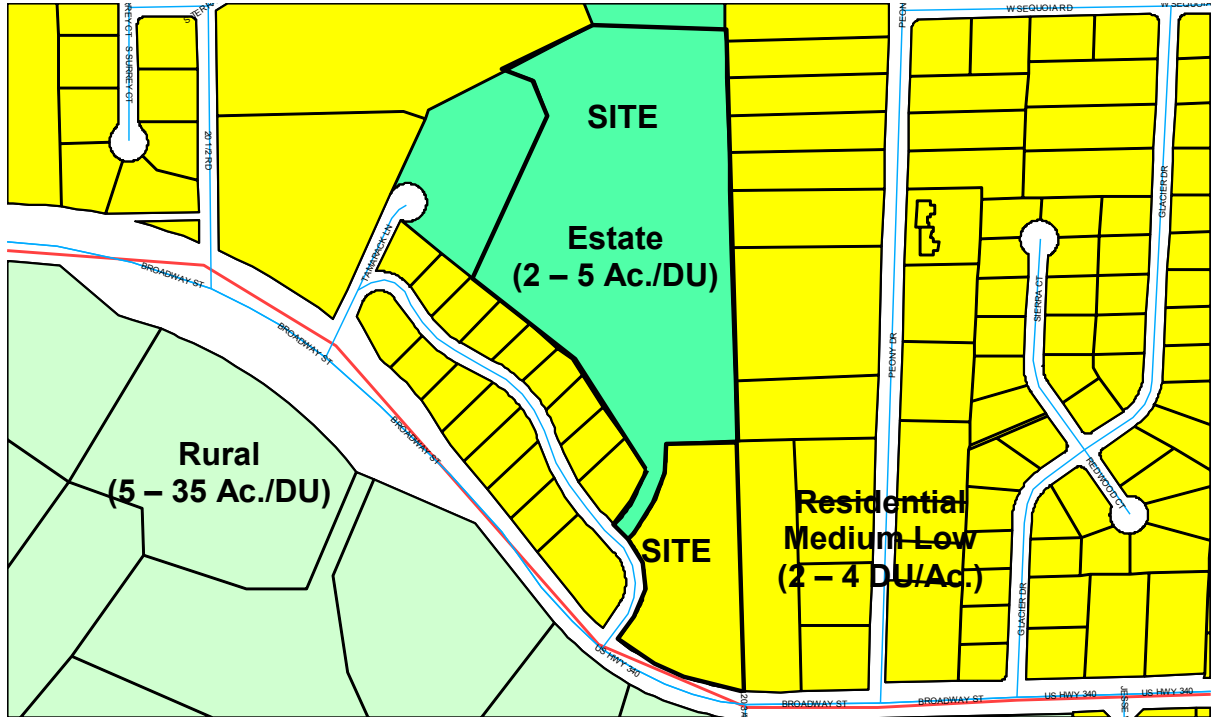
Aerial Photo Map

Figure 2



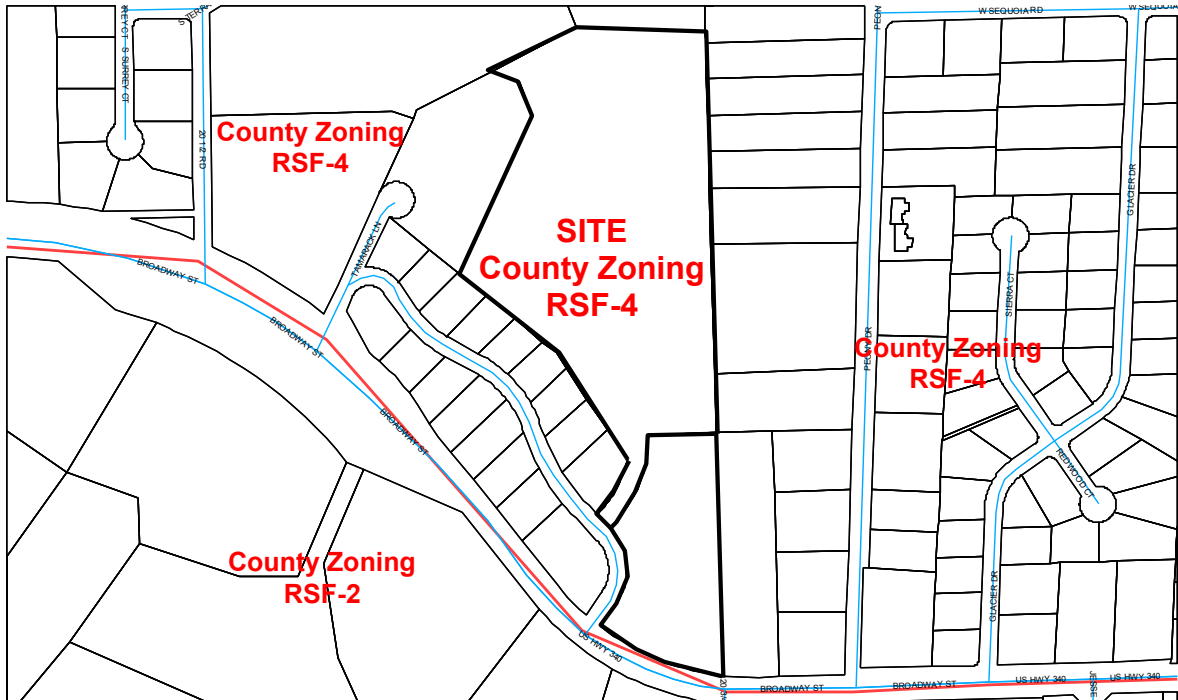
Future Land Use Map

Figure 3



Existing 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 18th of April, 2007, 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**

PAGE ANNEXATION

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE
INCLUDING PORTIONS OF THE 20 ½ ROAD, BROADWAY AND
FERREE DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18th day of April, 2007, 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:

PAGE ANNEXATION NO. 1

A certain parcel of land located in the North Half (N 1/2) of Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, and assuming the East line of said Lot 1 to bear N00°58'54"E with all bearings contained herein relative thereto; thence N63°27'16"E along the South of the Zambrano Annexation, City of Grand Junction, Ordinance No. 3427 a distance of 28.19 feet to a point on the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15; thence N00°58'54"E along said East line a distance of 119.99 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 5.00 feet East of and parallel with said East line; thence S00°58'54"W along said parallel line a distance of 415.00 feet; thence N89°01'03"W a distance of 30.00 feet to a point on the East line of said Homestead; thence N00°58'54"E along said East line a distance of 281.91 feet, more or less, to the Point of Beginning.

Said parcel contains 0.21 acres (9,284 square feet), more or less, as described.

PAGE ANNEXATION NO. 2

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence N00°58'56"E along said East line a distance of 677.48 feet to the Northeast corner of Lot 22 of said Country Squire Subdivision; thence S89°08'54"E a distance of 20.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 15; thence N00°58'56"E along said East line a distance of 126.99 feet to a point on South line of said NE 1/4 SW 1/4; thence N00°58'54"E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15 a distance of 14.16 feet; thence N89°01'03"W a distance of 25.00 to the Southeast corner of Lot 1, Block 1 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, thence N00°58'54"E along said East line a distance of 41.90 feet; thence S89°01'03"E a distance of 30.00 feet to a point on a line being 5.00 feet East of and parallel with said SE 1/4 NW 1/4; thence N00°58'54"E a distance of 415.00 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 10.00 feet East of and parallel with said SE 1/4 NW 1/4; thence S00°58'54"W along said parallel line a distance of 471.06 feet to a point on the South line of said SE 1/4 NW 1/4; thence S00°58'56"W along a line being 10.00 feet East of and parallel with said NE 1/4 SW 1/4 a distance of 804.59 feet; thence N89°01'04"W a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.58 acres (25,267 square feet), more or less, as described.

PAGE ANNEXATION NO. 3

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence S89°01'04"E a distance of 30.00 feet to a point on a line being 10.00 feet East of and parallel with the West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 15; thence N00°58'56"E along said parallel line a distance of 804.59 feet to a point on the North line of said NW 1/4 SE 1/4; thence N00°58'54"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 15 a distance of 471.06 feet; thence S89°54'35"E a distance of 20.00 feet to a point on the East line of 20 1/2 Road; thence S00°58'54"W along said East line a distance of 471.22 feet to a point on the South line of said SW

1/4 NE 1/4; thence S00°58'56"W along said East line of 20 1/2 Road a distance of 1332.35 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter(SW 1/4 SE 1/4); thence S01°00'33"W along said East line of 20 1/2 Road a distance of 104.63 feet to a point on the North line of South Broadway; thence N65°48'46"W a distance of 30.51 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 SE 1/4; thence S01°00'33"W along said parallel line a distance of 52.40 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of 29°05'38" and a chord bearing S51°05'08"E a distance of 712.83 feet (2) S37°06'43"E a distance of 602.18 feet (3) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of 40°32'30" and a chord bearing S57°19'49"E a distance of 497.52 feet; thence N11°59'00"E a distance of 37.38 feet to a point on the North line of said South Broadway; thence 2.00 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 00°10'10" and a chord bearing S77°55'55"E a distance of 2.00 feet; thence S11°59'00"W a distance of 39.39 feet to a point on the South line of said SW 1/4 SE 1/4; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 511.48 feet along the arc of a 720.00 foot radius curve concave Northeast, having a central angle of 40°42'08" and a chord bearing N57°24'38"W a distance of 500.79 feet (2) N37°06'43"W a distance of 602.19 feet (3) 720.86 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 713.11 feet to a point on the West line of said SW 1/4 SE 1/4; thence N01°00'33"E along said West line a distance of 54.57 feet; thence N65°48'46"W a distance of 21.71 feet to a point on the West line of said 22 1/2 Road; thence N01°00'33"E along said West line a distance of 82.85 feet to a point on the North line of said SW 1/4 SE 1/4; thence N00°58'56"W along said West line a distance of 527.96 feet, more or less, to the Point of Beginning.

Said parcel contains 1.39 acres (60,439 square feet), more or less, as described.

PAGE ANNEXATION NO. 4

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2670, Page 173, Public Records of Mesa County, Colorado, and assuming the East line of said parcel to bear S00°03'46"E with all bearings contained herein relative thereto; thence S00°03'46"E along the East line of said parcel a distance of 1099.91feet to the Northeast corner of that certain parcel of land as described in Book 3751, Page 481, Public Records of Mesa County, Colorado; thence S00°00'08"E along the East line of said parcel a distance of 664.50 feet to a point on the North line of South Broadway; thence along said North line 51.44 feet along the arc of a 676.30 foot radius curve

concave Northeast, having a central angle of $04^{\circ}21'29''$ and a chord bearing $N80^{\circ}01'35''W$ a distance of 51.43 feet; thence $S11^{\circ}59'00''W$ a distance of 37.38 feet; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}32'30''$ and a chord bearing $N57^{\circ}19'49''W$ a distance of 497.52 feet; (2) $N37^{\circ}06'43''W$ a distance of 602.18 feet (3) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}05'38''$ and a chord bearing $N51^{\circ}05'08''W$ a distance of 712.83 feet to a point on a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 15; thence $N01^{\circ}00'33''E$ along said parallel line a distance of 52.40 feet; thence $S65^{\circ}48'46''E$ a distance of 2.18 feet; thence $S01^{\circ}00'33''W$ along a line being 4.00 feet East of parallel with the West line of said SW 1/4 SE 1/4 a distance of 50.23 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.24 feet along the arc of a 1421.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}02'26''$ and a chord bearing $S51^{\circ}03'34''E$ a distance of 712.55 feet; (2) $S37^{\circ}06'43''E$ a distance of 602.17 feet (3) 504.62 feet along the arc of a 716.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}22'50''$ and a chord bearing $S57^{\circ}14'59''E$ a distance of 494.24 feet; thence $N11^{\circ}59'00''E$ a distance of 35.36 feet to a point on the North line of said South Broadway; thence along said North line 312.61 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of $26^{\circ}28'35''$ and a chord bearing $N64^{\circ}26'03''W$ a distance of 309.83 feet to a point on the Northerly line of Ferree Drive; thence $N47^{\circ}11'55''W$ a distance of 49.89 feet to a point on the Westerly line of Ferree Drive; thence along said Westerly line the following (3) three courses: (1) $N36^{\circ}29'20''E$ a distance of 69.91 feet (2) 158.32 feet along the arc of a 115.00 foot radius curve concave West, having a central angle of $78^{\circ}52'49''$ and a chord bearing $N02^{\circ}57'04''W$ a distance of 146.11 feet (3) $N42^{\circ}23'28''W$ a distance of 51.11 feet; thence $N47^{\circ}36'32''E$ a distance of 50.78 feet to a point on the North line of said Ferree Drive; thence 172.31 feet along the arc of a 289.64 foot radius curve concave Northwest, having a central angle of $34^{\circ}05'09''$ and a chord bearing $N30^{\circ}59'48''E$ a distance of 169.78 feet to a point on the North line of Ellie Heights, as same is recorded in Plat Book 9, Page 52, Public Records, Mesa County, Colorado; thence $N32^{\circ}06'14''W$ along said North line a distance of 353.57 feet; thence $N49^{\circ}21'35''W$ along said North line a distance of 338.79 feet to a point on the East line of that certain parcel of land as described in Book 3468, Pages 491-492, Public Records of Mesa County, Colorado; thence $N26^{\circ}52'37''E$ along said East line a distance of 471.33 feet; thence $N16^{\circ}37'18''W$ along said East line a distance of 100.27 feet; thence $N67^{\circ}28'16''W$ along said East line a distance of 93.80 feet; thence $N64^{\circ}08'52''E$ along the North line of said parcel as described in said Book 2670, Page 173, a distance of 264.72 feet; thence $S86^{\circ}43'03''E$ along said North line a distance of 352.53 feet, more or less, to the Point of Beginning.

Said parcel contains 17.52 acres (763,330 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 6th day of June, 2007, 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 Public Works and Planning Department of the City.

ADOPTED the _____ day of _____, 2007.

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>
April 20, 2007
April 27, 2007
May 4, 2007
May 11, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PAGE ANNEXATION NO. 1

APPROXIMATELY 0.21 ACRES

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE
INCLUDING PORTIONS OF THE 20 ½ ROAD, BROADWAY AND
FERREE DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of June, 2007; 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:

PAGE ANNEXATION NO. 1

A certain parcel of land located in the North Half (N 1/2) of Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, and assuming the East line of said Lot 1 to bear N00°58'54"E with all bearings contained herein relative thereto; thence N63°27'16"E along the South of the Zambrano

Annexation, City of Grand Junction, Ordinance No. 3427 a distance of 28.19 feet to a point on the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15; thence N00°58'54"E along said East line a distance of 119.99 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 5.00 feet East of and parallel with said East line; thence S00°58'54"W along said parallel line a distance of 415.00 feet; thence N89°01'03"W a distance of 30.00 feet to a point on the East line of said Homestead; thence N00°58'54"E along said East line a distance of 281.91 feet, more or less, to the Point of Beginning.

Said parcel contains 0.21 acres (9,284 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 _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

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**

PAGE ANNEXATION NO. 2

APPROXIMATELY 0.58 ACRES

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE
INCLUDING PORTIONS OF THE 20 ½ ROAD, BROADWAY AND
FERREE DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of June, 2007; 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:

PAGE ANNEXATION NO. 2

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear N00°58'56"E with all bearings contained herein relative thereto; thence N00°58'56"E along said East line a distance of 677.48 feet to the Northeast corner of Lot 22 of said Country Squire Subdivision; thence S89°08'54"E a distance of 20.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 15; thence N00°58'56"E along said East line a distance of 126.99 feet to a point on South line of said NE 1/4 SW 1/4; thence N00°58'54"E along the East line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 15 a distance of 14.16 feet; thence N89°01'03"W a distance of 25.00 to the Southeast corner of Lot 1, Block 1 of The Homestead, as same is recorded in Plat Book 16, Page 369, Public Records of Mesa County, Colorado, thence N00°58'54"E along said East line a distance of 41.90 feet; thence S89°01'03"E a distance of 30.00 feet to a point on a line being 5.00 feet East of and parallel with said SE 1/4 NW 1/4; thence N00°58'54"E a distance of 415.00 feet; thence S89°54'35"E a distance of 5.00 feet to a point on a line being 10.00 feet East of and parallel with said SE 1/4 NW 1/4; thence S00°58'54"W along said parallel line a distance of 471.06 feet to a point on the South line of said SE 1/4 NW 1/4; thence S00°58'56"W along a line being 10.00 feet East of and parallel with said NE 1/4 SW 1/4 a distance of 804.59 feet; thence N89°01'04"W a distance of 30.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.58 acres (25,267 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 _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

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**

PAGE ANNEXATION NO. 3

APPROXIMATELY 1.39 ACRES

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE
INCLUDING PORTIONS OF THE 20 ½ ROAD, BROADWAY AND
FERREE DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of June, 2007; 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:

PAGE ANNEXATION NO. 3

A certain parcel of land located in Section 15, Township 11 South, Range 101 West, of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, Public Records of Mesa County, Colorado, and assuming the East line of said Country Squire Subdivision to bear $N00^{\circ}58'56''E$ with all bearings contained herein relative thereto; thence $S89^{\circ}01'04''E$ a distance of 30.00 feet to a point on a line being 10.00 feet East of and parallel with the West line of the Northwest Quarter of the Southeast Quarter(NW 1/4 SE 1/4) of said Section 15; thence $N00^{\circ}58'56''E$ along said parallel line a distance of 804.59 feet to a point on the North line of said NW 1/4 SE 1/4; thence $N00^{\circ}58'54''E$ along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Northeast Quarter(SW 1/4 NE 1/4) of said Section 15 a distance of 471.06 feet; thence $S89^{\circ}54'35''E$ a distance of 20.00 feet to a point on the East line of 20 1/2 Road; thence $S00^{\circ}58'54''W$ along said East line a distance of 471.22 feet to a point on the South line of said SW 1/4 NE 1/4; thence $S00^{\circ}58'56''W$ along said East line of 20 1/2 Road a distance of 1332.35 feet to a point on the North line of the Southwest Quarter of the Southeast Quarter(SW 1/4 SE 1/4); thence $S01^{\circ}00'33''W$ along said East line of 20 1/2 Road a distance of 104.63 feet to a point on the North line of South Broadway; thence $N65^{\circ}48'46''W$ a distance of 30.51 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 SE 1/4; thence $S01^{\circ}00'33''W$ along said parallel line a distance of 52.40 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}05'38''$ and a chord bearing $S51^{\circ}05'08''E$ a distance of 712.83 feet (2) $S37^{\circ}06'43''E$ a distance of 602.18 feet (3) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}32'30''$ and a chord bearing $S57^{\circ}19'49''E$ a distance of 497.52 feet; thence $N11^{\circ}59'00''E$ a distance of 37.38 feet to a point on the North line of said South Broadway; thence 2.00 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of $00^{\circ}10'10''$ and a chord bearing $S77^{\circ}55'55''E$ a distance of 2.00 feet; thence $S11^{\circ}59'00''W$ a distance of 39.39 feet to a point on the South line of said SW 1/4 SE 1/4; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 511.48 feet along the arc of a 720.00 foot radius curve concave Northeast, having a central angle of $40^{\circ}42'08''$ and a chord bearing $N57^{\circ}24'38''W$ a distance of 500.79 feet (2) $N37^{\circ}06'43''W$ a distance of 602.19 feet (3) 720.86 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of $29^{\circ}08'51''$ and a chord bearing $N51^{\circ}06'43''W$ a distance of 713.11 feet to a point on the West line of said SW 1/4 SE 1/4; thence $N01^{\circ}00'33''E$ along said West line a distance of 54.57 feet; thence $N65^{\circ}48'46''W$ a distance of 21.71 feet to a point on the West line of said 22 1/2 Road; thence $N01^{\circ}00'33''E$ along said West line a distance of 82.85 feet to a point on the North line of said SW 1/4 SE 1/4; thence $N00^{\circ}58'56''W$ along said West line a distance of 527.96 feet, more or less, to the Point of Beginning.

Said parcel contains 1.39 acres (60,439 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 _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

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**

PAGE ANNEXATION NO. 4

APPROXIMATELY 17.52 ACRES

**LOCATED AT 2074 BROADWAY AND 2076 FERREE DRIVE
INCLUDING PORTIONS OF THE 20 ½ ROAD, BROADWAY AND
FERREE DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 18th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of June, 2007; 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:

PAGE ANNEXATION NO. 4

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BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2670, Page 173, Public Records of Mesa County, Colorado, and assuming the East line of said parcel to bear S00°03'46"E with all bearings contained herein relative thereto; thence S00°03'46"E along the East line of said parcel a distance of 1099.91 feet to the Northeast corner of that certain parcel of land as described in Book 3751, Page 481, Public Records of Mesa County, Colorado; thence S00°00'08"E along the East line of said parcel a distance of 664.50 feet to a point on the North line of South Broadway; thence along said North line 51.44 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 04°21'29" and a chord bearing N80°01'35"W a distance of 51.43 feet; thence S11°59'00"W a distance of 37.38 feet; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 508.05 feet along the arc of a 718.00 foot radius curve concave Northeast, having a central angle of 40°32'30" and a chord bearing N57°19'49"W a distance of 497.52 feet; (2) N37°06'43"W a distance of 602.18 feet (3) 720.55 feet along the arc of a 1419.00 foot radius curve concave Southwest, having a central angle of 29°05'38" and a chord bearing N51°05'08"W a distance of 712.83 feet to a point on a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 15; thence N01°00'33"E along said parallel line a distance of 52.40 feet; thence S65°48'46"E a distance of 2.18 feet; thence S01°00'33"W along a line being 4.00 feet East of parallel with the West line of said SW 1/4 SE 1/4 a distance of 50.23 feet; thence Southeasterly along and through the paving of said South Broadway the following (3) three courses: (1) 720.24 feet along the arc of a 1421.00 foot radius curve concave Southwest, having a central angle of 29°02'26" and a chord bearing S51°03'34"E a distance of 712.55 feet; (2) S37°06'43"E a distance of 602.17 feet (3) 504.62 feet along the arc of a 716.00 foot radius curve concave Northeast, having a central angle of 40°22'50" and a chord bearing S57°14'59"E a distance of 494.24 feet; thence N11°59'00"E a distance of 35.36 feet to a point on the North line of said South Broadway; thence along said North line 312.61 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 26°28'35" and a chord bearing N64°26'03"W a distance of 309.83 feet to a point on the Northerly line of Ferree Drive; thence N47°11'55"W a distance of 49.89 feet to a point on the Westerly line of Ferree Drive; thence along said Westerly line the following (3) three courses: (1) N36°29'20"E a distance of 69.91 feet (2) 158.32 feet along the arc of a 115.00 foot radius curve concave West, having a central angle of 78°52'49" and a chord bearing N02°57'04"W a distance of 146.11 feet (3) N42°23'28"W a distance of 51.11 feet;

thence N47°36'32"E a distance of 50.78 feet to a point on the North line of said Ferree Drive; thence 172.31 feet along the arc of a 289.64 foot radius curve concave Northwest, having a central angle of 34°05'09" and a chord bearing N30°59'48"E a distance of 169.78 feet to a point on the North line of Ellie Heights, as same is recorded in Plat Book 9, Page 52, Public Records, Mesa County, Colorado; thence N32°06'14"W along said North line a distance of 353.57 feet; thence N49°21'35"W along said North line a distance of 338.79 feet to a point on the East line of that certain parcel of land as described in Book 3468, Pages 491-492, Public Records of Mesa County, Colorado; thence N26°52'37"E along said East line a distance of 471.33 feet; thence N16°37'18"W along said East line a distance of 100.27 feet; thence N67°28'16"W along said East line a distance of 93.80 feet; thence N64°08'52"E along the North line of said parcel as described in said Book 2670, Page 173, a distance of 264.72 feet; thence S86°43'03"E along said North line a distance of 352.53 feet, more or less, to the Point of Beginning.

Said parcel contains 17.52 acres (763,330 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 _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Attach 6

Setting a Hearing on Zoning the Brady Trucking Annexation, Located at 356 27 ½ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Zoning the Brady Trucking Annexation, located at 356 27-1/2 Road					
Meeting Date	April 18, 2007					
Date Prepared	April 12, 2007				File #ANX-2007-035	
Author	Kristen Ashbeck		Senior Planner			
Presenter Name	Kristen Ashbeck		Senior Planner			
Report results back to Council		Yes	X	No	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

Summary: Request to zone the 4.22-acre Brady Trucking Annexation, located at 356 27-1/2 Road to Light Industrial (I-1).

Budget: N/A

Action Requested/Recommendation: Introduce a proposed ordinance and set a public hearing for May 2, 2007.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff Report/Background information
2. Site Location and Aerial Photo Maps
3. Future Land Use and Existing City and County Zoning Maps
4. Planning Commission Minutes (to be provided at second reading)
4. Proposed Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		356 27-1/2 Road		
Applicants:		SLB Enterprises, LLC – Owner Vortex Engineering, Robert Jones - Representative		
Existing Land Use:		Commercial		
Proposed Land Use:		Same		
Surrounding Land Use:	North	Vacant and Commercial		
	South	Vacant		
	East	Vacant		
	West	Vacant		
Existing Zoning:		I-2		
Proposed Zoning:		I-1		
Surrounding Zoning:	North	I-2 (Mesa County) and I-1 (City)		
	South	I-2 (Mesa County)		
	East	I-1 (City)		
	West	CSR (City)		
Growth Plan Designation:		CI- Commercial Industrial		
Zoning within density range?	X	Yes		No

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the Light Industrial (I-1) zone district is consistent with the Growth Plan designation of Commercial Industrial (CI). The existing County zoning is I-2. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3, 4 and 5 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The proposed zone is consistent with the Growth Plan and is compatible with the zoning of adjacent areas recently annexed to the City.

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

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

- The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs.

Response: The subject property is being zoned with a City designation due to the annexation and is comparable with the surrounding area. Discussions with various entities during the ongoing South Downtown planning process have indicated that there is a need for similarly zoned property and that this area is viewed as a good location for new light industry in the community due to its proximity to transportation corridors and being within the Enterprise Zone. In particular, it has been suggested that parcels 2 to 5 acres in size and zoned for light industrial uses are in demand.

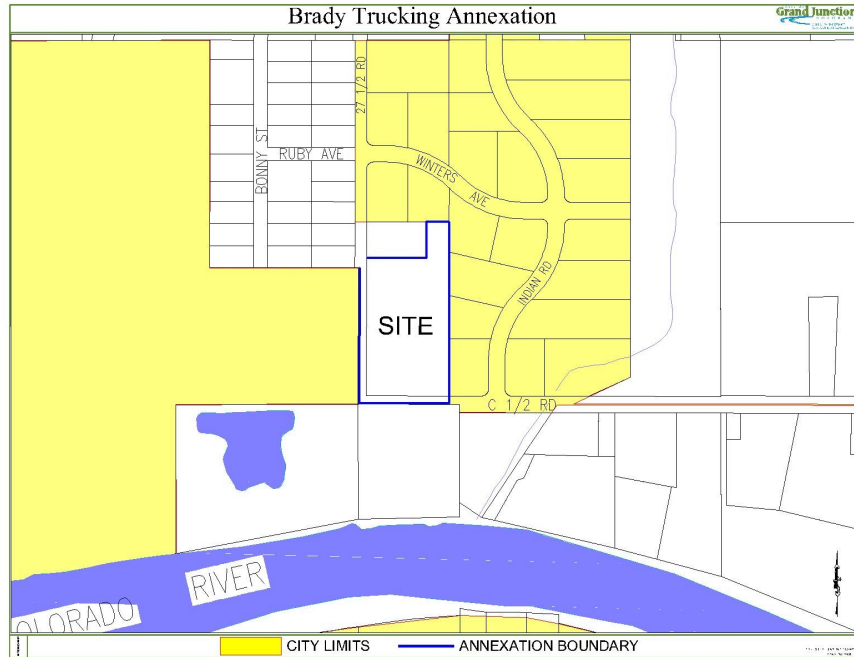
Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- c. General Commercial (C-2)
- d. Industrial/Office Park (I-0)

If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

PLANNING COMMISSION RECOMMENDATION (4/10/07 5-2 vote): The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the I-1 district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

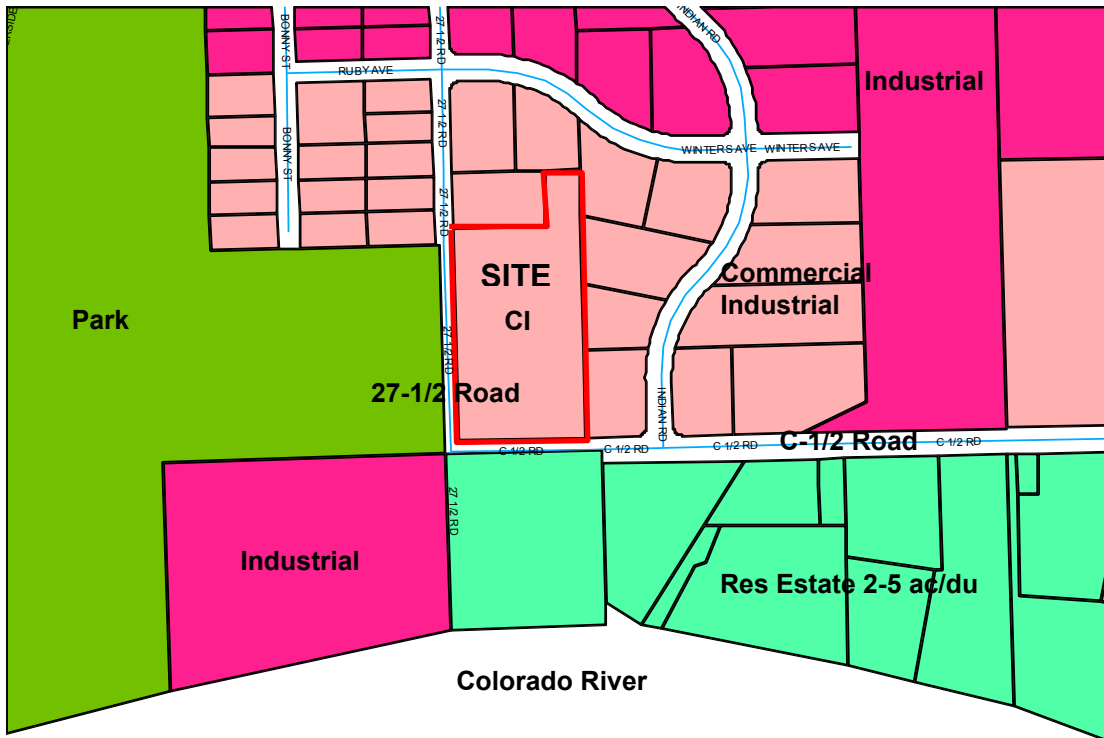
Site Location Map



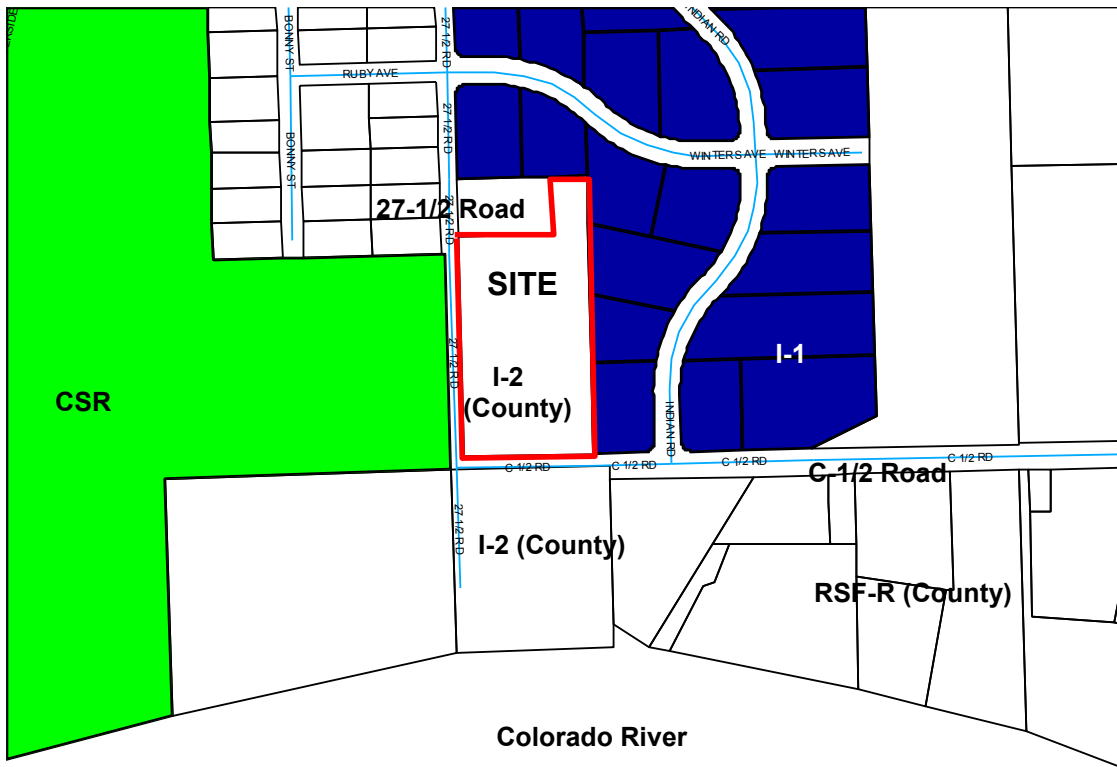
Aerial Photo Map



Future Land Use Map



Existing City/County Zoning



PLANNING COMMISSION MINUTES
To Be Provided at Second Reading

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE BRADY TRUCKING ANNEXATION TO
I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 356 27-1/2 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 Brady Trucking Annexation to the Light Industrial (I-1) zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district 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 be zoned Light Industrial (I-1):

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

BEGINNING at the Southeast corner of Lot 2, Block Five of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the West line of said Block Five bears S00°07'37"W with all other bearings contained herein being relative thereto; thence S00°07'37"W along said West line of Block Five and its continuation a distance of 656.32 feet to a point on the North line of Elite Towing Annexation No's. 1, 2 and 3 City of Grand Junction, Ordinance Numbers 3101-3103; thence N89°46'25"E along said Annexation line a distance of 330.00 feet to a point on the West line of said SW 1/4 NE 1/4; thence N00°07'37"W along said West line a distance of 524.06 feet; thence S89°49'16"E along the South line of that certain parcel of land described in Book 2224, Page's 227-228, Public Records of Mesa County, Colorado, a distance of 247.50 feet to the Southeast

corner of said parcel; thence N00°07'37"E along the East line of said parcel a distance of 132.00 feet to a point on the South line of said Lot 2 Indian Road Industrial Subdivision; thence S89°48'55"E along said South line a distance of 82.50 feet, more or less, to the Point of Beginning.

CONTAINING 4.22 Acres (183,874 Sq. Ft.), more or less, as described.

INTRODUCED on first reading the ____ day of _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

ATTEST:

President of the Council

City Clerk

Attach 7

Amending the Development Fee Schedule to Add a New Fee for a Sign Package Permit

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Amending the Development Fee Schedule to Add a New Fee for a Sign Package Permit						
Meeting Date	April 18, 2007						
Date Prepared	April 6, 2007				File # TAC-2007-006		
Author	Lisa Cox		Planning Manager				
Presenter Name	Lisa Cox		Planning Manager				
Report results back to Council		Yes	X	No	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda		X	Consent	Individual Consideration

Summary: The City recently amended the Zoning and Development Code to create a new Sign Package Permit. In order to implement the new permit, it is necessary to establish an appropriate fee. Staff recommends that the Development Fee Schedule be amended to add a new fee of \$50 to be assessed for development applications that request approval of a Sign Package Permit.

Budget: N/A

Action Requested/Recommendation: Adopt a resolution to amend the Development Fee Schedule to add a new fee for a Sign Package Permit.

Background Information: The City of Grand Junction recently approved amendments to Sections 1.12 and 4.2, Tables 2.1 and 2.3, and added Section 2.21 of the Zoning and Development Code ("Code"), Sign Regulations, to establish a new Sign Package Permit as a separate application. In order to implement the new permit, it is necessary to establish an appropriate fee. Staff recommends that the Development Fee Schedule be amended to add a new fee of \$50 to be assessed for development applications that request approval of a Sign Package Permit.

Attachments:

Staff report

Resolution

BACKGROUND INFORMATION	
Location:	Citywide
Applicant:	City

ANALYSIS/BACKGROUND:

The City Council voted unanimously to amend Sections 1.12 and 4.2, Tables 2.1 and 2.3, and to add Section 2.21 of the Zoning and Development Code (“Code”), Sign Regulations, to establish a new Sign Package Permit at its March 7, 2007 meeting. The new Sign Package Permit will allow any site or sites that functions as one through the sharing of access through, across, over, entrance onto, and/or exit from the site(s) and/or parking (such as a shopping center), to be considered for a sign package by receiving approval from the Planning Commission.

The City of Grand Junction established a Development Fee Schedule with Resolution No. 26-00. The City’s adopted policy is that growth, i.e. development, is to “pay its own way.” It has been determined that to implement this policy, the Development Fee Schedule will need to be amended from time to time. The City considers revisions to the Fee Schedule when it becomes apparent that there are additional fees that should be applied for developments to pay their own way.

In order to implement the new permit, it is necessary to establish an appropriate fee. Staff recommends that the Development Fee Schedule be amended to add a new fee of \$50 to be assessed for development applications that request approval of a Sign Package Permit.

Staff finds that the fee stated and described in the attached Resolution has been found to be in an amount bearing a reasonable relationship to the cost of providing services, protecting the public and their facilities from degradation and/or exacerbation of public problems due to growth.

FINDINGS OF FACT/CONCLUSIONS:

Staff finds that the requested fee, in support of the new Sign Package Permit, further several goals and policies of the Growth Plan and the purpose of the Code regarding signs.

PLANNING COMMISSION RECOMMENDATION:

After consideration and review of the fee, the Planning Commission made a recommendation of approval to the City Council.

CITY OF GRAND JUNCTION

RESOLUTION NO. _____-07

**A RESOLUTION AMENDING THE DEVELOPMENT FEE SCHEDULE TO
ADD A NEW FEE FOR A SIGN PACKAGE PERMIT**

RECITALS:

The City of Grand Junction (“City”) established a Development Fee Schedule (“Fee Schedule”) with Resolution No. 26-00. The City’s adopted policy is that growth, i.e. development, is to “pay its own way.” It has been determined that to implement this policy, the Development Fee Schedule will need to be amended from time to time.

The City considers revisions to the Fee Schedule when it becomes apparent that there are additional fees that should be applied for developments to pay their own way.

The City recently amended the Zoning and Development Code to create a new Sign Package Permit. In order to implement the new permit, it is necessary to establish an appropriate fee. After review and consideration, it has been determined that a fee of \$50 is reasonable and shall be assessed for development applications that request approval of a Sign Package Permit.

The fee stated and described herein has been found to be in an amount bearing a reasonable relationship to the cost of providing services, protecting the public and their facilities from degradation and/or exacerbation of public problems due to growth.

The City has a legitimate governmental interest in assuring that development does not cause the public problem of inadequate, unsafe and inefficient public facilities, and to that end has determined that there is a reasonable, demonstrable connection between the fee, charges and dedications and the public benefit and protection of the public health, safety and welfare that is had by imposing the same on new growth and development. The community, in which the growth and development is occurring, is benefited by the receipt and expenditure of such revenues.

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

The Development Fee Schedule is hereby amended to include the following fee:

1. A \$50 fee shall be assessed per development application that requests approval for a Sign Package Permit.

PASSED and ADOPTED this _____ day of _____ 2007.

ATTEST:

City Clerk

Mayor

Attach 8

Assistance to Firefighters Grant Program

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Assistance to Firefighters Grant Program				
Meeting Date		April 18, 2007				
Date Prepared		April 9, 2007			File #	
Author		Jim Bright		Interim Fire Chief		
Presenter Name		Jim Bright				
Report results back to Council		X	No		Yes	When
Citizen Presentation			Yes		No	Name
	Workshop	X		Formal Agenda	X	Consent
						Individual Consideration

Summary: The Fire Department is requesting City Council authorization to apply for a federal assistance to firefighters grant. If successful, the department would use this grant funding to purchase a ladder truck similar to the truck currently housed at fire station #1.

Budget: Anticipated total cost for this truck and the loose equipment carried is \$805,000. The City would be responsible for 20% (\$161,000) of this cost which is available in current fire apparatus accruals.

Action Requested/Recommendation: Authorize the Fire Department to apply and, if successful, receive a federal assistance to firefighters grant.

Attachments: None

Background Information: The federal Assistance to Firefighters grant program is administered by the Federal Emergency Management Agency (FEMA) and is designed to provide assistance to volunteer, combination, and career fire departments in procuring apparatus, equipment, safety devices, and protective clothing. This grant request is based on the Insurance Service Office (ISO) evaluation last year that identified that the Grand Junction Fire Department should have three ladder trucks because of the number of buildings seventy-five feet or higher in the City. If successful, this second ladder truck would replace the current fire engine at fire station #2 on Patterson Road. No additional personnel would be necessary to deploy this truck and this would not increase the size of the fire department fleet.

Grant recipients must agree to:

1. Share in the costs if awarded a grant.
2. Maintain operating expenditures for the period of the grant in the areas funded by this grant at a level equal to or greater than the average of their operating expenditures in the two years preceding the year in which this assistance is received. These grants are meant to supplement rather than replace an organization's funding.
3. Retain grant files and supporting documentation for three years after the conclusion and closeout of the grant.
4. Provide periodic performance reports in conjunction with the payment requests.
5. Follow the audit requirements of OMB Circular A-133.

Attach 9

Purchase of Nine Police Patrol Vehicles

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Purchase of Nine Police Patrol Vehicles					
Meeting Date	April 18, 2007					
Date Prepared	April 9, 2007				File #	
Author	Shirley Nilsen			Senior Buyer		
Presenter Name	Jay Valentine Bill Gardner			Purchasing Manager Chief of Police		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X		Formal Agenda		Consent X Individual Consideration

Summary: This purchase is for the replacement of one 1999, four 2001 and, two 2003 Police Patrol vehicles for the Police Department. The purchase also includes the addition to the fleet of two new patrol cars for the Police Department. Seven of these vehicles are currently scheduled for replacement in 2007 as identified by the annual review of the Fleet Replacement Committee.

Budget: Of the total \$196,221.00 purchase, \$196,000.00 has been budgeted and approved in the Fleet Replacement Fund for the seven replacement patrol vehicles. The Police Department has budgeted \$46,000 for the purchase of the additional two units being added to the Fleet.

Action Requested/Recommendation: Authorize the City Purchasing Division to purchase six 2007 Dodge Chargers LXDH48 29A Pkg. and three 2007 Dodge Magnums LXDH49 29A Pkg. from Ken Garff West Valley Chrysler, located in West Valley City, UT, for the amount of \$196,221.00.

Background Information: In January the Purchasing Division sent out a formal solicitation for nine Police Patrol vehicles. The solicitation was deemed "No Award" due to the recent sale of the company that manufactures TACNET, the police in-car communication system. The new company, L3 Display Systems, has rendered installing TACNET capable in all current model police patrol vehicles which had previously been exclusive to Ford vehicles. The solicitation was advertised in the Daily Sentinel, and

invitations were sent to 49 potential bidders. Four responsive and responsible bids were received as shown below.

Company	Locations	Unit Price Patrol Car	Unit Price Sport Wagon	Total Purchase Price
Ken Garff West Valley Chrysler Jeep Dodge	West Valley City, UT	\$21,242.00	\$22,923.00	\$196,221.00
Colorado Springs Dodge	Colorado Springs, CO	22,405.00	23,044.00	203,562.00
Grand Junction Chrysler	Grand Junction, CO	23,023.00	24,290.00	211,008.00
Champion Chrysler Jeep Dodge	Windsor, CO	\$25,400.00	\$26,855.00	\$232,965.00

The three Dodge Magnums will be designated for the scheduled replacement of the supervisor vehicles. The Dodge Chargers have a smaller cargo area than the vehicles currently being used. The Supervisor patrol cars require additional trunk space to accommodate the additional specialized equipment not normally carried by officers. The Dodge Magnum (sport wagon) will provide that extra space.

The Purchasing Manager and Police Chief agree with this recommendation.

Attach 10

Supporting Stormwater Regulation

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Support of Stormwater Regulation					
Meeting Date	April 18, 2007					
Date Prepared	April 11, 2007				File #	
Author	Greg Trainor			Utility and Street Systems Director		
Presenter Name	Eileen List			Environmental Services Manager		
Report results back to Council		No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent X Individual Consideration

Summary:

Consideration of a resolution supporting the Colorado Water Quality Commission's regulation of stormwater discharges that affect one acre or more.

Budget:

NA

Action Requested/Recommendation:

Consideration of a resolution supporting the Colorado Water Quality Commission's regulation of stormwater discharges that affect one acre or more.

Attachment

Stormwater Resolution

Background Information:

In January 2006, the City Council supported the Colorado Stormwater Regulations, despite federal exemptions in the 2005 Energy Bill relative to oil and gas development. That is, making the regulations apply to all construction in the State affecting one acre or more. At the January 2006 Water Quality Control Commission (WQCC) Rulemaking Hearing, the WQCC directed staff to consider if exemptions were warranted for the oil and gas industry or should the regulations apply to all construction in the State without exemption.

A State-wide stormwater work group was convened to work with the staff of the Commission. The Colorado River Water Conservation District was the "lead" in this effort.

The WQCC is now holding an Informational Hearing on May 14 to consider if the current Stormwater Regulations should be modified in the future for the oil and gas industry. The State Water Quality Control Division (WQCD) is proposing to keep the existing State Stormwater Regulations intact with very few changes. These regulations affect all users.

On March 13, the Town of Palisade adopted a resolution supporting the Division's recommendation.

RESOLUTION NO. _____

**A RESOLUTION TO PROVIDE CONTINUING SUPPORT FOR
THE COLORADO WATER QUALITY CONTROL
COMMISSION'S STORMWATER REGULATIONS**

RECITALS:

In January 2006, the Colorado Water Quality Control Commission (Commission) voted to continue to enforce its regulations controlling storm water discharges from oil and gas development sites. The Commission determined that applying best management practices, (BMP's) in spite of the federal exemption contained in the Energy Policy Act of 2005 is essential for the protection of water quality in Colorado.

Storm water runoff in the form of rain and melting snow flowing across drilling pads and other construction areas associated with oil and gas exploration, production and other operations can cause soil erosion, sending sediment into streams and rivers. Soil erosion and sedimentation are serious concerns because construction disturbs soil and plants and as with any industrial operation there is the potential for fuel, solvents and other chemicals to spill and cause pollution.

Notwithstanding the United States Environmental Protection Agency (EPA) reports that "siltation is the largest cause of impaired water quality in rivers" and that erosion rates from construction sites are much greater than from almost any other land use, the federal government has declined to regulate storm water from oil and gas industry sites. All other industries and private citizens in Colorado must comply with Commission regulations for storm water discharges.

Protecting and maintaining high quality, first use source water is of paramount importance to the residents of Grand Junction. In order to do that, the City by this Resolution states and provides its continuing support for the Commission to require the use of best management practices to control storm water runoff from all sites including those of the oil and gas industry.

NOW, THEREFORE, BE IT RESOLVED, that the City of Grand Junction supports the Commission's regulation of storm water discharges from oil and gas operations that affect one acre or more of land; and

BE IT FURTHER RESOLVED, that the City of Grand Junction calls on the Colorado Water Quality Control Commission to fully enforce its current regulation of storm water discharges from oil and gas construction sites and reject proposed exemptions that are not based on sound science or policy.

ADOPTED AND APPROVED THIS _____ day of _____,
2007

Jim Doody
President of the Council

ATTEST:

Stephanie Tuin
City Clerk

Attach 11

Public Hearing Morning View Annexation and Zoning, Located at 2961, 2967, and 2973 D Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Morning View Annexation and Zoning, located at 2961, 2967, and 2973 D Road.						
Meeting Date	April 18, 2007						
Date Prepared	April 12, 2007				File #ANX-2007-018		
Author	Adam Olsen			Associate Planner			
Presenter Name	Adam Olsen			Associate Planner			
Report results back to Council		Yes	X	No	When		
Citizen Presentation		Yes	x	No	Name		
	Workshop	X	Formal Agenda			Consent	X Individual Consideration

Summary: Request to annex and zone 34.37 acres, located at 2961, 2967, and 2973 D Road, to R-8 (Residential 8 du/ac). The Morning View Annexation consists of three parcels.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the Morning View Annexation and hold a public hearing and consider final passage of the annexation ordinance and zoning ordinance.

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 / Existing City and County Zoning
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

STAFF REPORT/BACKGROUND INFORMATION			
Location:		2961, 2967, and 2973 D Road	
Applicants:		2973 D Road LLC-Owner B & G Development-Developer Development Construction Services-Applicant	
Existing Land Use:		Residential/Agriculture	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Vacant	
	East	Residential	
	West	Extraction (Gravel Pit)	
Existing Zoning:		RSF-R	
Proposed Zoning:		R-8	
Surrounding Zoning:	North	R-8 (City), RSF-R (County)	
	South	RSF-R (County)	
	East	RSF-R (County), PUD (County)	
	West	R-R (City)	
Growth Plan Designation:		RM (Residential Medium 4-8 du/ac)	
Zoning within density range?		x	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of 34.37 acres of land and is comprised of three parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's professional 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 Morning View 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>	
March 7, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
March 13, 2007	Planning Commission considers Zone of Annexation
April 4, 2007	Introduction Of A Proposed Ordinance on Zoning by City Council
April 18, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 20, 2007	Effective date of Annexation and Zoning

<u>MORNING VIEW ANNEXATION SUMMARY</u>		
File Number:	ANX-2007-018	
Location:	2961, 2967, and 2973 D Road	
Tax ID Number:	2943-201-00-103 2943-201-00-104 2943-201-00-082	
Parcels:	3	
Estimated Population:	2	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	1	
Acres land annexed:	34.37	
Developable Acres Remaining:	34.37	
Right-of-way in Annexation:	none	
Previous County Zoning:	RSF-R	
Proposed City Zoning:	R-8	
Current Land Use:	Residential/Agriculture	
Future Land Use:	Residential	
Values:	Assessed:	\$23,080
	Actual:	\$259,040
Address Ranges:	2961-2973 D Road (odd only)	
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley
	Fire:	GJ Rural Fire
	Irrigation/Drainage:	Grand Junction Drainage
	School:	District 51

Zone of Annexation: The requested zone of annexation to the R-8 district is consistent with the Growth Plan designation of RM (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.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The R-8 zone district is compatible with the neighborhood and will not create adverse impacts. The future land use map designates all surrounding properties as RM (Residential Medium 4-8 du/ac) with the exception of the property to the south which is designated as RML (Residential Medium Low 2-4 du/ac). A PUD in the County to the east has a density of 6.3 du/ac. To the north is the Country Place Estates with a density of 6.14 du/ac. Also to the north is the Flint Ridge Subdivision with a density of 7.7 du/ac.

The R-8 zone district is in conformance with the following goals and policies of the Growth Plan and the Pear Park Neighborhood Plan.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City will encourage development that uses existing facilities and is compatible with existing development.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Policy 10.2: The City will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

Goal 4, Transportation and Access Management, Pear Park Plan: Plan for future street cross-sections, sidewalks, bike lanes and trails.

Goal 3, Land Use and Growth, Pear Park Plan: Establish areas of higher density to allow for a mix in housing options.

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

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

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.

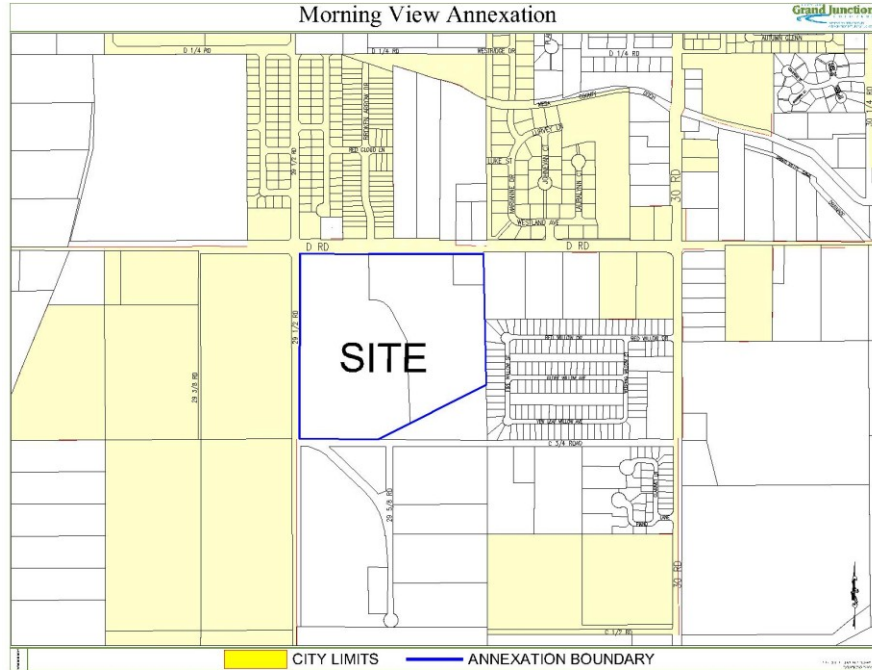
- e. R-4
- f. R-5
- g. R-O

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-8 district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1



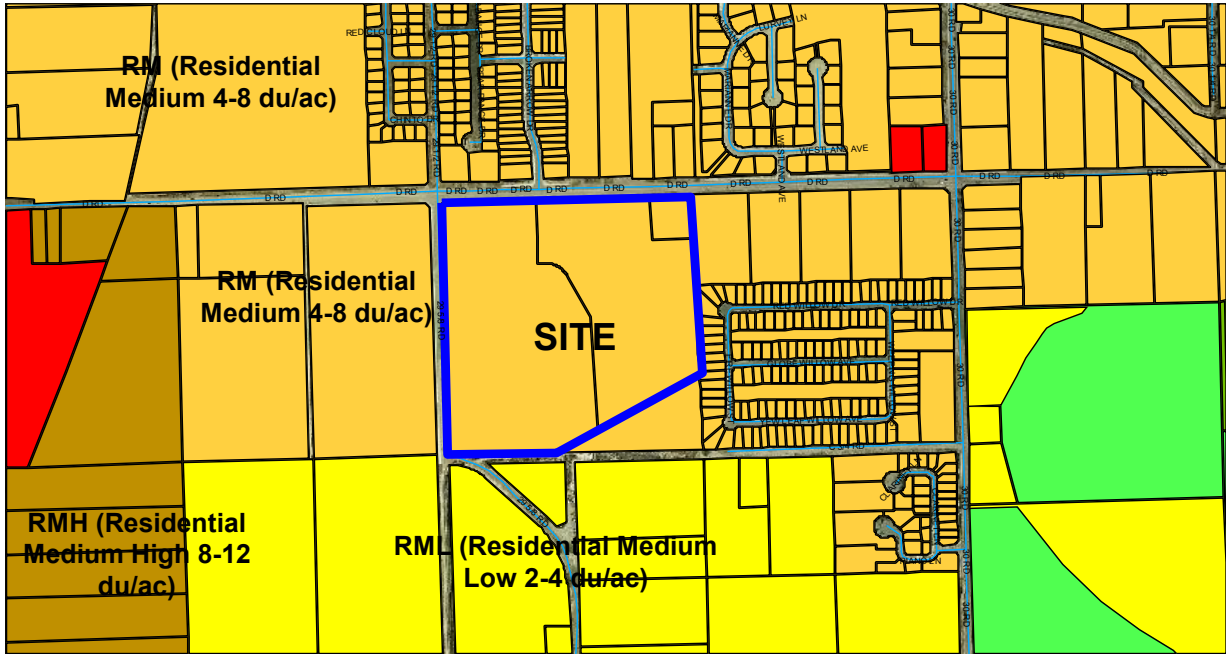
Aerial Photo Map

Figure 2



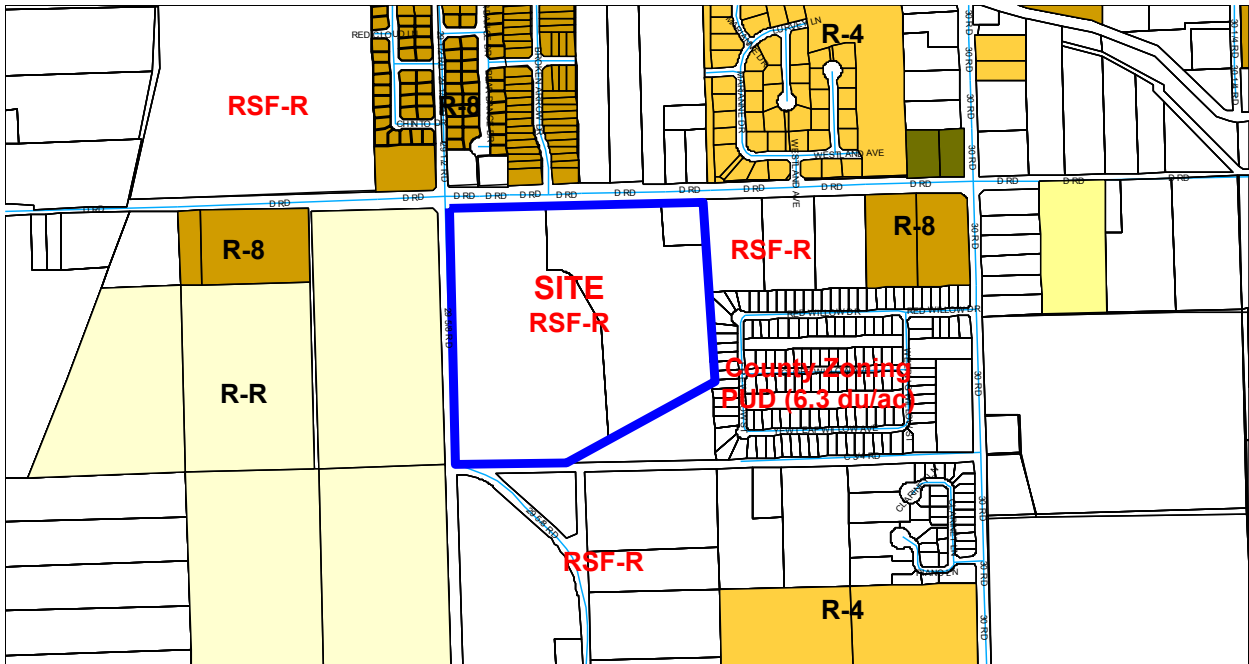
Future Land Use Map

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**

MORNING VIEW ANNEXATION

LOCATED AT 2961, 2967, AND 2973 D ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 7th day of March, 2007, 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:

MORNING VIEW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 20, 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 Northeast corner of Parcel 2 of Wareham Simple Land Division, as same is recorded in Plat Book 16, Page 196, Public Records of Mesa County, and assuming the North line of said Parcel 2 bears N89°58'45"E with all other bearings contained herein being relative thereto; thence N89°58'45"E along the North line of that certain parcel of land as described in Book 4116, Page 539, Public Records, Mesa County, Colorado to a point on the East line of the NW 1/4 NE 1/4 of Section 20; thence S00°03'02"E along said East line a distance of 208.71 feet to the Southeast corner of said parcel; thence S89°58'45"W along the South line of said parcel a distance of 208.71 feet to the Southwest corner; thence N00°03'02"W along the West line of said parcel a distance of 208.71, more or less, to the Point of Beginning. TOGETHER with Parcels 1 and 2 of said Wareham Simple Land Division

Said parcel contains 34.37 acres (1,496,980 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of April, 2007; 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 _____, 2007.

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**

MORNING VIEW ANNEXATION

APPROXIMATELY 34.37 ACRES

LOCATED AT 2961, 2967, AND 2973 D ROAD

WHEREAS, on the 7th day of March, 2007, 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 April, 2007; 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:

Morning View Annexation

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 20, 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 Northeast corner of Parcel 2 of Wareham Simple Land Division, as same is recorded in Plat Book 16, Page 196, Public Records of Mesa County, and assuming the North line of said Parcel 2 bears N89°58'45"E with all other bearings contained herein being relative thereto; thence N89°58'45"E along the North line of that certain parcel of land as described in Book 4116, Page 539, Public Records, Mesa County, Colorado to a point on the East line of the NW 1/4 NE 1/4 of Section 20; thence S00°03'02"E along said East line a distance of 208.71 feet to the Southeast corner of

said parcel; thence S89°58'45"W along the South line of said parcel a distance of 208.71 feet to the Southwest corner; thence N00°03'02"W along the West line of said parcel a distance of 208.71, more or less, to the Point of Beginning. TOGETHER with Parcels 1 and 2 of said Wareham Simple Land Division

Said parcel contains 34.37 acres (1,496,980 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 7th day of March, 2007 and ordered published.

ADOPTED this _____ day of _____, 2007.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE MORNING VIEW ANNEXATION TO
R-8**

LOCATED AT 2961, 2967, AND 2973 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 Morning View Annexation to the R-8 zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8 zone district 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 be zoned R-8 (Residential 8 du/ac).

MORNING VIEW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 20, 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 Northeast corner of Parcel 2 of Wareham Simple Land Division, as same is recorded in Plat Book 16, Page 196, Public Records of Mesa County, and assuming the North line of said Parcel 2 bears N89°58'45"E with all other bearings contained herein being relative thereto; thence N89°58'45"E along the North line of that certain parcel of land as described in Book 4116, Page 539, Public Records, Mesa County, Colorado to a point on the East line of the NW 1/4 NE 1/4 of Section 20; thence S00°03'02"E along said East line a distance of 208.71 feet to the Southeast corner of said parcel; thence S89°58'45"W along the South line of said parcel a distance of 208.71 feet to the Southwest corner; thence N00°03'02"W along the West line of said

parcel a distance of 208.71, more or less, to the Point of Beginning. TOGETHER with
Parcels 1 and 2 of said Wareham Simple Land Division

Said parcel contains 34.37 acres (1,496,980 square feet), more or less, as described.

Introduced on first reading this 4th day of April, 2007 and ordered published.

ADOPTED on second reading this ____ day of _____, 2007.

ATTEST:

President of the Council

City Clerk

Attach 12

Public Hearing Knight and Durmas Annexation and Zoning, Located at 842 21 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Knight and Durmas Annexation and Zoning, located at 842 21 1/2 Road					
Meeting Date	April 18, 2007					
Date Prepared	April 12, 2007				File #ANX-2007-023	
Author	Adam Olsen		Associate Planner			
Presenter Name	Adam Olsen		Associate Planner			
Report results back to Council		Yes	X	No	When	
Citizen Presentation		Yes	x	No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: Request to annex and zone 2.84 acres, located at 842 21 1/2 Road, to I-1 (Light Industrial). The Knight and Durmas Annexation consists of one parcel and is a two part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the Knight and Durmas Annexation and hold a public hearing and consider final passage of the annexation ordinance and zoning ordinance.

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 / Existing City and County Zoning
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

STAFF REPORT/BACKGROUND INFORMATION			
Location:		842 21 1/2 Road	
Applicants:		Knight and Durmas Properties-Owner TPI-Developer Maverick Engineering-Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		Industrial	
Surrounding Land Use:	North	Industrial	
	South	Industrial	
	East	Agriculture	
	West	Industrial	
Existing Zoning:		PUD	
Proposed Zoning:		I-1	
Surrounding Zoning:	North	PUD (County)	
	South	PUD (County)	
	East	RSF-R (County)	
	West	PUD (County)	
Growth Plan Designation:		C-I (Commercial Industrial)	
Zoning within density range?		x	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of 2.84 acres of land and is comprised of one parcel and is a two part serial annexation. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's professional 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 Knight and Durmas 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>	
March 7, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
March 13, 2007	Planning Commission considers Zone of Annexation
April 4, 2007	Introduction Of A Proposed Ordinance on Zoning by City Council
April 18, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 20, 2007	Effective date of Annexation and Zoning

<u>KNIGHT AND DURMAS ANNEXATION SUMMARY</u>		
File Number:		ANX-2007-023
Location:		842 21 1/2 Road
Tax ID Number:		2697-254-03-004
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		1
# of Dwelling Units:		0
Acres land annexed:		2.84
Developable Acres Remaining:		2.84
Right-of-way in Annexation:		21 1/2 Road
Previous County Zoning:		PUD
Proposed City Zoning:		I-1
Current Land Use:		Vacant
Future Land Use:		C-I (Commercial Industrial)
Values:	Assessed:	\$68,410
	Actual:	\$235,880
Address Ranges:		842 21 1/2 Road
Special Districts:	Water:	Ute Water
	Sewer:	City
	Fire:	GJ Rural
	Irrigation/Drainage:	Grand Junction Drainage
	School:	District 51

Zone of Annexation: The requested zone of annexation to the I-1 district is consistent with the Growth Plan designation of C-I (Commercial Industrial). The existing County zoning is PUD. 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.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The I-1 zone district is compatible with the neighborhood and will not create adverse impacts. The future land use map designates all surrounding properties as C-I (Commercial Industrial) and RUR (Rural 5-35 ac/du). The area to the north, south and west of the property is zoned County PUD. To the east is zoned RSF-R in the County.

The I-1 zone district is in conformance with the following goals and policies of the Growth Plan.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Policy 10.2: The City and County will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.

Goal 17: To promote a healthy, sustainable, diverse economy.

Goal 18: To maintain the City's position as a regional provider of goods and services.

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

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

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.

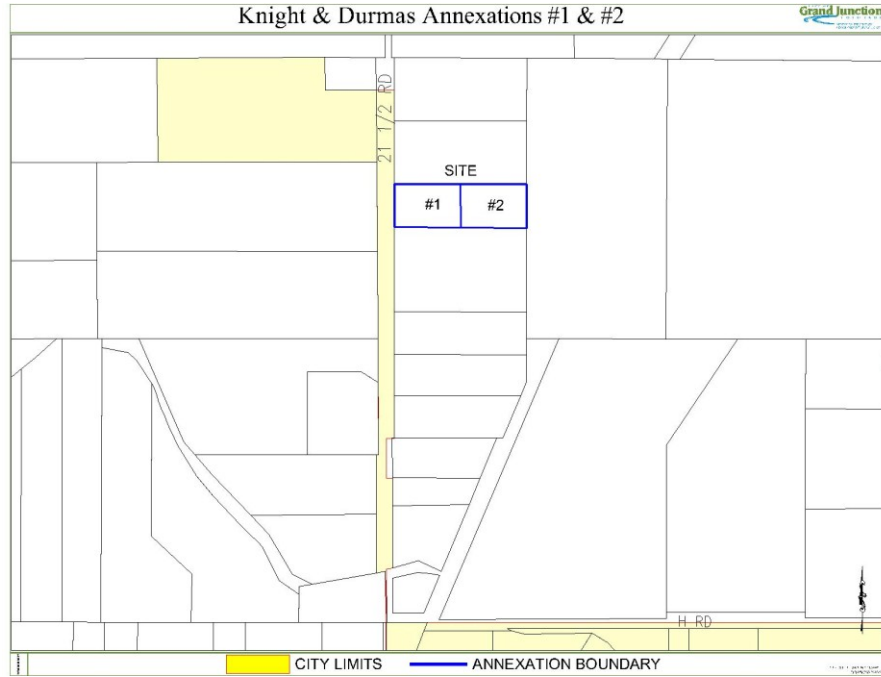
- h. C-2
- i. M-U

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the I-1 district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1



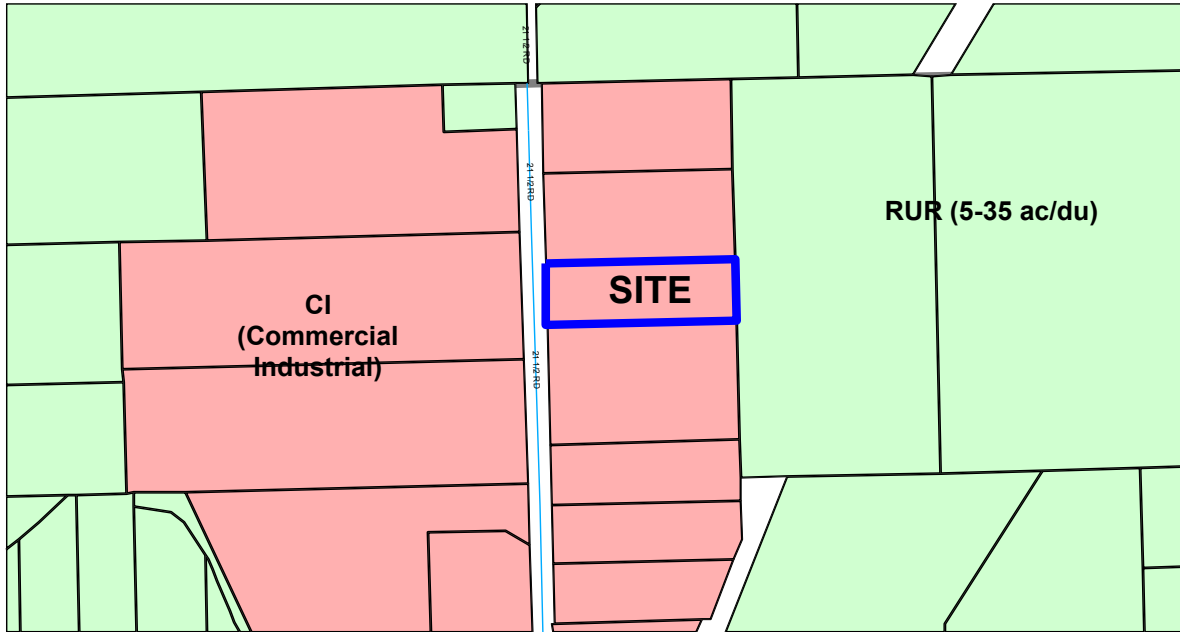
Aerial Photo Map

Figure 2



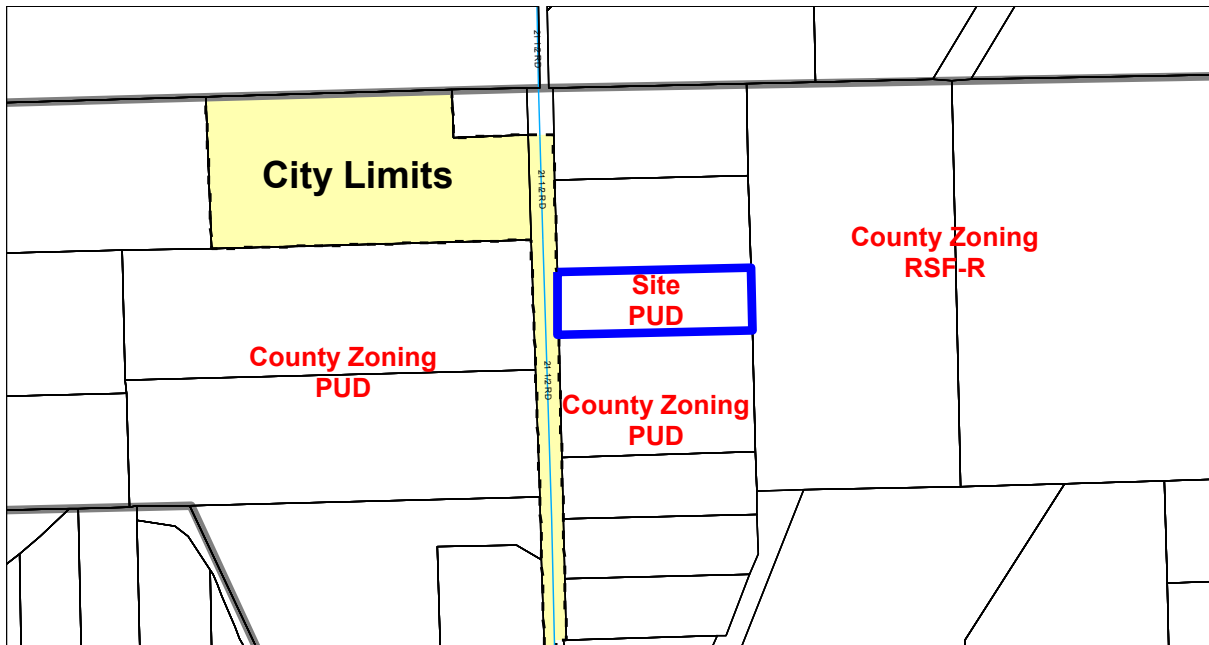
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

RESOLUTION NO. ____

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

KNIGHT AND DURMAS ANNEXATION

LOCATED AT 842 21 1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 7th day of March, 2007, 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:

KNIGHT AND DURMAS ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet; thence S00°00'45"W a distance of 200.00 feet to a point on the South line of said Lot 4; thence N89°51'44"W along said South line a distance of 310.31 feet to the Southwest corner of said Lot 4, said corner also being a point on the East line of 21-1/2 Road; thence N00°00'45"E along said East line of 21-1/2 Road a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,063 square feet), more or less, as described.

KNIGHT AND DURMAS ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet to the POINT OF BEGINNING; thence S89°51'44"E along said North line a distance of 310.32 feet to the Northeast corner of said Lot 4; thence S00°01'20"W along the East line of said Lot 4 a distance of 200.00 to the Southeast corner; thence N89°51'44"W along the South line of said lot 4 a distance of 310.29 feet; thence N00°00'45"E a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,060 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of April, 2007; 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 _____, 2007.

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**

KNIGHT AND DURMAS ANNEXATION NO. 1

APPROXIMATELY 1.42 ACRES

LOCATED AT 842 21 1/2 ROAD

WHEREAS, on the 7th day of March, 2007, 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 April, 2007; 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:

KNIGHT AND DURMAS ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet; thence S00°00'45"W a distance of 200.00 feet to a point on the South line of said Lot 4; thence N89°51'44"W along said South line a distance of 310.31 feet to the Southwest corner of said Lot 4, said corner also being a point on the

East line of 21-1/2 Road; thence N00°00'45"E along said East line of 21-1/2 Road a distance of 200.00 feet, more or less, to the Point of Beginning.
Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 7th day of March, 2007 and ordered published.

ADOPTED this _____ day of _____, 2007.

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**

KNIGHT AND DURMAS ANNEXATION NO. 2

APPROXIMATELY 1.42 ACRES

LOCATED AT 842 21 1/2 ROAD

WHEREAS, on the 7th day of March, 2007, 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 April, 2007; 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:

KNIGHT AND DURMAS ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all

bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet to the POINT OF BEGINNING; thence S89°51'44"E along said North line a distance of 310.32 feet to the Northeast corner of said Lot 4; thence S00°01'20"W along the East line of said Lot 4 a distance of 200.00 to the Southeast corner; thence N89°51'44"W along the South line of said lot 4 a distance of 310.29 feet; thence N00°00'45"E a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,060 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 7th day of March, 2007 and ordered published.

ADOPTED this _____ day of _____, 2007.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE KNIGHT AND DURMAS ANNEXATION TO
I-1**

LOCATED AT 842 21 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 Knight and Durmas Annexation to the I-1 zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district 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 be zoned I-1 (Light Industrial).

KNIGHT AND DURMAS ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet; thence S00°00'45"W a distance of 200.00 feet to a point on the South line of said Lot 4; thence N89°51'44"W along said South line a distance of 310.31 feet to the Southwest corner of said Lot 4, said corner also being a point on the East line of 21-1/2 Road; thence N00°00'45"E along said East line of 21-1/2 Road a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,063 square feet), more or less, as described.

KNIGHT AND DURMAS ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet to the POINT OF BEGINNING; thence S89°51'44"E along said North line a distance of 310.32 feet to the Northeast corner of said Lot 4; thence S00°01'20"W along the East line of said Lot 4 a distance of 200.00 to the Southeast corner; thence N89°51'44"W along the South line of said lot 4 a distance of 310.29 feet; thence N00°00'45"E a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,060 square feet), more or less, as described.

Introduced on first reading this 4th day of April, 2007 and ordered published.

ADOPTED on second reading this ____ day of _____, 2007.

ATTEST:

President of the Council

City Clerk

Attach 13

Public Hearing H Road/Northwest Plan Policies and Performance Standards

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	H Road/Northwest Area Plan Growth Plan (Future Land Use Map) Amendment; Plan Policies and Performance Standards, Grand Valley Circulation Plan District Map Amendment					
Meeting Date	April 18, 2007					
Date Prepared	April 9, 2007				File # GPA-2007-025	
Author	David Thornton		Principal Planner			
Presenter Name	David Thornton		Principal Planner			
Report results back to Council		Yes	X	No	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent
						Individual Consideration

Summary: Request adoption of the H Road/Northwest Area Plan which includes the following elements:

4. Amend the City’s Growth Plan Future Land Use Map from “Rural” to Commercial/Industrial (C/I) for all properties located within the Plan area that are currently designated as “Rural”.
5. Amend the Grand Valley Circulation Plan to include the Plan area and establish an appropriate street network that will accommodate future growth in the area.
6. Adopt Policies and Performance Standards that will help mitigate impacts to the adjacent residential neighborhood outside of the Plan area by amending the Zoning and Development Code.

The H Road/Northwest Area Plan was approved jointly by the City of Grand Junction Planning Commission and the Mesa County Planning Commission on March 27, 2007. The Plan boundary comprises an area bounded by H Road to H ½ Road, from approximately 21 ¼ Road to 22 Road and also includes five properties located on the Southeast corner of H Road and 22 Road west of Persigo Wash.

Budget: N/A

Action Requested/Recommendation: Hold a public hearing and consider the following:

1. Adoption of a Resolution amending the Growth Plan Future Land Use Map;
2. Final passage of an ordinance establishing Policies and Performance Standards in the H Road/Northwest Area Plan; and

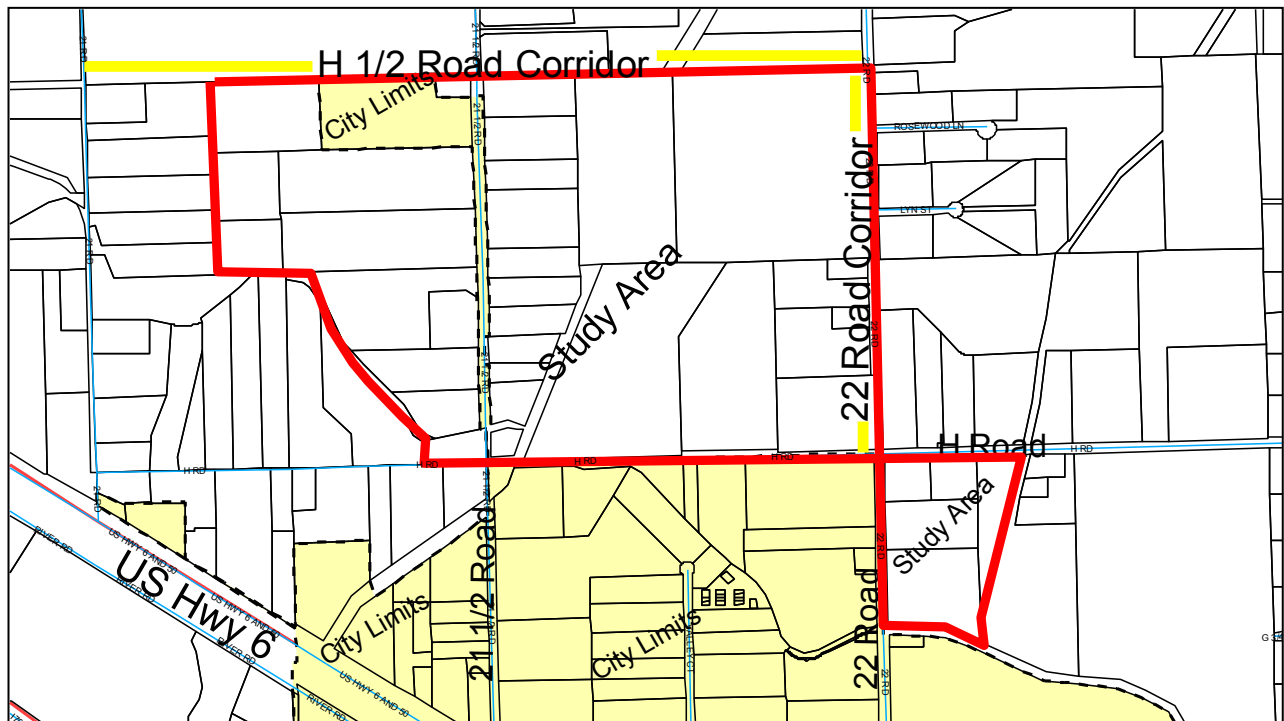
3. Adoption of a Resolution approving a District Map amendment to the Grand Valley Circulation Plan.

Attachments:

1. Open House and Focus Group Newsletters
2. Public Comments received from November 2006 Open House
3. Meeting notes from February 2007 Focus Group meeting
4. Letters/E-mails from the public
5. Notification list
6. Resolution amending the Future Land Use Map
7. Ordinance amending the Zoning and Development Code to establish Plan Policies and Performance Standards
8. Resolution amending the Grand Valley Circulation Plan
9. Draft Planning Commission Minutes from March 27, 2007 Joint Public Hearing – document added to Staff report April 16, 2007

Background Information:

The H Road/Northwest Area Plan consists of approximately 250 acres of land located in the 22 Road and H Road area. The Plan boundary includes an area that was added to the Persigo 201 boundary in March 2006. Since inclusion into the 201 sewer service area, the public interest in establishing appropriate urban intensity development and establishing appropriate future land use options for the study area has increased.



The planning process began in the fall of 2006 with initial meetings among City, County and Colorado Department of Transportation staff. Focus groups were held to discuss traffic/ transportation needs and commercial/industrial needs for vacant land.

City and County Planning staffs conducted baseline inventories and met with in-house and external service providers to help identify key issues prior to meeting with the public. Focus group meetings were held with Grand Junction economic development representatives, oil and gas representatives and property owners along the 22 Road and H ½ Road corridors. A public open house was held in November 2006. The entire schedule is outlined below:

September 20, 2006	City/County Meeting #1
October 3, 2006	Base Mapping Completed
October 4, 2006	City/County Meeting #2
October 17, 2006	Focus Group Meeting – Economic Development Needs
October 30, 2006	Focus Group Meeting - Transportation Needs
November 1, 2006	City Council's Strategic Planning Team #1 Meeting
November 17, 2006	Sent Notice for Neighborhood Meeting
November 29, 2006	Neighborhood Meeting/Open House
December 8, 2006	City/County Meeting #3
January 16, 2007	City/County Meeting #4
February 6, 2007	Sent Invitation letter to 22 Road and H ½ Road residents
February 15, 2007	Focus Group Meeting - 22 Road and H ½ Road residents
February 21, 2007	City/County Meeting #5
March 8, 2007	Joint City/County Planning Commission Workshop
March 12, 2007	Newsletter/Notice for Public Hearing mailed
March 27, 2007	City/County Meeting #6
March 27, 2007	Joint City/County Planning Commission Hearing
April 18, 2007	City Council Hearing

Public input was solicited during the open house held November 29, 2006 and the February 15, 2007 focus group meeting. Staff also received numerous written comments, phone calls, letters and comments by e-mail, and other personal communications throughout the planning period. The public meetings were well attended, more than 60 individuals signed in at the open house and 17 people attended the focus group meeting. Two newsletters were mailed to every property owner within the planning area and within ½ mile of the plan area. The City internet web site kept the public up-to-date on issues and progress of the plan.

Public comments received at the Open House were clearly divided between those that expressed a desire to:

1. Not allow commercial/industrial land uses east of Pritchard Wash and only allow residential densities no greater than residential estates (2 to 5 acres per dwelling unit); and
2. Make the entire study area commercial/industrial including the areas east of Pritchard Wash.

The comments from the residential neighborhood adjacent to the Plan area were in opposition to commercial/industrial land uses east of Pritchard Wash for such reasons as compatibility, quality of life, noise, feared loss of property values, etc.

The need for commercial/industrial land uses east of Pritchard Wash was strongly supported by many of the property owners within the Plan area as well as the Grand Junction economic development community, oil and gas representatives, the Grand Junction Area

Chamber of Commerce, and the business incubator staff and board. These groups, all stated the need for additional commercial/industrial land in the Grand Junction area, especially industrial parcels greater than 10 acres in size.



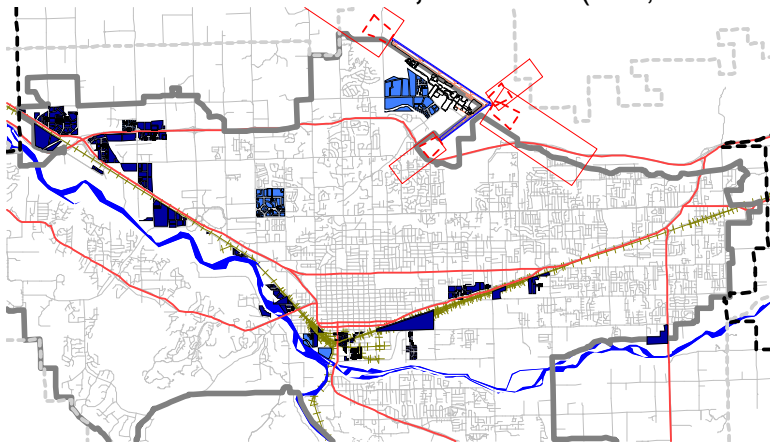
22 Road (north of H Rd) in foreground, looking west to Pritchard Wash

Staff did an analysis of existing I-O (Industrial/Office) and I-1 zoned (Limited Industrial) lands located within the City limits and found the following conditions:

I-O = 592 acres

I-1 = 1,285 acres (includes 238 acres that are Railroad property)

Total = 1,877 acres (or 1,639 acres, excluding railroad property)



Existing I-1 (dark blue) and I-0 (light blue) Zone acres.

The total of all I-O and I-1 zoned land makes up 9.8% of all land (including railroad property) within the City limits. In addition, available I-1 zoned land for sale or lease, as reported in the month of February 2007 by the local real estate community, showed 19 properties with the smallest being 1334 square feet in size and the largest being 3.83 acres in size.

An inventory of vacant land shows the I-O zone district to have 249 acres and the I-1 zone district to have 234

After six months of study and review, the City Planning Commission and the Mesa County Planning Commission held a public hearing on March 27, 2007 and approved

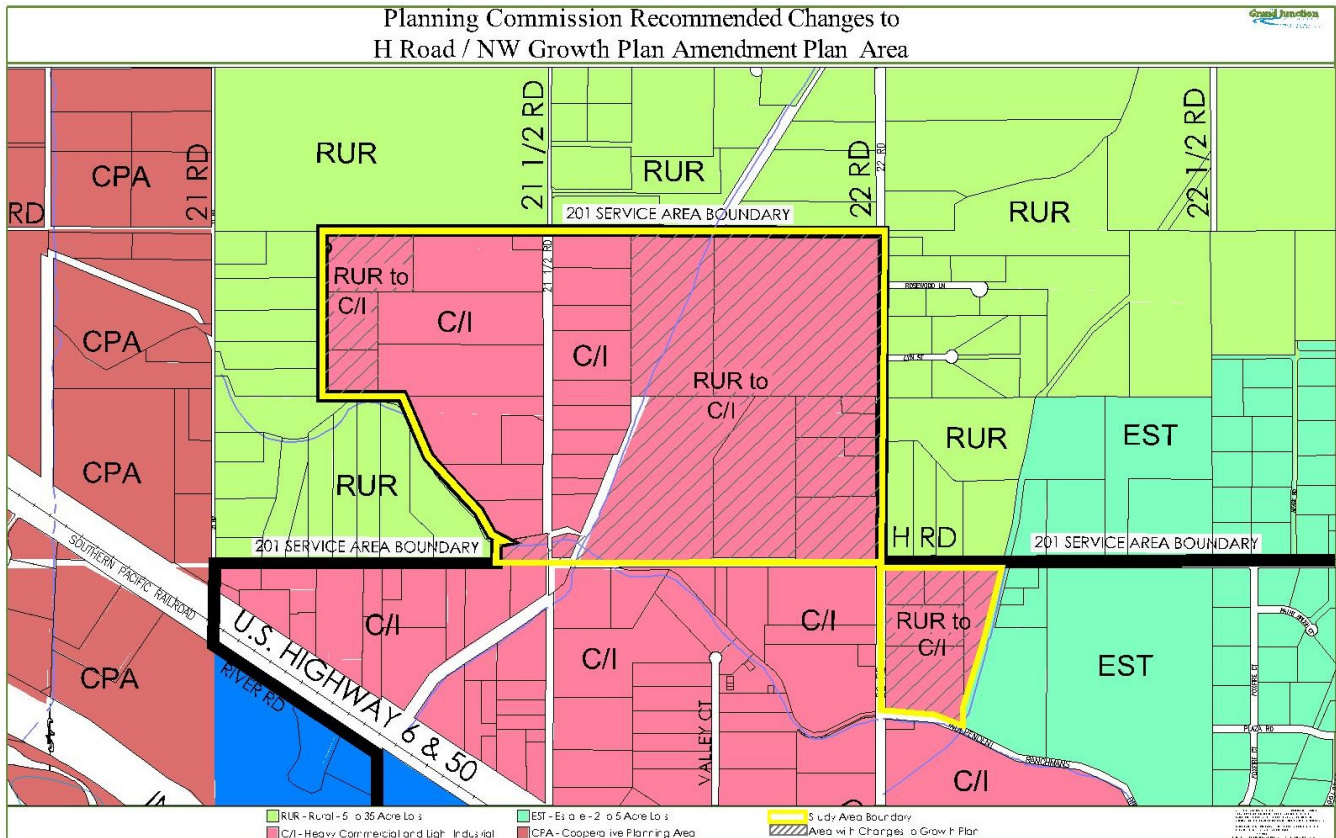
the H Road/Northwest Area Plan. The City Planning Commission has forwarded its recommendation of approval for the Plan to City Council. That recommendation includes the following elements:

1. Amend the City's Growth Plan Future Land Use Map from "Rural" to Commercial/Industrial (C/I) for all properties located within the Plan area that are currently designated as "Rural".
2. Adopt Policies and Performance Standards for the Plan that will help mitigate impacts to the adjacent residential neighborhood outside of the Plan area by amending the Zoning and Development Code.
3. Amend the Grand Valley Circulation Plan to include the Plan area and establish an appropriate street network that will accommodate future growth in the area.

The Policies and Performance Standards are regulatory and will be enforced through the City's Zoning and Development Code, therefore, adoption of an ordinance to amend the Code is required. Amending the Future Land Use Map and amending the Circulation Plan are done by Resolution. All three elements will be considered April 18, 2007.

Growth Plan Future Land Use Map Amendment

There are 37 parcels of land included within the Plan area. Seventeen of these parcels are currently designated as “Commercial/Industrial” (C/I) on the Growth Plan’s Future Land Use Map. These seventeen parcels are located along the 21 ½ Road corridor within the Plan area. There are an additional twenty parcels in the Plan that is currently designated as “Rural”. These twenty parcels (shown on the map below) are recommended to change from “Rural” to “Commercial/Industrial”. Total acreage of these twenty parcels is 162 acres.



Map Legend:

C/I = Commercial/Industrial
= Cooperative Planning

Rur = Rural

Est = Estate

CPA

COMPLIANCE WITH GROWTH PLAN AND THE ZONING & DEVELOPMENT CODE

The rationale for adopting the H Road/Northwest Plan is articulated in the Grand Junction Growth Plan. The plan contains language that directs staff to conduct neighborhood and area plans. These plans are also to be consistent with Section 2.5.C of the Grand Junction Zoning and Development Code.

The City Planning Commission has recommended approval of the H Road/Northwest Area Plan amendment and found it consistent with the purpose and intent of the Growth Plan and that it meets the Zoning and Development Code Growth Plan Amendment criteria.

Growth Plan Amendment Review Criteria (Section 2.5.C of the Grand Junction Zoning and Development Code)

- a. There was an error such that then-existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for (or);

Findings: There appears to have been no errors in the original plan.

- b. Subsequent events have invalidated the original premises and findings;

Findings: The study area was added to the Persigo sewer service area in March 2006 and is therefore now within the Urban Growth Boundary. Now that the area can be serviced by City sewer, urban land uses are appropriate.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

Findings: Additional non-residential development has occurred in the area (primarily along 21 ½ Road) since the original master plan was adopted and sewer service is being extended into the area with new development.

- d. The change is consistent with the goals and policies of the Growth Plan, including applicable special area, neighborhood, and corridor plans;

Findings: The following goals and policies support the H Road Northwest Area Plan:

Goal1, Policy 1.8: The City and County will use zoning and special area policies (adopted as part of this plan) to describe the preferred types of non-residential development in different parts of the community.

Goal 3, Policy 3.5: The City and County will coordinate with public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.

Goal 9, Policy 9.1: The City and County will update existing area plans and create new plans where more detailed planning is needed.

Goal 9, Policy 9.2: The City and County will encourage neighborhood designs which promote neighborhood stability and security.

Goal 10, Policy 10.4: The City and County will encourage development designs that enhance the sense of neighborhood.

Goal 14, Policy 14.1: The City and County will maintain open planning processes, providing opportunities for all affected parties to participate in public workshops and hearings involving plan amendments, area planning and periodic plan reviews.

Goal 14, Policy 14.3: The City and County will provide a variety of options for people to express their views on public issues, including formal and informal public meetings, mail-in comments sheets on specific proposals and other mechanisms.

Goal 22, Policy 22.4: The City and County will coordinate with appropriate public agencies to minimize or mitigate potential conflicts between proposed development, wildlife and agricultural uses.

- e. Public and community facilities are adequate to serve the type and scope of land use proposed;

Findings: A current inventory, analysis, and public input shaped the plan. As a result, the community facilities are adequate, or can be provided, to serve the scope of land uses proposed.

- f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

Findings: The City Council and Board of County Commissioners directed the Planning Commissions to undertake a detailed planning effort to look at the appropriate urban land uses and needs in the study area after it was added to the Persigo 201 area. The need for additional large lot commercial/industrial land was identified during the process to add the study area to the Persigo 201 area and during this study.

- g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Findings: The amended Plan will provide benefits to the community as a whole by designating the area Commercial/Industrial. The Plan amendment provides specific performance standards to ensure an acceptable transition of residential and agricultural land uses along the 22 and H ½ Road corridors for compatible new non-residential development in the study area.

Policies and Performance Standards

The following Policies and Performance Standards were reviewed by and recommended by the City and County Planning Commissions on March 27, 2007 at a public hearing.

H Road/Northwest Planning Area General Policy Statements

Affected Area: The following policy statements shall affect the entire H Road/Northwest Area Plan.

Truck Traffic. Site design shall direct truck (operations) traffic to the 21 ½ Road Corridor. All other traffic including customer or light vehicle traffic may also use 22 Road and H ½ Road.

Billboards. All signage as defined under the existing development codes and regulations of the City and County as off-premise signs are not allowed anywhere within the H Road/Northwest Area Plan boundaries.

22 Road Corridor and H ½ Road Corridor Performance Standards

Affected Area: Development on all parcels abutting the west side of 22 Road from H Road to H ½ Road and the south side of H ½ Road from 21 Road to 22 Road shall be required to meet the following performance standards.

Corridor Aesthetics/Landscaping. All property frontages along these corridors shall provide at a minimum:

1. A 25 ft. wide landscaping strip the entire length of the frontage (excluding driveways);
2. A berm the entire length of the frontage with a minimum of 36 inches in height.

Fencing shall not be allowed within the 25 ft. landscape strip with the exception of split rail fences with up to 3 rails and not more than 4 feet in height.

Loading Docks and Fleet Parking. All loading docks and fleet/equipment parking shall be located in the rear half of the lot or behind the principal structure (i.e. south side of buildings fronting on H ½ Road and west of buildings fronting on 22 Road).

Outdoor Storage and Display. Outdoor storage areas shall be:

1. Adequately screened so as not to be visible from adjacent public roads (i.e. H ½ Road and 22 Road);

2. In the rear half of the lot or behind the principal structure (i.e. south of buildings fronting on H ½ Road and west of buildings fronting on 22 Road);
3. Trash dumpsters shall be fully screened and located in the rear half of the lot or behind the principal structure.

Parking Lots. All parking lots located within the front half of the parcel or in front of the principal structure (adjacent to 22 Road and H ½ Road rights-of-way) shall only be used for customer parking.

Architectural Standards. Applies only to building facades facing the 22 Road and H ½ Road rights-of-way. Building form shall incorporate projected and recessed elements to provide architectural variety, such as entryways, special functional areas, rooflines, and other features including the following requirements:

1. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.
2. Large monolithic expanses of uninterrupted facades (greater than 50 ft.) are not allowed. Pilasters, texture transitions, windows and stepping of the wall plane are required.
3. Buildings with flat roofs shall provide a parapet with an articulated cornice.
4. All primary buildings shall use materials that are durable, economically maintained, and of quality that will retain their appearance over time including, but not limited to stone, brick, stucco, and pre-cast concretes.

Signage Standards. Only monument style signs at a maximum of 8 ft. in height with a maximum total of 64 square feet per sign face shall be allowed. Signs shall not be internally illuminated. External illumination is allowed.

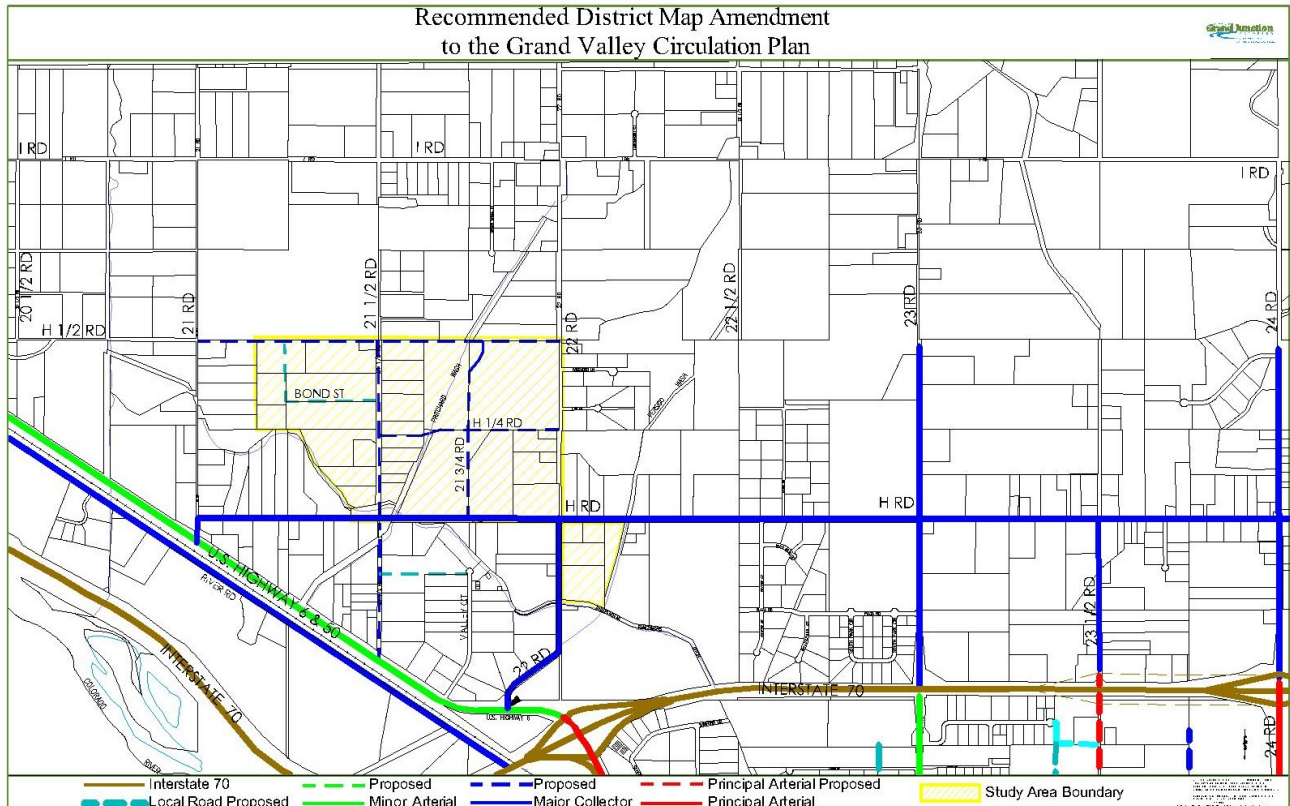
Other Standards. The following are addressed under existing development codes and City of Grand Junction regulations and therefore conformance must be met through the development process under then existing code requirements.

- Retail Sales/Wholesale Sales Area
- Odors
- Glare
- Parking Lots
- Lighting Standards
- Noise (regulated in Colorado Revised Statutes 25-12-103. Maximum Permissible Noise Levels and City Municipal Codes Section 16-106)

Grand Valley Circulation Plan – District Map Amendment

The Grand Valley Circulation Plan (GVCP) was originally adopted under the title “Major Street Plan” by the City of Grand Junction in 1998. Mesa County adopted the identical plan in 1999, under the title “Grand Valley Circulation Plan – Urban Element”. The Plan was last revised and adopted in 2006 to include a change to the road classification of the Riverside Parkway. Individual amendments of the Grand Valley Circulation Plan are accomplished through District Maps such as this. Changes to the GVCP are continually proposed and evaluated by City and County Planning and Transportation staff, then forwarded on to the Planning Commission and City Council for adoption.

Circulation, capacity and connectivity needs are all evaluated when looking at the transportation need of an area. The recommended District Map Amendment proposes changes in road layout to provide adequate area connectivity for existing and future development in this northwest area.



Grand Valley Circulation Plan Approval Criteria:

Since amendments to the Grand Valley Circulation Plan are considered an amendment to the Growth Plan, approval criteria (list of six) found in the City’s Zoning and Development Code for Growth Plan Amendments in Section 2.5.C.2 must be met.

The City and County shall amend the Grand Valley Circulation Plan if:

- a. There was an error such that then existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

Findings: There appears to have been no errors in the original Plan.

This study area was part of the rural circulation plan and therefore was planned with rural traffic needs in mind.

- b. Subsequent events have invalidated the original premises and findings;

Findings: The study area was added to the Persigo sewer service area in March 2006 and is therefore now within the Urban Growth Boundary and part of the Grand Valley Circulation Plan.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable;

Findings: The Persigo 201 Sewer boundary has been amended to include this area with sewer being extended north on 21 ½ Road in the near future. The expansion of the 201 boundary necessitates the need to amend the Circulation Plan with urban development intensity anticipated with the future sewer service.

- d. The community or areas, as defined by the presiding body, will derive benefits from the proposed amendment;

Findings: The study area will derive benefit of this Circulation Plan amendment with the proposed road network. Extension of sewer service within the Plan area must be followed up with planning for other urban level infrastructure needs including adequate circulation, road capacity and connectivity needs.

- e. The change will facilitate safe and efficient access for all modes of transportation; and

Findings: With the potential of traffic control at 21 ½ Road and US Hwy 6 and collector roads that will serve this area in the future as development occurs, safe and efficient access will be provided for all modes of transportation.

- f. The change furthers the goals for circulation and interconnectivity.

Findings: Providing for adequate traffic circulation and neighborhood interconnectivity is the primary design outcome of the proposed amendments.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the draft H Road/Northwest Area Plan (which includes the following three elements: amend the Future Land Use map, Adopt policies and performance standards, and amend the Grand Valley Circulation Plan) and holding a joint Public

hearing with Mesa County Planning Commission, the Grand Junction Planning Commission made the following findings of fact and conclusions:

3. The proposed amendments are consistent with the purpose and intent of the Growth Plan.
4. The review criteria in Section 2.5.C of the Grand Junction Zoning and Development Code have all been met.

ATTACHMENTS

1. Open House and Focus Group Newsletters
2. Public Comments received from November 2006 Open House
3. Meeting notes from February 2007 Focus Group meeting
4. Letters/E-mails from the public
5. Notification list
6. Resolution amending the Future Land Use Map
7. Ordinance establishing Plan Policies and Performance Standards
8. Resolution amending the Grand Valley Circulation Plan
9. Draft Planning Commission Minutes from March 27, 2007 Joint Public Hearing - document added to Staff report April 16, 2007

**Open House
and
Focus Group
Newsletters**

JOINT CITY OF GRAND JUNCTION - MESA COUNTY

Growth Plan Amendment H Road/Northwest Study Area



**November 2006
Newsletter**



AREA BEING CONSIDERED FOR CHANGE ON THE FUTURE LAND USE MAP

***The City of Grand Junction and Mesa County
have teamed up in conducting a study to consider potential changes
to the City/County Future Land Use Map for the H Road/NW Area***

PROJECT SCHEDULE



November 29, 2006
PUBLIC OPEN HOUSE
4:00 P.M. to 6:00 P.M.
at
Westgate Inn/Otto's Restaurant
2210 Hwy 6 & 50
(In the Atrium)

Please mark your Calendar!

WHERE IS THE STUDY AREA?

The H Road/NW Study Area includes that area west of 22 Road to almost 21 Road for that area north of H Road and south of the H ½ Road Alignment. It also includes five properties located on the SE corner of H Road and 22 Road.

HISTORY

Did you know that this area was recently included in the City of Grand Junction/Mesa County's Persigo 201 Sewer Service area? Earlier in 2006 the Board of County Commissioners and the Grand Junction City Council approved the expansion of the sewer service area to include the current study area.

This means sewer will be available to properties within the study area as sewer lines are extended. New development will be the primary source of upgrading and expanding the sewer collection system

WHY DO A STUDY NOW?

The study area is seeing a great deal of growth with a large demand for industrial properties at 10 plus acres, as well as land for residential subdivisions. The adopted Future Land Use Map within the study area does not reflect the land uses which require sewer service. Rapid growth is anticipated to continue as the Grand Valley grows over the next twenty years. With close access to I-70 this area may be prime for development. Now is the time to plan for that growth and establish appropriate land uses for this part of the community.

ISSUES TO DATE

Issues identified by City of Grand Junction, Mesa County and Colorado Department of Transportation staff include:

Transportation Issues

- Need for a traffic signal on Hwy 6 & 50 between 21 Road and 22 Road and intersection improvements.
- Need for an additional east/west road between 21 ½ Road and 22 Road south of H Road.
- Need for road improvements to urban standards on 21 Rd, 21 ½ Rd, 22 Rd, and H Road.
- Access control on major roadways.
- Financing needed improvements.
- Amending the Grand Valley Circulation Plan for the study area

Land Use & Growth Issues

- Need for more industrial/commercial areas.
- Need for residential sites.
- Annexation.
- Future of agriculture in area.
- Impacts to adjacent residential areas.
- Compatibility of residential and nonresidential uses in the area as it grows.



Utility Services Issues

- Extension and/or upgrade of services.

PUBLIC INPUT SOUGHT

The City of Grand Junction and Mesa County are committed to using various public participation techniques in facilitating this Study. The following techniques are being used.

- **Open House – November 29th from 4 -6 PM**
- Briefings with City and County Planning Commissions
- Focus Groups to discuss specific issues.
- Public Hearings before Joint City/County Planning Commission and City Council.
- Public Notices in the Daily Sentinel.
- Letters/Notices to property owners and affected interests.
- Press releases to the various media.

HOW CAN I FIND OUT MORE?

- Contact David Thornton, 244-1450 (davidt@gjcity.org) at the City of GJ Community Development Dept, 250 North Fifth St.
- Contact Keith Fife, 244-1650 at MC Long Range Planning (mclrange@mesacounty.us), 750 Main Street.

JOINT CITY OF GRAND JUNCTION - MESA COUNTY

Growth Plan Amendment



H Road/Northwest Study Area



AREA BEING CONSIDERED FOR CHANGE ON THE FUTURE LAND USE MAP

At our November 29, 2006 Open House held at Otto's/Westgate Inn, the City of Grand Junction and Mesa County received many comments from area residents. From this Open House and previous meetings with community interest groups we are now formulating a preferred alternative and we are seeking your discussion and input.

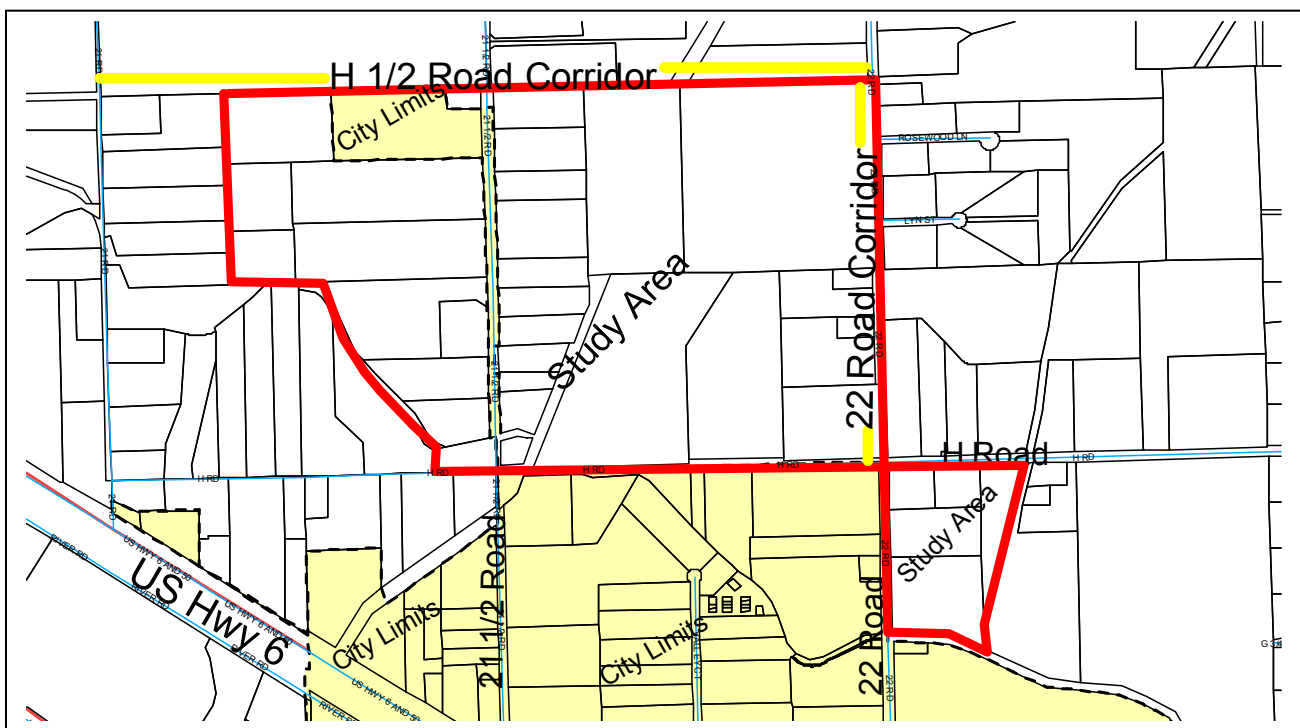
You are invited to participate in a Focus Group that will review a preferred alternative which includes a potential 22 Road and H ½ Road Corridor Plan.

The Focus Group meeting will be held at City Hall on February 15, 2007 from 6:00 P.M. to 7:30 P.M. City Hall is located at 250 North 5th Street, Grand Junction.

Please RSVP by calling 244-1450 or by e-mail to davidt@gjcity.org

QUESTIONS?

- Contact David Thornton, 244-1450 (davidt@gjcity.org) at the City of GJ Community Development Dept, 250 North Fifth St.
- Contact Keith Fife, 244-1650 at MC Long Range Planning (mclrange@mesacounty.us), 750 Main Street.



JOINT CITY OF GRAND JUNCTION - MESA COUNTY

Growth Plan Amendment

H Road/Northwest Study Area



March 2007
Newsletter #2



The City of Grand Junction and Mesa County have teamed up in conducting a study to consider potential changes to the Grand Valley Circulation Plan and the City/County Future Land Use Map for the H Road/NW Area

PROJECT SCHEDULE

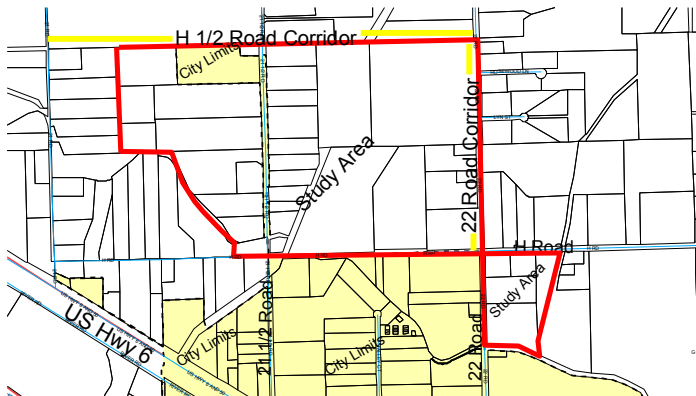


March 27, 2007
PUBLIC HEARING
7:00 P.M.
at
City Hall Auditorium
250 North Fifth Street

Please mark your Calendar!

WHERE IS THE STUDY AREA?

The H Road/NW Study Area includes that area west of 22 Road to almost 21 Road for that area north of H Road and south of the H 1/2 Road Alignment. It also includes five properties located on the SE corner of H Rd. and 22 Rd.



HISTORY

- March 2006 - Study area added to City/County sewer service area.
- October 2006 - Economic Development and Transportation focus groups met.

- November 2006 - Public open house held on land use alternatives within study area.
- February 2007 - Neighborhood focus group held to discuss corridor issues.
- March 2007 – Joint City/County Planning Commission Workshop held.

WHAT WE HEARD

Through the focus groups and the November open house we heard there is a large demand for industrial properties at 10 plus acres and a need to preserve the character and viability of the surrounding residential and agricultural neighborhood as the area grows.

DRAFT PLAN AMENDMENT RECOMMENDATIONS

Future Land Use Map

The recommendation is to change the entire study area to a Commercial/Industrial Future Land Use category. With this change it is recommended that policies and performances standards regulating elements of design, etc. (see following page) be adopted for this area that will help mitigate impacts to the adjacent residential neighborhood.

H Rd/NW Study Area General Policies

To help mitigate impacts to the adjacent neighborhood, performance standards regulating noise, truck traffic and billboards are proposed. These standards will apply to the entire H Road/ Northwest Planning Area.

22 Road and H ½ Road Corridor Performance Standards

Also helping to lessen impacts to the existing and future residential neighborhood, additional performance standards will apply to development on all parcels abutting the 22 Road Corridor (west side only) from H Road to H ½ Road and the H ½ Road Corridor (south side only) from 21 Road to 22 Road, including the following elements:

- Corridor Aesthetics/Landscaping
- Loading Docks and Fleet Parking
- Outdoor Storage and Display
- Parking Lots
- Architectural Standards
- Signage Standards



Grand Valley Circulation Plan

- Future traffic control on Hwy 6 at 21 ½ Road and intersection improvements.
- Future traffic intersection restrictions on Hwy 6 at 22 Road.
- Future traffic intersection restrictions on Hwy 6 at Valley Court.
- Future east/west local road between Valley Court and 21 ½ Road.
- Future H ½ Road between 21 Road and 22 Road.
- Future 21 ¾ Road between H Road and H ½ Road.
- Future H ¼ Road between 21 ½ Road and 22 Road.

PUBLIC HEARING SCHEDULED March 27th @ 7 P.M.

The City of Grand Junction and Mesa County are committed to using various public participation techniques in facilitating this Study. The following techniques are being used.

- Open House – November 29th from 4 -6 PM
- Briefings with City and County Planning Commissions
- Focus Groups to discuss specific issues.
- Public Hearing before a Joint City/County Planning Commission March 27th at 7 PM at City Hall.
- Public Hearing before City Council
- Public Notices in the Daily Sentinel.
- Letters/Notices to property owners and affected interests.
- Press releases to the various media.

HOW CAN I FIND OUT MORE?

- Contact David Thornton, 244-1450 (davidt@gjcity.org) at the City of GJ Community Development Dept, 250 North Fifth St.
- Contact Keith Fife, 244-1650 at MC Long Range Planning (mclrange@mesacounty.us), 750 Main Street.

**Public Comments
received from
November 2006
Open House**

H Road/Northwest Study Area PUBLIC COMMENTS

12 **OPTION 1:** The entire Study Area should be designated as Commercial/Industrial (C/I) on the City and County Future Land Use Map?

There were 12 public comments in favor of this option.

Additional comments by those supporting Option 1 include the following:

Comments:

1. The Persigo boundary needs to go out to at least H ½ or I Roads as does the growth boundary. We have significant lack of property available currently and demand is out pacing the available supply of land. The small piece being studied should be industrial, even heavy so well service companies have someplace to locate.
2. The intersection of 22 and 6 & 50 needs to be fixed. Restricted turns are not the answer. The traffic needs to be controlled with a light. (see drawing submitted to Ken Simms). I am for the road from Valley Ct to 21 ½ Road. I am also for the placement of a traffic light at 21 ½ and 6 & 50.
3. There are storm water problems at 805 21 ½ Road from recent developments on 21 ½ Road and 826 21 ½ Road that need to be corrected. Please contact me at 523-9298, Charles F. Raley.
4. Do not want any expense to me associated with sewer/water developments and or change in land use.
5. Mesa County and the City of Grand Junction need more commercial/industrial areas.
6. Option 1 would create highest and best use for this area. If only a portion of this area is zoned commercial/industrial it diminishes the attractiveness or “curb appeal” for residential use on the portion due to the noise pollution and sight obstruction created by the nearby commercial/industrial park. Increasing the commercial/industrial use should also involve a traffic plan to accommodate increased traffic.
7. I was extremely disappointed to see we are only talking about 200 acres when the City needs lots badly. What about the 7,000 acres currently zoned 2-5 acres per lot. Few people want lots that size and very few can afford them. This area is starving for lots. Trickleing lots in the 1500 per

year guarantees unaffordable housing for more and more of our own citizens. The huge increase in house prices over the last few years is a direct reflection of skyrocketing lot prices is a direct reflection of skyrocketing land prices by land owners that see what lot prices are selling for. Some of the larger builders are moving to other areas, because they recognize these problems. Our inventory of houses for sale has reduced to 2 or 3 months worth when a healthy market requires 6 to 8 months supply. Our rental market vacancy rate is approaching 1%. All this means we will have difficulty filling jobs, because we will have no place for our employees to live. Employers will have to move their business to a community that addresses these problems. We cannot solve this problem 200 acres at a time.

8. As a current property owner (approximately 47 acres) for the past 31 years, I have seen my home change from a close-in rural area to a developed industrial/commercial zone. TO include 24 hour work business (The Wholesale Truss Co.) to 24 hour blinking lights (CC Enterprises). I now look at security lights (very bright) on a total of 6 different buildings. It is now a reality that my property is no longer an estate location; it is an industrial/commercial zone! Highest and best use Industrial/Commercial. (Glen Younger, 2176 H Road)
9. Why not rezone the entire area north of H. Look at I and G and rezone for RSF, but keep this project Commercial #1.
10. You should consider putting the rest of acreage from H ½ Road to 21 Road south to H Road and east to 21 ½ Road into Study Area also.
11. I would like to begin by thanking you for this opportunity to submit written comment regarding the Northwest Study Area. I apologize for not recognizing the implications of these meetings and attending them from the onset of the process. Thank you for providing me with all electronic documentation of these meetings in such a time efficient manner. As I interpret from the meeting information, it seems the driving force behind the study area is the enclave of Commercial / Industrial future land use designation along the 21 ½ Road corridor, please reference Figure 1 of the attached document. As this commercial / industrial area is surrounded by the residential Estate designation, it seems these properties would not be realistically developed under a residential zone for reasons relating to the marketability of residential in this corridor. Therefore, the most feasible choice seems to designate the area between 21 Road and 22 Road from H Road to H ½ Road as commercial / industrial. The widespread designation of Commercial / Industrial in this area would allow existing businesses and operations to continue under a more cohesive designation for the area. The designation would also indicate that the areas north of H ½ Road and east of 22 Road would remain under the Estate Future Land Use

Designation. The Estate designation would also comply with existing residential Mesa County subdivisions, please see Figure 2 of the attached document. The main concern prompting my correspondence is the document entitled "Focus Group Worksheet: Potential Corridor Overlay Performance Standards" which details restrictions intended with the proposed overlay district, a copy of which is also attached to this email. This document is intended to regulate such subdivision characteristics as noise, sales areas, loading / unloading, screening, lighting, outdoor storage and display, parking, signage and landscaping. As an alternative to assigning more regulation to this area, I would like to propose utilizing the existing Zoning and Development Code (ZDC). Many of the items outlined in the Performance Standards document are addressed in the ZDC either specifically or in conjunction with the zoning designated for a parcel. If a parcel were to subdivide, the ZDC must be met for approval of that subdivision. The ZDC has standards for lighting (as listed in the specific zoning designation), landscaping (Section 6.5), screening (zone district), signage (zone district), etc. I would also like to point out that, as seen in Figure 2, which shows zoning designations of properties located within City limits, many of the properties in this area which are proposed to become designated with the Commercial / Industrial Future Land Use Designation have not been annexed or zoned. A Neighborhood Meeting is required prior to any Annexation or Zoning. This Neighborhood Meeting as well as the Public Hearing process associated with Annexation and Zoning would give neighbors in the area an opportunity to voice public opinion about specific parcel(s). It does not seem prudent to enforce regulations over an entire area when only several parcels are of concern. In an effort to be brief, I will address only two of the overly restrictive areas indicated in the Performance Standards document. First, the landscaping standards listed in Section 6.5 of the ZDC provide ample screening along right of way. Buffering between zone districts as pertaining to this area (commercial / industrial), as is currently the standard by means of the ZDC, would include landscaping as well as a wall. This buffering technique must be installed along the right of way no matter the use along that industrially or commercially zoned property (i.e. storage). Second, the restrictiveness listed on the Performance Standards document relative to outdoor storage and display. As listed on that document, outdoor storage is not to be within 250 feet of the right of way. When reviewing a corner parcel, nearly an acre and a half cannot be used for storage (assuming 250' on each side, a square parcel: $250' \times 250' = 62,500$ square feet = 1.43 acres). The minimum lot size for this area is 1 acre for Industrially zoned properties and 0.5 acres for Commercially zoned properties (reference ZDC). The restriction proposed indicates that entire parcels would not be

allowed outdoor storage. It seems beneficial for the entire community to review the Future Land Use Designation for this area. However, the concerns apparent from the proposed Performance Standards document seem they could be better addressed in the Neighborhood Meeting and Public Hearing venue rather than imposing an overlay district. Again, you have my deepest appreciation for the opportunity to provide written comment regarding this study area. Sincerely, Rebekah A. Zeck

19 **OPTION 2:** That portion of the Study Area west of the Pritchard Wash and the SE corner of 22 Road and H Road should be designated as Commercial/Industrial (C/I) and east of the wash, north of H Road as Urban Residential on the City and County Future Land Use Map?

If this option was selected what urban residential classification should be proposed?

- 17 A. Residential Low (lot sizes between ½ acre and 2 acres)?
- 1 B. Residential Medium Low (densities between 2 and 4 units per acre)?
- 1 C. Residential Medium (densities between 4 and 8 units per acre)?

There were 19 public comments in favor of option 2. Of these, 15 supported option A recommendations for density; 1 supported option B for density; and 1 supported option C for density.

Additional comments by those supporting Option 2 include the following:

Comments:

1. We own property that abuts the west side of Prichard Wash. We would like to see commercial to stay where it is already along 21 ½ Road and remove the area on the west side of Prichard Wash behind the commercial on the east side of 21 ½ Road be urban residential. Also if sewer service is contemplated for this area, it should incorporate all areas inclusive in Persigo 201 – including H Road west of the 21 ½ Road. It is wrong to put areas in the Persigo 201 sewer plan but not to figure out how to provide service when planning improvements to the area.
2. We need to expand the 201 boundary even further to accommodate the needs of the valley.
3. Need traffic signals on Hwy 6 & 50 & 22 Road (and 21 Road). Why must a business (commercial) be next door to us? The noise, lights & dust is bad enough now. We were 5 miles from city limits when we bought the property. No one who works at the businesses lives where they work. They live elsewhere.

4. We need to please consider the value of existing homes in this area. As a homeowner on 10 acres on property adjoining this study area I urge you to minimize commercial/industrial.
5. There are people living in the area that want to keep homes and a residential area. I believe that should be respected as we grow. Tax dollars do not necessarily a better way of life for this area. Have a heart for the people and residential areas.
6. Would like to see residential!
7. As a water user from the 22 Road lateral I can envision enormous liability to current irrigation water users. What future costs will impact upstream water users?
8. Current traffic patterns on 22 Road are bottlenecked at 22 Road and Hwy 6 & 50. We need a larger street that folds onto the highway to a stop light.
9. Where subdivisions are built, what standards of infrastructure will be used? City of County.
10. The smaller lots along 22 Road are 1 acre. Suggest 1 acre minimum with 2 to 3 acres preferable.
11. Traffic light and control needed along 6 & 50 at 22 Road, Valley Ct, 21 ½ Road and 21 Road.
12. A meeting time would be better from 6 to 8 p.m. so we don't have to take off work.
13. The area should stay zoned as is. We can't fight and opinions to you don't seem to matter. Our home is now well lit from businesses around us. Traffic is bad. We hope to live on 802 21 ½ Road forever. Input don't matter except to ones who will gain from this.
14. We own property (residential) at 2224 H Road. We're wanting to see more residential, please consider the value of existing homes.
15. What is the likelihood of Pippin Road off of Mease going through?
16. Will the sewer lines extend to Appleton Ranch via H Road?
17. We own property that abuts the west side of Pritchard Wash. We would like to see commercial to stay where it is already along 21 ½ Road and remove the area on the west side of Prichard behind the commercial properties on the east side of 21 ½ Road be urban residential.
18. If sewer service is contemplated for this area, it should incorporate all areas inclusive in Persigo 201 Including H Road west of 21 ½ Road. It is wrong to put area in the Persigo Sewer Plan boundaries, but not to figure out how to provide service when planning improvements to area.
19. To preserve our property value – we would prefer that NOTHING CHANGE, but eventually this option is not available to us. *We are interested in serving on your study committee, Lisa Mullen, 879 22 Road.
20. My concern is that this will continue north and take up more agricultural land. Once you take it from agriculture, it will never return.

I appreciate you asking for my opinion, However I think it is a formality and it will have no bearing on your decision. You are going to take whatever land you want when you want and will be given to the developer who is giving you the biggest kickback.

2 **OPTION 3:** That portion of the Study Area west of the Pritchard Wash and the SE corner of 22 Road and H Road should be designated as Commercial/Industrial (C/I) and east of the wash as a combination of C/I and Urban Residential on the City and County Future Land Use Map?

If this option was selected what urban residential classification should be proposed?

- A. Residential Low (lot sizes between ½ acre and 2 acres)?
- B. Residential Medium Low (densities between 2 and 4 units per acre)?
- C. Residential Medium (densities between 4 and 8 units per acre)?

There were 2 public comments in favor of option 3. Of these, none supported option A recommendations for density; none supported option B for density; and 2 supported option C for density.

Additional comments by those supporting Option 2 include the following:

Comments:

1. Gear towards large commercial. Affordable housing needs to be addressed. Work in open space/parks.
2. With industrial/Commercial there are needs for higher density residential near by.
3. The entire H Road corridor from 25 Road to 22 Road needs to be evaluated.

OTHER COMMENTS:

Additional comments by those not supporting any of the three options with 2 recommending their own option:

1. We fully support the idea on the growth plan determined by the City of Grand Junction and Mesa County and would like to have our small parcel designated as Commercial/Industrial. (2223 H Road).
2. Okay on any option. I live near G Road and it is getting loaded with traffic. Can you get H Road right-of-way thru, including 25 to 26 Roads so that this can be a future “thru” road and take some G Road traffic.
3. It was my understanding the line would run west on H Road and go behind the Denton’s property along the canal, until it met west boundaries of study area and then headed north. It is also my understanding the line was to go along the canal before it reached 21 ½ Road and H Road.
4. Option 4 suggested,
 - a. portion of Study Area SE Corner of 22 Road and H Road designated as commercial/industrial; portion of Study Area west of Prichard Wash as residential at 5 acres per lot with open space and conservation areas incorporated.
 - b. Issues of open space and preservation of Ag lands not addressed or at least identified at public open house.
 - c. Wildlife related issues, i.e. prairie dog removal, migratory birds; increased road kill, increased human/wildlife conflicts not addressed.
 - d. No “no-action” option provided.
 - e. Maps at open house indicate proposed roadway through or along Pritchard Wash – roadway flooding issues, contamination of downstream waters, including Colorado River and storm water pollution prevention plans, or similar planning, not identified as issues at open house.
 - f. Environmental justice issues and project impacts to current residents not identified. Potential for property values of ag lands decreasing due to commercial development not addressed. Additional strip malls and large department stores have been demonstrated to decrease property values of adjacent lands. Conservation of open space has been demonstrated to increase property values.
5. The intersection at 22 Road needs to address the possibility for some kind of left out. Rerouting the truck/equipment traffic to H Road and then to 21 ½ Road while an alternative would increase traffic to the point

of 1) needing additional signaling at 22 Road and H Road and 21 ½ Road and H Road; 2) possible widening of H Road; and 3) Turning lanes, etc. Overall the 22 Road 6 & 50 intersections is a difficult problem to solve and all avenues should be explored.

6. Leave us alone! **Option #4** larger piece ok residential property.

**Meeting Notes
From February 2007
Focus Group Meeting**

Group #1

Members of this table (mainly Ute Water employees and a few real estate interests) agreed that all of the performance standards listed on the handout were a good starting point. They were all appropriate but some needed further refinement. Table members had specific concerns and comments:

- The proposed sewer line should run north and south along 22 Road but should also run north and south at 21 ³/₄ Road because the lay of the land and the topography of the site lends itself to natural drainage pattern.
- The 21 ³/₄ Road lends itself to truck traffic which would funnel traffic to the interior of the planning area; away from the H ¹/₂ and 22 Road residential neighborhoods. Office and day-to-day business traffic should use 22 Road accesses.
- Those sitting at the table did not agree about the need or practicality of H ¹/₂ Road being built from 21 to 22 Road.
- Noise performance standards should have an exception for emergency situations for late night calls or emergency responses.
- Perimeter and internal circulation should have cross easements for pedestrian access – sidewalks and walking paths.
- Landscaping standards can be expanded in concept – specifically mentioned is stucco retaining walls, half walls etc to block truck/auto headlights.
- Berms aren't always the best landscape feature because of maintenance problems and looks, some types of walls are much more efficient and better looking.
- Very large and long buildings that face 22 or H ¹/₂ Road should have some type of architectural treatment that breaks up the flat appearance of the structure. Windows, awnings, doors or alcoves should include some arrangement or proportioning (fenestration).
- Signing should be limited to monument type structure with down cast lighting and low wattage bulbs.
- Billboards should not be allowed.

Group #2

Members of this table included landowners along H Road and the H ½ Road alignment.

Comments on the focus group worksheet “Potential Corridor Overlay Performance Standards:”

- Recommended setbacks:
 - 200 feet for outside storage and parking
 - 500 feet is appropriate at H1/2 Road and 22 Road
 - 100 fee setback from roads – improves visibility, appearance, restrict landscaping in sight triangles (at intersections)

- Require paved accesses and parking – prevent mud tracking on roads.
- Lights need to be shaded not shining – so homeowners are not blinded.
- Landscaping is necessary to give pleasant appearance when driving through neighborhood to residences.
- Minimum ten inch sewer lines in roads for future growth.
- One vote for commercial/industrial because of access to I-70, sewer and existing uses.
- No chain link fences (even slatted) on perimeters – prefer masonry.
- Prefer monument style signs – 6 feet tall maximum.
- Irrigation wastewater from 22 Rd lateral west to 21 ½ along H Rd needs improvement – floods southeast corner of 22 and H Rds.
- Height of structures an issue – views of the Monument benefit existing homes – one story offices would blend better to neighborhood.
- Locate warehouses behind office buildings – require additional setback.
- Limit hours for outdoor lighting.
- No billboards or illumination of signs.
- Restrict night operations – trucks running, back-up alarms, generators.

Group #3

Members of this table were primarily homeowners on Lyn Street east of 22 Road and one couple north of H ½ Road. The group generally supported the proposed performance standards for if the Commercial/Industrial future land use designation is approved; however, they prefer the area be designated Urban Residential as shown in option “2A” at the November public open house – (residential-low densities east of Pritchard Wash- ½ - 2 acre lot sizes). Comments on the focus group worksheet: “Potential Corridor Overlay Performance Standards:”

- Noise – need stricter standards for night versus daytime operations.
- Landscaping – encourage xeric planting principles.
- Architectural Standards – facades should be stucco, masonry, timber or some combination.
- Lighting Standards – meet or exceed current City standards
- Allow a 25’ setback for buildings along 22 Road instead of parking
- Concerned with children’s safety on 2 Road at school bus stops – no where safe to stand along the side of the road.
- H Road should not be a truck route – need to direct truck traffic down future 21 ¾ Road to future traffic light at 21 ½ Rd and Hwy 6.
- Concerned with how H ½ Road will be built – how and by whom?
- Concerned with existing businesses in the area that currently impact the neighborhood – noise, lighting, etc.

Letters/E-mails from Public

February 27, 2007

City of Grand Junction
Community Development Dept.
250 North Fifth St.
Grand Junction, Co.

RECEIVED
MAR 07 2007
COMMUNITY DEVELOPMENT
DEPT.

Subject: Growth Plan Amendment, H Road/Northwest Study Area,

To the City of Grand Junction and Mesa County,

This letter is to inform the City of Grand Junction Planning Dept. and Mesa County, that the Lyn Street neighborhood strongly protests the re-zoning of the agricultural farm land on 22 Road, north of H Road, in your study area. We are all in disbelief of how the planning department wants to destroy our country style of living, take fertile farm land, and turn it into an industrial disaster, totally stripping the area of its natural beauty.

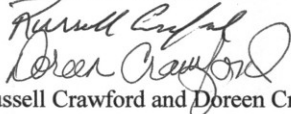
In 1995 we, Russell Crawford and Doreen Crawford purchased acreage at 2209 Lyn Street. At that time we placed a 14 by 70 mobile home on the site and began building our dream home. With a full time job, Russ and his only helper, (Doreen) built our home from the ground up. As you can tell from the start of this letter, we are very hard working people, who, to get to this point had built our first home in Tucson, Arizona. Then came to Grand Junction sight unseen, purchased a very small home in Clifton, and built a 600 square foot addition on it. After selling that property we finally had the money we needed to buy the beautiful acreage we have now. When we saw this land what we liked most about it was the real country feel it had. And when we researched the area around the property, and found that the zoning was mostly agricultural. We felt assured that we would always have a rural environment. This property is the major investment goal we have towards our retirement, and we are constantly making improvements to it. Right now we are completing a matching 1200 square foot shop. We are not the only family that has a beautiful country home in this area. And you know, even if some of the homes are not what you would call estate homes. And maybe some of the people in this area are simple people without all the money it takes to have a say in these decisions like UTE WATER. We all have the right to our rural way of life that we have come to know and love.

When we got the letter about re-zoning the large 48 acre sod farm right across the street from our Lyn Street neighborhood, we were unable to go to the first meeting because Russ was out of town for his job, and I also was working. But on February 15th we did attend the meeting. To our surprise Ute Water was there, and already had a contract on the land the city wants to re-zone. And it is also our understanding that a city counsel member who voted on this change, also owns land in this area and will benefit from the re-zoning. I have never heard of such a huge conflict of interest. At the meeting it was apparent that the only thing the city planners were interested in was option 1 because the city sewer was already planning to extend the sewer line up 22 Road to

H ½. We have a better idea, bring the sewer line up 21 ½ Rd. since the city will be improving that road to offset some of the terrible truck traffic, which all the commercial businesses will bring to our neighborhood. There is no guarantee that the truck traffic will be diverted to 21 1/2 Road. More than likely they will pass by our homes on 22 Road, turning east on H Road through the school zone at Appleton Elementary, and proceed to 24 Road. Finally once on 24 Road heading to Interstate 70 and its new easy access. It is also apparent that there has been no thought to how many children catch their buses on 22 Road, and how much more dangerous this will now be with constant truck traffic speeding on our roads. We will be informing Appleton Elementary School of these plans and expect they will be voicing their concerns as well. Children's safety should always come first, not the money the City can make from these commercial properties.

At the meeting we all got into groups and brain-stormed about option 1. We all got to decide how we wanted the businesses to look. Restrictions on lighting, on the noise levels, where the parking should be, how the buildings should be pleasant to look at. Finally at the last five minutes of the meeting I brought up the fact that we are not here to talk about option 1, which is totally unacceptable, and we were here to talk about option 2. That went over like a lead balloon. We all feel that the sewer is not necessary at all. If the county wants to re-zone this land at all, it should be estate lots with 2 acre minimum, no city sewer would be needed, and your country side would be saved and not destroyed. Not to mention our property values would not end up in the sewer. It is unconscionable how the City of Grand Junction can devalue entire neighborhoods and make unsafe conditions for our children to live. This Study area needs to be reconsidered. And Ute Water needs to find another commercial property to purchase. And the fact that they want to donate 2 acres for a fire station sounds like a bribe to us. We will be canvassing the entire surrounding area to make all our neighborhoods aware of your unacceptable plans.

We urge you to reconsider,



Russell Crawford and Doreen Crawford
2209 Lyn Street
Grand Junction, Co. 81505

March 6, 2007

City of Grand Junction
Community Development Dept.
250 North Fifth Street
Grand Junction, CO 81501

RECEIVED
MAR 08 2007
COMMUNITY DEVELOPMENT
DEPT.

To Whom It May Concern:

This letter is in regard to the Growth Plan Amendment, H Road/Northwest Study Area. We, Joel and Melanie Berschauer, along with the rest of our Lyn Street subdivision residents, strongly oppose the re-zoning of the agricultural farm land bordering 22 Road north of H Road in your study area.

By re-zoning it to Commercial/Industrial you will be taking away our quiet countryside that all of us who border this area have come to know and love. The idea that all the heavy truck traffic will be diverted to 21 1/2 Road is not guaranteed. More than likely there will be traffic that will speed past our homes on 22 Road and turn East onto H Road and affect all those residents not to mention Appleton Elementary. We understand the need for more Commercial/Industrial but it should be found in the areas that are less desirable for residential living. Why take away from our standard of living just to suit those who have the money to buy land anywhere they want? Namely, Ute Water.

We bought our home at 2205 Lyn Street in August of 2002 after having moved from the home we had built on Orchard Mesa at 280 Gary Drive. We moved because the City of Grand Junction Housing Authority had purchased the property right beside us with plans to build low income housing which has since been built. We decided to try and find a home with acreage in a rural setting so when we found the house on Lyn Street we were extremely pleased. Now the City of Grand Junction is again threatening our lifestyle. Not only would we have to deal with more truck traffic, noise, and light pollution, but our home's value will be sure to take a hit.

Our belief is that the City of Grand Junction should continue with plans to bring the sewer line up 21 1/2 Road to the existing businesses that are requesting it, but leave 22 Road alone. Ute Water needs to find a different commercial property to relocate to. Consider re-zoning your study area to be estate lots with 2 acre minimums or residential of some sort. There wouldn't be a need to put in city sewer and we all could still enjoy our country lifestyle.

We hope you will reconsider and think about other options before making a decision that will affect those of us who enjoy rural living.

Sincerely,




Joel Berschauer
Melanie Berschauer
2205 Lyn Street
Grand Junction, CO 81505

From: "Betsy" <betsy@analysis-inc.com>
To: <Davidt@gjcity.org>
Date: 3/9/2007 5:52 PM
Subject: H Road / Northwest Study Area

CC: <daveva@gjcity.org>, <lisac@gjcity.org>
David,

After reviewing the packet that you distributed at the workshop on March 8, 2007, it appears that we were not heard at the Focus Group meeting on February 15th. The statements of Group # 3 are not accurate.

It is noted that:

The group generally supported the proposed performance standards for if the Commercial / Industrial future land designation is approved; however, they prefer the area be designated Urban Residential as shown in option "2A" at the November public open house – (residential-low density east of Pritchard Wash – ½ - 2 acre lot sizes).

This is not what I remember.

I remember that we told you, that we wanted it to stay the same as the current zoning, i.e., Rural; it is a huge leap from one extreme to the other. It was represented to us that this is a done deal and that it will change to commercial / industrial and that we had to come up with ideas for the "Performance Standard". We tried to talk about the other options, but the conversation fell on deaf ears.

My understanding of a focus group is to hear from the public. I do not feel that we were heard.

One of the biggest concerns is traffic. There is already too much traffic on 22 Road, and you agreed with the presentation on March 8th. When I asked you about a traffic study, I was told that there is a model, generated by a computer. I asked if there was an actual study and you kept repeating there was a model study. Most of the current traffic on 22 road is coming from the North and turning east on H Road. So the proposed route is already not feasible. Someone needs to research this more.

In addition,

March 8, 2007 meeting: The question was asked how much vacant land is available in the city that is already zoned commercial/ Industrial. No one could answer that. I would like an answer. Keith Fife did say there was about 1300 acres in the county, and then something that was not audible to me, and added that it is not feasible or usable, because of its location South West of Fruita.

Please contact me if you have any questions.

Betsy
Concerned resident effected by study area
970-243-8660

From: "Ken Simms" <Ken.Simms@mesacounty.us>
To: <betsy@analysis-inc.com>
Date: 3/12/2007 3:01 PM
Subject: H Road VMT and Trip Generation Charts.pdf
Attachments: H Road VMT and Trip Generation Charts.pdf
CC: "Dave Thornton" <davidt@gjcity.org>, "Keith Fife" <Keith.Fife@mesacounty...>
Betsy:

Attached is a PDF document with two bar charts. The charts were built from data produced by the Mesa County Regional Travel Demand Model. Essentially, what the data is telling us is that of the three land use scenarios, the Industrial/Commercial land use scenario will generate the least amount of traffic.

If you would like more information about the data, please don't hesitate to contact me.

Thanks for your query.

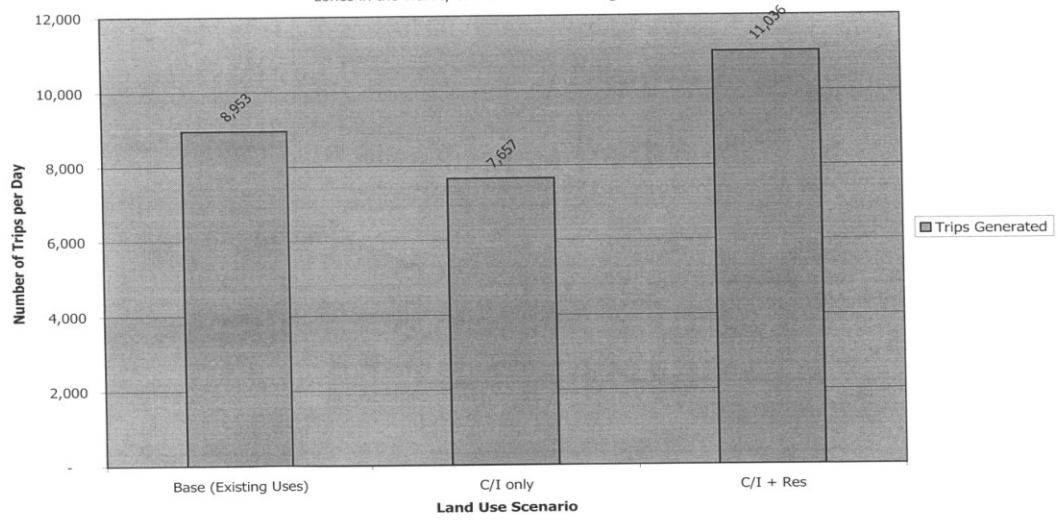
Ken Simms

** Please note my new e-mail address **

Ken Simms
Transportation Planning Manager
Regional Transportation Planning Office
E-mail: ken.simms@mesacounty.us
Voice (970) 244-1830
Fax (970) 256-1430

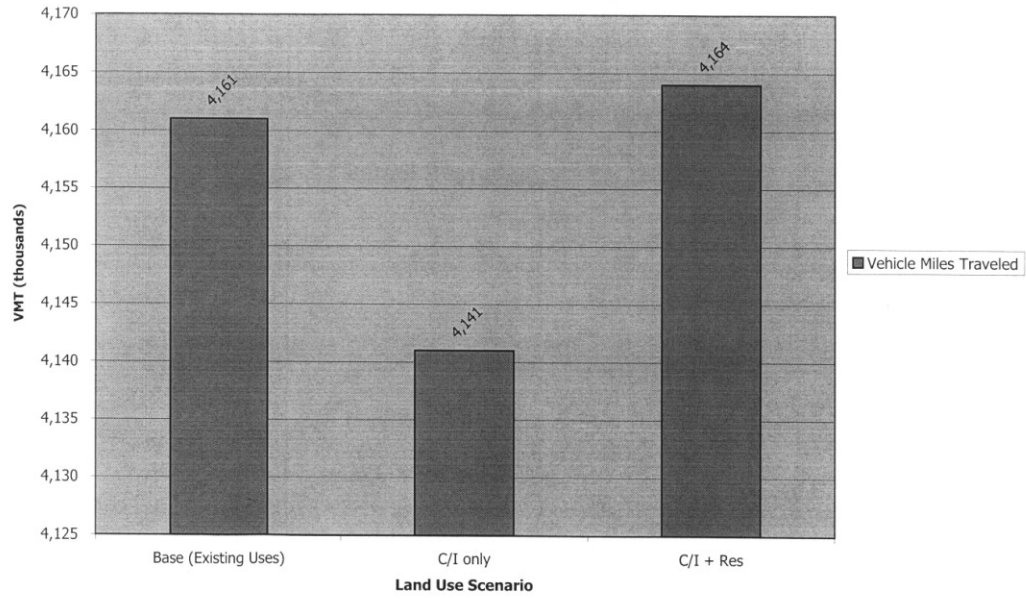
H Road Planning Area Data

Total Vehicle Trips Generated from the 5 Traffic analysis zones in the vicinity of the H Road Planning Area



H Road Planning Area Data

Modeled Network Vehicle Miles Traveled (VMT)
Based on Changes within H Road Planning Area



From: "JACK DORIS KIMMEL" <dkimmel101@msn.com>
To: <davidt@gjcity.org>
Date: 3/12/2007 10:43 AM
Subject: Fw:
Attachments: Letter.doc

----- Original Message -----

From: Jack Kimmel<mailto:j.kimmel@momentumpipe.com>
To: JACK DORIS KIMMEL<mailto:dkimmel101@msn.com>
Sent: Monday, March 12, 2007 7:19 AM

Take a look and make any changes necessary

Jack Kimmel

Project Manager

MEG Colorado Gas Service, LLC

54179 Hwy 330

Collbran, CO 81624

Phone: 303-249-3553

The contents of this message, together with any attachments, are intended only for the use of the individual or entity to which they are addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message, or any attachments, is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return E-mail and delete this message, along with any attachments, from your computer. Thank you.

My wife Doris and I Jack Kimmel have been married for 37 years. We live at 2206 Lyn Street Grand Junction. We are closing in on retirement age. We were both raised in the south west corner of Colorado. My dad was a dry land farmer. We have saved and worked hard our entire lives raising our family and saving for retirement. We are very concerned that if the property east of our subdivision on 22 road is rezoned from farm to commercial it will lower our property value. This home and property is all we have for our retirement. We plan to sell and down size when the time comes. We ask you to please concenter us and our neighbors in your decision.

Presently with Fed-X on 22 Road you can hear the backup alarms all hour of the night. Over the past year the traffic has picked. The amount of traffic on 22 Road and H Road you can't even take a walk. I am sure the Appleton school is concerned. I can't help but ask if anyone has made the folks in the surrounding area aware of what is about to happen. There is no buffer zone between industrial and residential.

Yours Truly,
Jack and Doris Kimmel
2206 Lyn St. Grand Junction, Co.

From: "Betsy" <betsy@analysis-inc.com>
To: "Teresa Coons" <teresac@gjcity.org>, "Bonnie Beckstein" <bonnieb@gjc...>
Date: 3/12/2007 11:00 PM
Subject: march 27th meeting RE: growth plan amendment
Attachments: letters to planning commission.PDF

To All it May Concern:

After reviewing the packet that was distributed at the workshop on March 8, 2007, and at a get together with several land owners on March 12, 2007. It appears that we (the community) were not heard at the Public Open House (October 2006) and the Focus Group meeting (February 15th, 2006). We would like to be heard.

The statements of Group # 3 are not accurate.

It is noted that:

The group generally supported the proposed performance standards for if the Commercial / Industrial future land designation is approved; however, they prefer the area be designated Urban Residential as shown in option "2A" at the November public open house – (residential-low density east of Pritchard Wash – ½ - 2 acre lot sizes).

This is not what I remember.

I remember that we told the planners and staff, that we wanted it to stay the same as the current zoning, i.e., Rural; it is a huge leap from one extreme to the other. It was represented to us that this is a done deal and that it will change to commercial / industrial and that we had to come up with ideas for the "Performance Standard". We tried to talk about the other options, but the conversation and suggestions fell on deaf ears.

My understanding of a focus group is to hear from the public. I do not feel that we were heard.

One of the biggest concerns is traffic. There is already too much traffic on 22 Road, and you agreed with the presentation on March 8th. When I asked about a traffic study, I was told that there is a model, generated by a computer. I asked if there was an actual study and is was repeating there was a model study. Most of the current traffic on 22 road is coming from the North and turning east on H Road. So the proposed route is already not feasible. Someone needs to research this more.

In addition,

March 8, 2007 meeting: The question was asked how much vacant land is available in the city that is already zoned commercial/ Industrial. No one could answer that. I would like an answer. Keith Fife did say there was about 1300 acres in the county, and then something that was not audible to me, and added that it is not feasible or usable, because of its location South West of Fruita.

We would like to be heard. There are several landowners that feel they

will be affected by the proposed land use change in the study area. We would like to offer a presentation at the March 27th meeting. Our first request is that this be tabled for a future date, we feel that there have not been adequate studies. Nor has there been adequate notice to the surrounding area regarding this change or the sewer line change that happened March 2006.

1 an actual traffic study, including, how this will affect the Appleton Elementary school.

Someone needs to look at where the current traffic flows.

Please find attached several letters signed by concerned residents.

Feel free to contact me if you have any questions.
Concerned resident effected by study area
970-243-8660 - Betsy

This letter is a petition of protest to the Growth Plan Amendment for H Road/Northwest study Area. Re-zoning this area to Commercial/Industrial property, will destroy our neighborhood and the rural living, as we know it. We strongly object to re-zoning agricultural working farm land into commercial property, which will increase the terrible Truck traffic tremendously. The new sewer line should go up 21 1/2 Road to the existing businesses which are in need of sewer. 22 Road should be left as it is, and if re-zoning is necessary, residential estate lots will keep a rural feeling to this area. We urge you to reconsider.

B. J. [Signature] 3/18/2007
Name Date

2207 Lyn St
Address

Grand Jet W 81505
City, St 81505

970-243-8585
Phone

ADDITIONALLY, THE FOLLOWING 54 PROPERTIES ARE REPRESENTED AND SIGNED FOR.

Phil Smith 3/11/07
Name Date

2207 Lyn St.
Address

Grand Junction
City, St 81505

970-243-8585
Phone

Michael F. Heinrich 3-10-07
Name Date

862 22 ROAD
Address

GRAND JCT. CO
City, St 81505

241-4101
Phone

Myra Heinrich 3/10/07
Name Date

862 22 Rd.
Address

Grand Jct Co
City, St 81505

241-4101
Phone

Bill Nyder 3/10/07
Name Date

851 22 Rd
Address

Grand Jct Co
City, St 81505

243-0780
Phone

Rich Rignall
Name Date

856 22 Rd
Address

Grand Jct, Co. 81505
City, St 81505

254-1107
Phone

RRIGNALL@AOL.COM

Mary Stephens 3-10-2007
Name Date

848 22 Rd
Address

Grand Jct. CO
City, St 81505

970-242-7452
Phone

hi-desert@sina.com

Rose Blount 3-10-'07
Name Date

881 32 Rd.
Address

Grand Junction, Co. 81505
City, St 81505

243-5666
Phone

Charles Blount 3/10/07
Name Date

881 22 Road
Address

Grand Junction
City, St 81505

970 243-5666
Phone

Alan Craig 3/10/07
Name Date

862 22 Rd
Address

CO 81505
City, St 81505

970-245-4180
Phone

M Diane Asper March 9th 07
Name Date

867 22 Rd
Address

Grand Jct CO 81505
City, St 81505

270-970-4092
Phone

JACK Werner
Name

3/4/07
Date

756 Goldenrod Court
Address

Grand Jet. 81505
City, St 81505

255 0831
Phone

Dave Glassmeyer
Name

3-4-07
Date

821 Mease Rd
Address

Grand Jet CO
City, St 81505

314-6552
Phone

GEORGE RINK
Name

3/4/07
Date

775 FOXFIRE CT.
Address

GRD. JET. Co.
City, St 81505

255 - 0100
Phone

JERESA WILKERSON 3/4/07
Name Date

785 Foxfire Ct
Address

Grand Jct., CO 81505
City, St 81505

(970) 242-9341
Phone

Linda Sue Ball 3/4/07
Name Date

2272 Paintbrush Ct
Address

Grand Junction, CO 81505
City, St 81505

970-242-9225
Phone

[Signature] 03-4-07
Name Date

973 Foxfire Ct
Address

65 Colo
City, St 81505

(970) 241-2307
Phone

Michael & Kitta Dory 3-4-07
Name Date

2260 Paintbrush Ct
Address

Grand Junction, Colo 81505
City, St 81505

970-314-2486
Phone

Patricia A. Pruitt 3/4/2007
Name Date

791 Saffire Ct.
Address

Grand Junction, CO
City, St 81505

245-5832
Phone

Steve Pruitt 3-4-07
Name Date

791 Foxfire Ct.
Address

Grand Junction, CO
City, St 81505

(970) 241-5832
Phone

Doreen Crawford 3/4/07
Name Date

2209 Lyn St
Address

GA, CO
City, St 81505

970 211 0905
Phone

Wagner, W. Fredi
Name Wagner, W. Fredi Date 3/4/07

2208 Lyn St
Address

Grand Jct, CO 81505
City, St 81505

255-6429
Phone

Russell Crawford
Name Russell Crawford Date 3/4/07

2209 LYN ST.
Address

GRAND JCT.
City, St 81505

241-0905
Phone

Russell Crawford

Rick Jensen
Name Rick Jensen Date 3/10/2007

885 22 Rd
Address

Gr. Jct. Co. 81505
City, St 81505

Phone

Emmi W. Hines
Name Emmi W. Hines Date 3-11-07

848 2 1/2
Address

City, St 81505

970-241-5011
Phone

Kelly + Tom Bowen 3/12/07
Name Date
876 2 1/2 Road, Hgt 81505
Address
Grand Jct
City, St 81505
970-858-8315
Phone

Samantha David Weaver 3-12-07
Name Date
876 1/2 2 1/2 Rd
Address
Grand Jct Colo
City, St 81505
970-248-3648
Phone

John P. Johnson 3/11/07
Name Date
934 2 1/2 Road
Address
Grand Junction
City, St 81505
858-7604
Phone

Kary Johnson 3-11-07
Name Date
934 2 1/2 Road
Address
Grand Jct
City, St 81505
858-7604
Phone

Mary C. Vigil 3-10-07
Name Date

875 - 22 RD.
Address

Grnd. Jct Co.
City, St 81505

242-8955
Phone

Ignacia D. Jeroperson 3/10/07
Name Date

871 22 Rd
Address

Grand Junction
City, St 81505

970-245-6659
Phone

Dr. Ben Vigil 3-10-07
Name Date

875- 22 Rd
Address

Grnd Jct. Co: 81505
City, St 81505

342-8955
Phone

Megany J Inlu 3-12-07
Name Date

2210 Lyna Street
Address

Grnd Jct
City, St 81505

245-4279
Phone

Dale Fisher 3/12/07
Name Date

2210 Lyn St
Address

Grand Jct CO
City, St 81505

245-4279
Phone

Richard & Elaine Meredith 3-12-07
Name Date

2211 Rosewood Lane
Address

Grand Junction, CO
City, St 81505

241-32-88
Phone

Rose Blount 3-12-'07
Name Date

881 22 Rd.
Address

Grd. Jct.
City, St 81505

243-5666
Phone

Aggie B. Stephens
Name Date

848 77 Bcl
Address

Grand Jct
City, St 81505

747 74 52
Phone

Rick + harissa Rignall 3/12/07
Name Date

856 22 Rd
Address

Grand Jct. Co
City, St 81505

970-254-1107
Phone

John McDERMOTT 3/12/07
Name Date

819 22 RD
Address

G. J., Co.
City, St 81505

970-241-0689
Phone

Lorie A Keeney 3/12/07
Name Date

846 22 Rd
Address

Grand Jct,
City, St 81505

241-1582
Phone

Daniel Stephens MAR. 12. 07
Name Date

848 22 rd
Address

GJ
City, St 81505

243-3819
Phone

Keith Mead
Name Date

2215 Rosewood Ln
Address

City, St 81505

2434087
Phone

MICHAEL L. HEINRICH 3-12
Name Date

862 22 Rd.
Address

G. Jct. 81505
City, St 81505

241-4101
Phone

SPOTT + MARCIA CLAUSSEN - 3-12-2007
Name Date

856 - 21 1/2 ROAD
Address

GRAND JUNCTION CO 81505
City, St 81505

970 257-1678
Phone

Dorie Kimm 3-12-07
Name Date

3206 Lyr St.
Address

Grand Jet. Co. 81505
City, St 81505

970-248-9705
Phone

JACK KIMMEL 3-12-07
Name Date

3206 Lyr St.
Address

Grand Jet Co
City, St 81505

970 248 9705
Phone

Travis Crawford 3/12/07
Name Date

2209 LYN Street
Address

GJ, ~~Co~~ Co, 81505
City, St 81505

970-241-0905
Phone

Allen Midgley 3/11/07
Name Date

765 Goldenrod Ct
Address

Grand Junction
City, St 81505

241-1015
Phone

Jeannette Hynes 3/11/07
Name Date

2270 G³¹⁴ Rd.
Address

Grand Junction, CO 81505
City, St 81505

970-314-9350
Phone

Diana Padon 3-11-07
Name Date

824 22 Rd
Address

Grand Jct, Co 8
City, St 81505

970-257-0290
Phone

Amy DEAGON 3/11/07
Name Date

754 Goldenrod Ct
Address

Grand Jct, CO 81505
City, St 81505

970-314-7422
Phone

aragon@presnan.net

Kathie Jeff 3-11-07
Name Date

821 22 Rd.
Address

Grand Junction CO.
City, St 81505

263-0804
Phone

Justin L. Ness March 11 2007
Name Date

821 22 Rd
Address

65 Co 81505
City, St 81505

263 0804
Phone

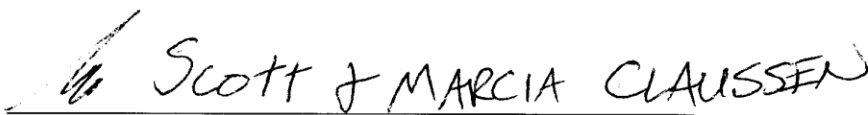
Cheryl Littlejohn 3/12/07
Name Date
2214 Rosewood Ln
Address
GRAND Jct, CO
City, St 81505
243-8242
Phone

Jane Hayes 3/12/07
Name Date
854 2 1/2 Rd.
Address
Grand Jct. Co.
City, St 81505
255-8464
Phone

This letter is a petition of protest to the Growth Plan Amendment for H rd / Northwest study area. Most residents of this area think that this monumental decision can not possibly be made before getting all the accurate and necessary facts about the study area. It is critical for the City Planners and Mesa County to have all the results of these studies so they are educated when making such a devastating decision about our neighborhood.

We are requesting at this time that the Growth Plan Amendment concerning H rd, 22 rd, and 21 ½ be tabled, and no further action be taken on the subject until the necessary studies are completed. It is our recommendation that the following studies be made.

1. An Actual Traffic Study
2. Appleton School Impact Study
3. Research how many acres of commercial & industrial properties do already exist and are available at this present time.



Name



Address



Phone

E-mail (optional)

ADDITIONALLY, THE FOLLOWING 30 PROPERTIES ARE REPRESENTED AND SIGNED FOR.

Diana Scott

Name

858 21 1/2 Rd Jf

Address

970-243-8155

Phone

E-mail (optional)

Jan Hayer

Name

854 21 1/2 Rd

Address

255-8464

Phone

E-mail (optional)

Karl Kelly Short

Name

860 21 1/2 Rd

Address

970-210-0287

Phone

E-mail (optional)

Tom's Kelly Bowen

Name

876 21 1/2 Road Jf 81501

Address

970-858-8315

Phone

E-mail (optional)

David + SANNA WEAVER
Name

826 1/2 2 1/2 Rd City 86505
Address

970-248-3648
Phone

Sanna50@hughes.NET
E-mail (optional)

Ann Chaffee
Name

880 2 1/2 Rd, Gard Junction, CO 81501
Address

(970) 858-1132
Phone

E-mail (optional)

Bonnie Savage
Name

878 2 1/2 Rd GJ
Address

858-8681
Phone

E-mail (optional)

Janice Lee M
Name

849 1/2 2 1/2 Rd.
Address

293-6478
Phone

E-mail (optional)

Carol Jane Denton
Name

802 51¹/₂ rd H.J. Colo. 81505
Address

970-242-7052
Phone

jan.den@juno.com
E-mail (optional)

Bob Woot
Name

817-22 Rd. B. Jct., CO. 81505
Address

245-4141
Phone

RWooten@ACSOL.Net
E-mail (optional)

Alan Cross
Name

817 22 Rd
Address

970-245-4180
Phone

E-mail (optional)

Carol Bettridge
Name

121 E. Lexington Way. Fruita CO.
Address

(970) 858-9192
Phone

E-mail (optional)

Joel Roschauer
Name

2205 Lyn St
Address

255-1560
Phone

E-mail (optional)

Tim Arrasmith
Name

877 22 Rd. G.S. CO
Address

970 263-8685
Phone

E-mail (optional)

T. Keller
Name

2207 Lyn St
Address

970-243 8585
Phone

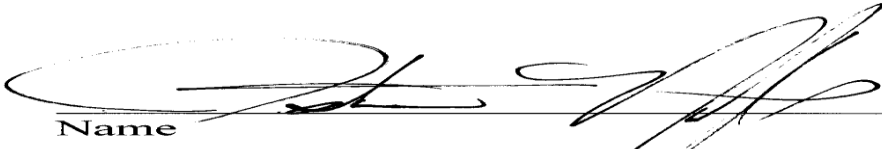
E-mail (optional)

Cindy Cordova
Name

877 22 Rd.
Address

970-263-8685
Phone

E-mail (optional)


Name
821 22 RD G.S. CO.
Address
263-0804
Phone
E-mail (optional)

Katherine Neff
Name
821 22 Road Grand Junction, CO. 81505
Address
(970) 263-0804
Phone
KathieNeff@yahoo.com
E-mail (optional)

Gene Harvey
Name
927 23 1/2 Rd
Address
242-2311
Phone
E-mail (optional)

Curtis Dowd
Name
2149 11 1/2 Rd
Address
858-5020
Phone
E-mail (optional)

Rebecca Dowd
Name

2149 M¹/₂ Rd. G.J.
Address

858-5020
Phone

E-mail (optional)

Kyle Graham
Name

923 22 Road
Address

245-4979
Phone

USPS
E-mail (optional)

J.D. Lunsford
Name

910 Lunsford Ct
Address

970-243-7729
Phone

E-mail (optional)

Charlie Gechter *Charlie Gechter*
Name

909 Lunsford Ct
Address

970-778-4624
Phone

E-mail (optional)

Victor Newman

Name

2206 I Road

Address

719-239-1220

Phone

E-mail (optional)

Russell Cuyler

Name

2209 Lyn St. G.S. 81505

Address

241-0905

Phone

E-mail (optional)

Doran Crawford

Name

2209 Lyn St. G.S., Co 81505

Address

970-241-0905

Phone

cuyamerica63@aol.com

E-mail (optional)

Melanie Berschauer

Name

2205 Lyn St

Address

255-1560

Phone

E-mail (optional)

R Smith
Name

2207 Lyn St.
Address

970-243-8585
Phone

E-mail (optional)

Notification List

OWNER	Joint Owner	Mailing Address	Mailing City	Mailing State	Zip
WILLIAM HYDE	VIRGINIA A	851 22 RD	GRAND JUNCTION	CO	81505-9729
JANE HAYES		854 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
SCOTT CLAUSSEN	MARCIA J CLAUSSEN	856 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
IRMA KAPUSHION	REVOCABLE TRUST	860 21 RD	FRUITA	CO	81521-9315
F DI GRAPPA	HDP INVESTMENT GROUP LLC	841 21 1/2 RD	GRAND JUNCTION	CO	81505-9711
RANDI KELLEY	COREEN D KELLEY	849 21 1/2 RD	GRAND JUNCTION	CO	81505-9711
ADADOR TRETO	RAQUEL MADERA TRETO	849 1/2 21 1/2 RD	GRAND JUNCTION	CO	81505-9711
BETTY SCHMIDT		1909 W MAIN ST	CEDAREDEGE	CO	81413-5211
CORA GENTRY		805 22 RD	GRAND JUNCTION	CO	81505-9729
KATHERINA NEFF	JUSTIN L NEFF	821 22 RD	GRAND JUNCTION	CO	81505
JOHN MCDERMOTT		819 22 RD	GRAND JUNCTION	CO	81505-9729
ROBYN WOOTTEN	SHARLYN L WOOTTEN	817 22 RD	GRAND JUNCTION	CO	81505-9729
ALLEN FAMILY TRUST		811 22 RD	GRAND JUNCTION	CO	81505-9729
DENNY LUCAS	KAREN R LUCAS - LIVING TRUST	848 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
RICHARD RIGNALL	LARISSA R RIGNALL	856 22 RD	GRAND JUNCTION	CO	81505-9700
LORIE KEENEY		846 22 RD	GRAND JUNCTION	CO	81505-9700
AGGIE STEPHENS	MARY ANN STEPHENS	846 22 RD	GRAND JUNCTION	CO	81505-9700
BENITA CRUZ		PO BOX 424	MINTURN	CO	81645-0424
MICHELE MCKINNON	JOLEEN H MCKINNON	844 22 RD	GRAND JUNCTION	CO	81505-9700
DAVID LITTLEJOHN	CHERYL H	2214 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9715
LEAH MORARIO	ROBERT M TIPPING	3446 F 3/4 RD	CLIFTON	CO	81520-8423
JERRY PATTERSON		2202 H RD	GRAND JUNCTION	CO	81505-9747
VERNON WALTHALL		2204 LYN ST	GRAND JUNCTION	CO	81505-9717
JACK KIMMEL	DORIS KIMMEL	2206 LYN ST	GRAND JUNCTION	CO	81505-9717
WAYNE TIEDE	KAREN S	2208 LYN ST	GRAND JUNCTION	CO	81505-9717
GREGORY FISHER	DEBI A FISHER	2210 LYN ST	GRAND JUNCTION	CO	81505-9717
RUSSELL CRAWFORD	DOREEN J CRAWFORD	2209 LYN ST	GRAND JUNCTION	CO	81505-9717
PHILIP SMITH		2207 LYN ST	GRAND JUNCTION	CO	81505-9717
JOEL BERSCHAUER	MELANIE R BERSCHAUER	2205 LYN ST	GRAND JUNCTION	CO	81505-9717
LAVELLE DOLAN	JOY D DOLAN	842 22 RD	GRAND JUNCTION	CO	81505-9730
RICHARD MEREDITH	ELAINE G	2211 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9716
KEITH MEAD	PATTI K	2215 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9716
JEFFREY MEAD	ELLEN M MEAD	2220 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9715
TEK LEASING LLC		836 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
ROBERT REIGAN	MARIE H REIGAN	2204 H RD	GRAND JUNCTION	CO	81505-9747
UTE WATER	LARRY CLEAVER	560 25 RD	GRAND JUNCTION	CO	81505
LISA MULLEN		879 22 RD	GRAND JUNCTION	CO	81505

Agency	Contact	Address	City	State	Zip
Code Enforcement	Attn: Donna Ross	Internal			
Colorado Dept of Transportation - Region 3 Development Engineer	Attn: Access Manager Attn: Joe Bailman	222 S. 6th St Room 100	Grand Junction	CO	81501-
Fruita City Hall	Attn: Planning Dept	Internal			
Grand Junction Community Development - City Hall	Attn: David Thornton	325 E. Aspen Ave	Fruita	CO	81521-
Grand Junction Drainage District	Attn: John Ballagh/Donna Garlitz	Intra-county Mail			
Grand Junction Rural Fire	Attn: Hank Masterson/Norm Noble	PO Box 969	Grand Junction	CO	81502-0969
Grand Junction Utilities (Persigo) - City Hall	Attn: Greg Trainor	330 S. 6th	Grand Junction	CO	81501-
Grand Valley Irrigation	Attn: Phil Bertrand	Intra-county Mail			
Grand Valley Power	Attn: Perry Rupp	688 26 Rd	Grand Junction	CO	81506-
KN Energy-Rocky Mountain Natural Gas		PO Box 190	Grand Junction	CO	81502-0190
Long Range Planning	Attn: Michael Warren	15519 59 1/2 Road	Collbran	CO	81624-
Lower Valley Fire District	Attn: Fire Marshall	Internal			
Mesa County Valley School District #51	Attn: Jack McKelvey	PO Box 520	Fruita	CO	81521-0520
Road & Bridge District A	Attn: Andy Rubalcaba	2115 Grand Ave	Grand Junction	CO	81501-
RTPO/TIF Administrator	Attn: Steve Enos-Martinez	Intra-county Mail			
Ute Water Conservancy District	Attn: Jim Daugherty/Ed Tolen	Internal			
Xcel Energy	Attn: Dan Steinkirchner	PO Box 460	Grand Junction	CO	81502-0460
		PO Box 849	Grand Junction	CO	81502-0849

OWNER	Joint Owner	Mailing Address	Mailing City	Mailing State	Zip
2175 H ROAD LLC		221 HIGHWAY 6 & 50	FRUITA	CO	81521
2197 I RD LLC		2183 M RD	GRAND JUNCTION	CO	81505
5770 PARTNERS LLC	C/O CONNIE ALLEN	6313 S BLACKHAWK WAY	AURORA	CO	80016
84 LUMBER CO		1019 ROUTE 519	EIGHTY FOUR	PA	15330-2813
A SODERQUIST		880 20 1/2 RD	FRUITA	CO	81521-9115
ADADOR TRETO		849 1/2 21 1/2 RD	GRAND JUNCTION	CO	81505-9711
ADAN FLORES		750 GOLDENROD CT	GRAND JUNCTION	CO	81505
AGGIE STEPHENS		846 22 RD	GRAND JUNCTION	CO	81505-9700
ALAN FERRIS		840 23 RD	GRAND JUNCTION	CO	81505-9616
ALAN MARTINEAU		530 W GREENSLAKE DR	CEDAR CITY	UT	84720-4374
ALAN WIXOM		2028 ROOSEVELT CT	GRAND JUNCTION	CO	81503-9572
ALBERT MURRY		889 21 1/2 RD UNIT B	GRAND JUNCTION	CO	81505
ALEXANDER GRIFFIN	RENA E GRIFFIN	2138 H RD	GRAND JUNCTION	CO	81505-9745
ALLEN FAMILY TRUST		811 22 RD	GRAND JUNCTION	CO	81505-9729
ALLEN MIDGLEY	JOYCE MIDGLEY	765 GOLDENROD CT	GRAND JUNCTION	CO	81505
ALVIN THORPE	CATHERINE THORPE	2153 1 1/2 RD	GRAND JUNCTION	CO	81505-9355
AMY ARAGON	MICHAEL SHANE ARAGON	759 GOLDENROD CT	GRAND JUNCTION	CO	81505-8645
ANDRES HERRERA	ELVIA ANGELICA HERRERA	2077 I RD	FRUITA	CO	81521-9323
ANDREW KUBIN	RUTH E KUBIN	903 22 1/2 RD	GRAND JUNCTION	CO	81505-9363
ANDREW PRINSTER	M S & E J	992 23 RD	GRAND JUNCTION	CO	81505-9618
B AND C INVESTMENTS LLC		2144 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9404
B AND C INVESTMENTS LLC		866 24 RD	GRAND JUNCTION	CO	81505-9634
B BAR Z RANCHES LLC		2120 I RD	GRAND JUNCTION	CO	81505-9318
BALLARD LAND & LINVESTOCK LLC		PO BOX 1586	ROOSEVELT	UT	84066-1586
BARBARA HANSEN	REGINAL RAY HANSEN	922 21 1/2 RD	GRAND JUNCTION	CO	81505-9302
BENITA CRUZ		PO BOX 424	MINTURN	CO	81645-0424
BETTY SCHMIDT		1908 W MAIN ST	CEDAREDEGE	CO	81413
BLAINE SCOTT	TRACY L SCOTT	766 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
BOND JACOBS		888 21 RD	FRUITA	CO	81521
BONNIE ENT LLC		2671 AMBER SPRING WAY	GRAND JUNCTION	CO	81506
BRAD STATLER		720 WASHINGTON CT	GRAND JUNCTION	CO	81503
BRIAN ABSHIRE	KATHLEEN M ABSHIRE	PO BOX 3057	GRAND JUNCTION	CO	81502-3057
BRIAN DERE	JENNIFER DERE	2332 K 3/4 RD	GRAND JUNCTION	CO	81505-9658
BRIEN ROOS	SANDRA M BELL & BARBARA J HUNT	2280 1 1/4 RD	GRAND JUNCTION	CO	81505
BRIGITTE SUNDERMANN		3050 A 1/2 RD	GRAND JUNCTION	CO	81503-9661
CARL COLTON	SHARON L COLTON	923 22 1/2 RD	GRAND JUNCTION	CO	81505-9363
CAROL D ALEXANDER TRUST	JERRY L DAVIS REVOCABLE FAMILY	2070 BLUE WATER DR	FRUITA	CO	81521
CAROL TODD		2096 I RD	FRUITA	CO	81521-9321
CATHERINE SCHULTZER		2122 H RD	GRAND JUNCTION	CO	81505-9745
CDP PROPERTIES LLC		826 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
CHARLES ATCHISON	DIANE ATCHISON	2272 G 3/4 RD	GRAND JUNCTION	CO	81505-9592
CHARLES GECHTER	WENDI GECHTER	2856 1/2 BUNTING AVE	GRAND JUNCTION	CO	81501-5019
CHARLES RALEY	JACQUELINE L RALEY	313 31 3/4 RD	GRAND JUNCTION	CO	81503-9623
CHARLES ROBY	PHYLLIS ROBY	902 21 1/2 RD	GRAND JUNCTION	CO	81505-9302
CHRIS DEBOER	JERRI L DEBOER	2277 G 3/4 RD	GRAND JUNCTION	CO	81505-9596
CINDY YORK	DALE L YORK	PO BOX 236	MESA	CO	81643-0236
CITY OF GRAND JUNCTION	MESA COUNTY	250 N 5TH ST	GRAND JUNCTION	CO	81501-2628
CLARENCE AKENS	ESTATE C/O DORIS GARRETT	130 CANARY LN	GRAND JUNCTION	CO	81503
CLAUSSEN CONSULTING		PO BOX 70	FRUITA	CO	81521
CLEVE GIBBON	MARY E GIBBON	919 21 RD	FRUITA	CO	81521-9318
CLIFFORD HENDERSON		876 GAMBELS RD	GRAND JUNCTION	CO	81505-9618
COLORADO 9TH LLC		PO BOX 4095	GRAND JUNCTION	CO	81502
CORA GENTRY		805 22 RD	GRAND JUNCTION	CO	81505-9729
COY WALTERS	WES WAYNE WALTERS & LABRENDA W	882 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
CRC INVESTMENTS		2150 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9422
CULPEPPER LAND AND CATTLE CO		300 PUPPY SMITH ST STE 203	ASPEN	CO	81611-1454
DALE BRANDON	SHERRY BRANDON	833 26 RD	GRAND JUNCTION	CO	81506-8609
DALE HOLLINGSHEAD	SUSAN C HOLLINGSHEAD	629 BRAEMER CT	GRAND JUNCTION	CO	81505-1401
DALE REECE	KIM C	2065 BLUE WATER DR	FRUITA	CO	81521-9419
DALE REECE		2768 COMPASS DR	GRAND JUNCTION	CO	81506-8729
DAN BONSALL	JOYCE I BINKLEY	862 20 1/2 RD UNIT A	FRUITA	CO	81521-9160
DANA SMITH		2247 1 1/4 RD	GRAND JUNCTION	CO	81505-9323
DANDY LLC		PO BOX 55184	GRAND JUNCTION	CO	81505-5010
DAPHNE BLANKENSHIP		827 21 RD	FRUITA	CO	81521-9316
DARLENE HALLMARK	C/O COLDWELL BANKER	2499 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505
DARRELL MCKAY	NICKEY S MCKAY	2075 I RD	FRUITA	CO	81521-9322
DARRELL ZIPP	ROSALEE ZIPP	2146 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9404
DAVID ANDERSON	TAMMY K	2069 BLUE WATER DR	FRUITA	CO	81521-9419
DAVID DE PRIEST		2062 HIGHWAY 6 AND 50	FRUITA	CO	81521-2001
DAVID DODD	MYRNA L	767 VALLEY CT	GRAND JUNCTION	CO	81505-9714
DAVID FERGESON	LANA L FERGESON-TRUSTEES	871 22 RD	GRAND JUNCTION	CO	81505-9729
DAVID GEORGE	JOAN L	873 23 RD	GRAND JUNCTION	CO	81505-9615
DAVID GLASSMEYER	SHERRIE L GLASSMEYER	385 CAPROCK CT	GRAND JUNCTION	CO	81503

DAVID HUGHES	CONNIE R HUGHES	2195 I RD	GRAND JUNCTION	CO	81505-9357
DAVID LITTLEJOHN	CHERYL H	2214 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9715
DAVID MCDONALD	DANA F MCDONALD	PO BOX 2991	GRAND JUNCTION	CO	81502-2991
DAVID MOORE	TRACY A MOORE	849 21 RD	FRUITA	CO	81521-9316
DAVID SEGER	PAMELA S SEGER	2042 HIGHWAY 6 AND 50	FRUITA	CO	81521-9329
DAVID SNAPP	TINA DARLENE SNAPP	924 21 RD	FRUITA	CO	81521-9317
DAVID WEAVER	SANNA J WEAVER	876 1/2 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
DEANNA FOWLER		2121 RIVER RD	GRAND JUNCTION	CO	81505
DEBORAH DAVIS	RICHARD B DAVIS	647 25 RD	GRAND JUNCTION	CO	81505-1221
DEBORAH TRIPP		2242 H RD	GRAND JUNCTION	CO	81505-9747
DELILAH MARQUEZ		PO BOX 1224	GRAND JUNCTION	CO	81502-1224
DENNIS ADAMS	KRISTINE L SCHAUFELBERGER	2176 I RD	GRAND JUNCTION	CO	81505-9359
DENNIS AYALA	JUDITH AYALA	516 ESTATE ST UNIT A	GRAND JUNCTION	CO	81504-5386
DENNIS HANSON	SUSAN E HANSON	929 22 1/2 RD	GRAND JUNCTION	CO	81505
DENNIS SWEET	DIANNA M SWEET	2111 I 1/2 RD	GRAND JUNCTION	CO	81505-9321
DENNIS WOOTERS	SHERRY N	930 21 RD	FRUITA	CO	81521-9317
DENNY LUCAS	KAREN R LUCAS - LIVING TRUST	848 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
DIANA REIBER		2101 I 1/2 RD	GRAND JUNCTION	CO	81505-9321
DIANE NUGENT		2155 I RD	GRAND JUNCTION	CO	81505-9358
DION PLSEK	TABITHA M PLSEK	884 WAGON WHEEL LN	GRAND JUNCTION	CO	81505-9785
DIVISION OF WILDLIFE	C/O COLORADO DEPT NAT RESOURCES	6060 BROADWAY	DENVER	CO	80216-1029
DONALD THOMPSON		160 SUNDANCE DR	GRAND JUNCTION	CO	81503-2472
DONALD WOOLERY	SHELLY L WOOLERY	2027 I RD	FRUITA	CO	81521-9339
DOUGLAS HAYDON	KATHLEEN J HAYDON	947 23 RD	GRAND JUNCTION	CO	81505-8610
DOUGLAS HELDMAN	HALI HELDMAN	2107 I 1/2 RD	GRAND JUNCTION	CO	81505-9321
DOUGLAS REED	REVOCABLE TRUST % DOUGLAS W REE	777 VALLEY CT	GRAND JUNCTION	CO	81505
DWIGHT GUTHRIE	MOLLY F GUTHRIE	2116 I RD	GRAND JUNCTION	CO	81505-9318
DWIGHT MARNEY	SUSAN J MARNEY	878 1/2 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
E DAVIS		858 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
EARL SQUIRES	MALISSA KNEZ	921 22 1/2 RD	GRAND JUNCTION	CO	81505-9363
ED JUNAK		826 21 RD	FRUITA	CO	81521-9315
EDNA RHODES		2049 I RD	FRUITA	CO	81521-9339
EDWARD CLEMENTS	SHIRLEY R CLEMENTS	PO BOX 189	FRUITA	CO	81521
EDWARD NEILSON	FLORA L	2065 H 3/4 RD	FRUITA	CO	81521-9128
ELIZABETH O'BRIEN	RICHARD J	2124 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9404
ELLEN LAWTON		2236 H RD	GRAND JUNCTION	CO	81505-9747
EMMETT BONNER	HELEN B	2267 TANGLEWOOD RD	GRAND JUNCTION	CO	81503-1262
ERASMO MUNIZ	SANDRA	2501 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-7165
ERROL RALEY	PATRICIA A RALEY	844 20 1/2 RD	FRUITA	CO	81521-9113
F BAUTE	LAURA K BAUTE	784 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
F DI GRAPPA	HDP INVESTMENT GROUP LLC	841 21 1/2 RD	GRAND JUNCTION	CO	81505
FEDEX FREIGHT WEST INC		6411 GUADALUPE MINES RD	SAN JOSE	CA	95120-5000
FRANK SPARKS	JANINE L SPARKS	2059 H 3/4 RD	FRUITA	CO	81521-9128
FRED CHAFFEE		880 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
FREDDIE HERRERA		2079 RIVER RD	FRUITA	CO	81521-9400
FREDERICK HORN		2294 G 3/4 RD	GRAND JUNCTION	CO	81505-9592
FREDERICK UHLEIN	CHARLES R CALTEUX & W D KNOX II	PO BOX 998	CLARK	CO	80428
G CONSTRUCTION INC		681 CURECANTI CIR	GRAND JUNCTION	CO	81503
GABRIEL GUTIERREZ	JOSE A GUTIERREZ	623 25 RD	GRAND JUNCTION	CO	81505-1201
GARY BLACKMAN	JANET LOUISE BLACKMAN	667 24 1/2 RD	GRAND JUNCTION	CO	81505-1246
GARY SCOLLARD	MOLLY SCOLLARD	913 22 RD	GRAND JUNCTION	CO	81505-9309
GATES BUDEL INC		561 RIO BORDE CT	GRAND JUNCTION	CO	81503
GAY JOHNSON'S INC		PO BOX 1829	GRAND JUNCTION	CO	81502-1829
GAYLEN KETTLE	NANCY KETTLE	893 20 RD	FRUITA	CO	81521
GEORGE HOLCOMB		2244 I RD	GRAND JUNCTION	CO	81505-9320
GEORGE RINK	MARY ANN RINK	775 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
GERALD GARLITZ	EST & D E GARLITZ & J L GARLITZ	2070 I RD	FRUITA	CO	81521-9321
GLEN YOUNGER	REBECCA ANN	2176 H RD	GRAND JUNCTION	CO	81505-9703
GLENN CRESPIN		867 22 RD	GRAND JUNCTION	CO	81505-9729
GRAND JUNCTION DRAINAGE DISTRI		722 23 RD	GRAND JUNCTION	CO	81505
GRAND VALLEY RURAL POWER LINES		2727 GRAND AVE	GRAND JUNCTION	CO	81501
GREEN LEAF PARTNERS LLC		755 26 RD	GRAND JUNCTION	CO	81506-1432
GREGORY FISHER	DEBI A FISHER	2210 LYN ST	GRAND JUNCTION	CO	81505-9717
GREGORY KOLSKY	JOLINE M	2209 I RD	GRAND JUNCTION	CO	81505-9319
H BUMPERS	JOHN A USHER	17125 RUSSET ST	SAN DIEGO	CA	92127-2190
H HODGES	MARILYN L HODGES - TRUST	522 E CALEY DR	CENTENNIAL	CO	80121-2213
HAROLD POTTER		2045 RIVER RD	FRUITA	CO	81521-9416
HARRY HERMAN		890 WAGON WHEEL LN	GRAND JUNCTION	CO	81505-9785
HARRY SMITH	LAVONDA S SMITH	798 21 1/2 RD	GRAND JUNCTION	CO	81505-9710
HARVEY DURAND	MARGERIE DURAND	2171 I RD	GRAND JUNCTION	CO	81505-9358
HERBERT SNYDER		831 23 RD	GRAND JUNCTION	CO	81505-9615
HIGH DESERT HOMES LLC		241 RED RIM DR	GRAND JUNCTION	CO	81503
HIGH DESERT PROPERTIES LLC		841 21 1/2 RD	GRAND JUNCTION	CO	81505
HOMER HARMON	SUSAN L	2161 I RD	GRAND JUNCTION	CO	81505-9358

HUGO RODRIGUEZ	MARTHA M RODRIGUEZ	2036 HIGHWAY 6 AND 50	FRUITA	CO	81521-9329
I 70 MAXI STORAGE LLC		PO BOX 60178	GRAND JUNCTION	CO	81506
IRMA KAPUSHION		860 21 RD	FRUITA	CO	81521-9315
J LOVERIDGE	AUGUSTA LOVERIDGE - TRUST	875 21 RD	FRUITA	CO	81521-9316
J LUNSFORD	AGNES	910 LUNSFORD CT	GRAND JUNCTION	CO	81505-8300
JACK KIMMEL	DORIS KIMMEL	2206 LYN ST	GRAND JUNCTION	CO	81505-9717
JACK WERNET	DONNA M WERNET	756 GOLDENROD CT	GRAND JUNCTION	CO	81505-8645
JACKIE TWINN	EDGAR T TWINN	755 GOLDENROD CT	GRAND JUNCTION	CO	81505-8645
JACQUELYN PINKHAM	DENNIS E PINKHAM	2224 H RD	GRAND JUNCTION	CO	81505-9747
JAMES BRADLEY	PEGGY J	855 20 1/2 RD	FRUITA	CO	81521-9114
JAMES CHRISMAN	CHRISTINE E CHRISMAN	15370 W ARCHER DR	GOLDEN	CO	80401
JAMES CREASY	PAULA JEAN CREASY	762 GOLDENROD CT	GRAND JUNCTION	CO	81505-8645
JAMES GARLITZ	DONNA JEAN GARLITZ - TRUSTEES	2062 I RD	FRUITA	CO	81521-9321
JAMES JENSEN	MARY ANN JENSEN	871 20 1/2 RD	FRUITA	CO	81521-9114
JAMES SWIFT		857 22 RD	GRAND JUNCTION	CO	81505-9729
JANE CLEVINGER	FAMILY TRUST	995 23 RD	GRAND JUNCTION	CO	81505-8610
JANE HAYES		854 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
JARED MURCH	HOLLY J MURCH	878 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
JASON MULLANEY	KARI L MULLANEY	408 DRESSELL DR UNIT B	GRAND JUNCTION	CO	81503-1615
JEFFREY BLICHFELDT	KATHI M BLICHFELDT	857 21 RD	FRUITA	CO	81521-9316
JEFFREY JACOBSON	LISA A JACOBSON	945 21 RD	FRUITA	CO	81521-9318
JEFFREY KRUCKENBERG		2036 H 3/4 RD	FRUITA	CO	81521-9120
JEFFREY MEAD	ELLEN M MEAD	2220 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9715
JERRY LIVINGSTON		15840 A 1/2 RD	GLADE PARK	CO	81523
JERRY PATTERSON		2202 H RD	GRAND JUNCTION	CO	81505
JERRY SMITH	EDNA MAE SMITH	PO BOX 2904	GRAND JUNCTION	CO	81502-2904
JOANN FROST	LEE E FROST	2265 PAINTBRUSH CT	GRAND JUNCTION	CO	81505-9712
JOE SOARES	TRICIA A SOARES	19307 PARSONS AVE	CASTRO VALLEY	CA	94546
JOEL BERSCHAUER	MELANIE R BERSCHAUER	2205 LYN ST	GRAND JUNCTION	CO	81505-9712
JOEL DYK		767 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
JOHN AVELSGAARD	MARIE L AVELSGAARD	312 ARCHES DR	FRUITA	CO	81521
JOHN BAKER	KARLA K BAKER	PO BOX 6404	SNOWMASS VILLAGE	CO	81615-6404
JOHN BASINGER		2225 1/2 H RD	GRAND JUNCTION	CO	81505-9746
JOHN DAVIS	MARGARET A DAVIS - TRUSTEES	2268 PAINTBRUSH CT	GRAND JUNCTION	CO	81505-9721
JOHN DORLAC	JUANITA J	2215 I RD	GRAND JUNCTION	CO	81505-9319
JOHN HYNES	JEANETTE A HYNES	2270 G 3/4 RD	GRAND JUNCTION	CO	81505-9592
JOHN JOHNSON	KAY JOHNSON	934 21 1/2 RD	GRAND JUNCTION	CO	81505-9302
JOHN MCDERMOTT	SHARYN A	2219 I RD	GRAND JUNCTION	CO	81505-9319
JOHN O'CONNOR	KAREN J	2297 I 1/4 RD	GRAND JUNCTION	CO	81505-9353
JOHN RAFF	ESTER L RAFF	808 21 RD	FRUITA	CO	81521-9315
JOHNNIE MORRIS	ELIZABETH MORRIS	909 22 RD	GRAND JUNCTION	CO	81505
JON JOHNSTON	LISA M JOHNSTON	881 23 RD	GRAND JUNCTION	CO	81505
JOSE MELENDEZ	JENNIFER LYNN MELENDEZ	2029 I RD	FRUITA	CO	81521
JOSEPH GRESS		483 BEDELL ST	BALDWIN	NY	11510-3402
JOSEPH LYNN	WILMA G LYNN	895 21 RD	FRUITA	CO	81521-9316
JOSEPH VIGIL	M	875 22 RD	GRAND JUNCTION	CO	81505-9729
JOSHUA SHEPARDSON	RUTH SHEPARDSON	2278 H RD	GRAND JUNCTION	CO	81505-9747
JUAN SUAREZ	BLANCA E	2075 RIVER RD	FRUITA	CO	81521-9400
JUSTIN CARVER	JASMINE A CARVER	703 30 RD	GRAND JUNCTION	CO	81504
KATHERINE KYLEN		2521 EL CORONA DR	GRAND JUNCTION	CO	81501
KATHERINE VICKERS	RONALD E	891 20 1/2 RD	FRUITA	CO	81521-9117
KEITH LARSEN	JUDITH C KARNASIEWICZ	2244 I 1/4 RD	GRAND JUNCTION	CO	81505
KEITH MCGUIRE	TONI L MCGUIRE	818 21 RD	FRUITA	CO	81521-9315
KEITH MEAD	PATTI K	2215 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9716
KELLY RENFRO	LANITA RENFRO - TRUSTEE	2223 1/2 H RD	GRAND JUNCTION	CO	81505-9746
KELLY SHORT	AMY J SHORT	860 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
KENNETH EDWARDS	WENDY S	2278 I 1/4 RD	GRAND JUNCTION	CO	81505-9354
KENNETH LUCAS	RAMONA P	915 22 RD	GRAND JUNCTION	CO	81505-9309
KENNETH OEST	THOMAS M OEST & TIMOTHY G OEST	1856 K RD	FRUITA	CO	81521
KENNETH SILLS		879 20 1/2 RD	FRUITA	CO	81521-9117
KENWOOD GROVE PROPERTIES LLC		10897 N 78TH ST	SCOTTSDALE	AZ	85260
KIMBERLY GIANNONE	JOSEPH GIANNONE JR	941 23 RD	GRAND JUNCTION	CO	81505-8610
KIMBERLY KAAL		846 20 1/2 RD	FRUITA	CO	81521-9113
KIMBERLY SMITH		919 22 RD	GRAND JUNCTION	CO	81505
KNIGHT & DURMAS PROPERTIES LLC		799 21 1/2 RD	GRAND JUNCTION	CO	81505
KYLE GRAHAM	CARLA J	923 22 RD	GRAND JUNCTION	CO	81505-9309
LAKE MIRAGE LTD		2065 BLUE WATER DR	FRUITA	CO	81521-9419
LARRY EARLY	THERESA LYNN EARLY	879 WAGON WHEEL LN	GRAND JUNCTION	CO	81505-9784
LARRY WARNKE	TAMMY D WARNKE	PO BOX 3928	GRAND JUNCTION	CO	81502
LARRY WILLCOXON	JANA L	1963 W NIGHTFALL CIR	SAINT GEORGE	UT	84790
LAURA LLOYD		2040 I RD	FRUITA	CO	81521-9338
LAURANCE JONES	BONNIE J JONES	795 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
LAVELLE DOLAN	JOY D DOLAN	842 22 RD	GRAND JUNCTION	CO	81505-9730
LAWRENCE STANEK	NANCY A STANEK	6108 PINE VIEW DR	GRAND JUNCTION	CO	81506

LEAH MORARIO	ROBERT M TIPPING	3446 F 3/4 RD	CLIFTON	CO	81520-8423
LEO FISHER		PO BOX 76	BAGGS	WY	82321-0076
LET IT RIDE RESORTS LLP		2410 RED RANCH DR	GRAND JUNCTION	CO	81505
LINDA EDWARDS	AVERY L	945 23 RD	GRAND JUNCTION	CO	81505-8610
LINDA JORDAN		832 21 RD	FRUITA	CO	81521
LOREN HALLER		2058 H 3/4 RD	FRUITA	CO	81521-9127
LOREN MULLEN	LISA B MULLEN	879 22 RD	GRAND JUNCTION	CO	81505-9729
LORIE KEENEY		846 22 RD	GRAND JUNCTION	CO	81505-9700
LOT ROBINSON	LINDA S ROBINSON	899 23 RD	GRAND JUNCTION	CO	81505-9615
LOUIE DENTON	CARROL JANE	802 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
LUCRETIA VAN VORST		2035 H 3/4 RD	FRUITA	CO	81521-9121
LUIS PEREZ	ROSA I PEREZ	916 21 1/2 RD	GRAND JUNCTION	CO	81505-9302
LYMAN NEFF	RUTH S	2188 I RD	GRAND JUNCTION	CO	81505-9359
LYNN EASTRIDGE		867 20 1/2 RD	FRUITA	CO	81521-9114
LYNN KAMPLAIN	STEVEN A	2108 1/2 H RD	GRAND JUNCTION	CO	81505-9745
MARANATHA INVESTMENT PARTNERSH	% MBC GRAND BROADCASTING INC	1350 E SHERWOOD DR	GRAND JUNCTION	CO	81501-7546
MARCO MONTEZ	CHRISTINA J MONTEZ	778 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
MAREL GUERRIERI		2225 H RD	GRAND JUNCTION	CO	81505-9746
MARIA SILLS		111 CREEKSIDE DR	RIFLE	CO	81650
MARJORIE CARR		2108 H RD	GRAND JUNCTION	CO	81505-9745
MARK BUCHANAN	ROBIN J BUCHANAN	941 21 RD	FRUITA	CO	81521-9334
MARK FOWLER	CONNIE JOANN TURNER-FOWLER	PO BOX 23237	GLADE PARK	CO	81523
MARK HARRIS	P M HARRIS & ALAN G FERRIS-ETAL	840 23 RD	GRAND JUNCTION	CO	81505-9616
MARK HARRIS	PATRICIA M HARRIS	863 23 RD	GRAND JUNCTION	CO	81505-9615
MARK HOLLINGER		2174 I 1/2 RD	GRAND JUNCTION	CO	81505
MARSHALL MOORE	LORA KAY MOORE	768 GOLDENROD CT	GRAND JUNCTION	CO	81505
MARTHA HARRIS		837 23 RD	GRAND JUNCTION	CO	81505-9615
MARTIN AZCARRAGA	DONNA AZCARRAGA	PO BOX 2072	GRAND JUNCTION	CO	81502
MARTIN KROPP	LANAE B KROPP	890 20 1/2 RD	FRUITA	CO	81521-9115
MARY TURNER		2230 H RD	GRAND JUNCTION	CO	81505-9747
MAX HASTINGS	SONDRA K HASTINGS	923 23 RD	GRAND JUNCTION	CO	81505-9617
MELVIN JURGENS	BONNIE J	2022 EAGLE CT	GRAND JUNCTION	CO	81503-9720
MENGE FAMILY TRUST		862 20 1/2 RD UNIT B	FRUITA	CO	81521-9160
MESA COUNTY		PO BOX 20000	GRAND JUNCTION	CO	81502-5024
MICHAEL DAWSON		2150 H RD	GRAND JUNCTION	CO	81505-9704
MICHAEL DENHAM	TERRI E DENHAM	2292 I 1/4 RD	GRAND JUNCTION	CO	81505-9354
MICHAEL DORY		2280 PAINTBRUSH CT	GRAND JUNCTION	CO	81505-9721
MICHAEL GARDNER	BONNIE K GARDNER	2120 I RD	GRAND JUNCTION	CO	81505-9318
MICHAEL HARMS		2248 I 1/4 RD UNIT B	GRAND JUNCTION	CO	81505-9324
MICHAEL HEINRICH	MYRA D HEINRICH	862 22 RD	GRAND JUNCTION	CO	81505-9700
MICHAEL JENKS	MURLYNN F	898 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
MICHAEL KELHER	GLADYS R KELHER	760 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
MICHAEL KISER	STEPHANIE R KISER	2125 I 1/2 RD	GRAND JUNCTION	CO	81505-9321
MICHAEL LAMB		2198 I RD	GRAND JUNCTION	CO	81505
MICHAEL RANNEY	DESIREE M RANNEY	2077 I RD	FRUITA	CO	81521-9323
MICHAEL ROBINSON	BARBARA E	872 WAGON WHEEL LN	GRAND JUNCTION	CO	81505-9785
MICHELE MCKINNON	JOLEEN H MCKINNON	844 22 RD	GRAND JUNCTION	CO	81505-9700
MICHELE DAVIS		902 22 1/2 RD	GRAND JUNCTION	CO	81505-9362
MIKE WILSON	PEGEEN WILSON	2075 K RD	FRUITA	CO	81521-9046
MJB CONSTRUCTION INC		4344 KANNAH CREEK RD	WHITWATER	CO	81527
MONUMENT VIEW LAKE LLC		PO BOX 132	AVON	CO	81620
MUDDY WATER HOLDINGS LLC		586 31 1/2 RD	GRAND JUNCTION	CO	81504
NANCY HOFFMAN		2710 WOOD AVE	COLORADO SPRINGS	CO	80907-6106
NANCY SCHMIDT		2159 I RD	GRAND JUNCTION	CO	81521
NATHAN HOLT	VALERIE HOLT	943 21 RD	FRUITA	CO	81505-9358
NATHAN STROMMENDER	CORINA AMANDA STROMMENDER	2157 I RD	GRAND JUNCTION	CO	81505-9358
NELSON PROPERTIES A JOINT VENT		2030HIGHWAY 6 AND 60	GRAND JUNCTION	CO	81503
NICK OTTMAN	BECKY L OTTMAN	PO BOX 756	FRUITA	CO	81521-0756
NINA SONNIER TRUST		2286 I 1/4 RD	GRAND JUNCTION	CO	81505-9354
NONA RIFFEL		949 21 RD	FRUITA	CO	81521-9318
NORMA HUGHES	TRUSTEES	2191 I RD	GRAND JUNCTION	CO	81505-9357
OEST LIVING TRUST	KENNETH E & THOMAS M & T G OEST	1856 K RD	FRUITA	CO	81521
O'GRADY FAMILY TRUST		627 PEACE DR	GRAND JUNCTION	CO	81504
ORIN TURNER	MARY E	2230 H RD	GRAND JUNCTION	CO	81505
ORVILLE LEHMANN	W M	842 21 RD	FRUITA	CO	81521-9315
OUTWEST DRYWALL SUPPLY INC		2148 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9404
OUTWEST DRYWALL SUPPLY INC		1645 N TOWNSEND AVE	MONTROSE	CO	81401-5910
PATRICK EDWARDS	LINDA J EDWARDS	891 21 RD	FRUITA	CO	81521-9316
PATRICK LEWTON		887 20 1/2 RD	FRUITA	CO	81521-9117
PATRICK WILKERSON	TERESA M WILKERSON	785 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
PAUL JOHNSON	V MARTEAL JOHNSON	2228 I RD	GRAND JUNCTION	CO	81505-9320
PAUL RICKS	CHERYL D RICKS	911 22 RD	GRAND JUNCTION	CO	81505-9309
PETER RODEBACK	TRACY A RODEBACK	1010 24 RD	GRAND JUNCTION	CO	81505-9638
PHILIP SMITH		2207 LYN ST	GRAND JUNCTION	CO	81505-9717

PHILLIP FARNSWORTH	KAREN W FARNSWORTH	849 20 1/2 RD	FRUITA	CO	81521-9114
PHILLIP IRWIN	HELENE IRWIN	586 RIO VERDE LN	GRAND JUNCTION	CO	81503-1236
PHYLLIS NEWBY		11145 W 17TH AVE UNIT 3-102	LAKEWOOD	CO	80215-6205
PIERCE HARDY LIMITED PARTNERSHIP	C/O 84 LUMBER COMPANY/TAX DEPAR	1019 ROUTE 519 BLDG 1	EIGHTY FOUR	PA	15390-2813
PRESTON EDWARDS	BROOKE EDWARDS	901 21 1/2 RD	GRAND JUNCTION	CO	81505
PRESTON MEASE	SHERYL MEASE	2276 H RD	GRAND JUNCTION	CO	81505-9747
QUAIL CREEK LOG HOMES INC		2841 NORTH AVE	GRAND JUNCTION	CO	81501
QUIKRETE COMPANIES INC		3490 PIEDMONT RD UNIT 1300	ATLANTA	GA	30305
R AND G BUILDINGS PARTNERSHIP		1810 RED CLOUD RD	LONGMONT	CO	80501-2082
R MCPHERSON	J H	939 21 RD	FRUITA	CO	81521-9318
R MURDOCK	TRUSTEE	3550 S COUNTY ROAD 5	LOVELAND	CO	80537-8742
R W PROPERTIES		2627 W 6TH AVE	DENVER	CO	80204-4105
RALPH BERGEN	PAMELA GRACE BERGEN	868 20 1/2 RD	FRUITA	CO	81521-9113
RALPH DODSON	JOYCE A	924 20 1/2 RD	FRUITA	CO	81521-9116
RALPH HEJNY	MARCIA L	592 STARLIGHT DR	GRAND JUNCTION	CO	81504-5538
RALPH QUARLES	CAROL A	2053 I RD	FRUITA	CO	81521-9335
RANDAL BROWN	MARIAN S BROWN	883 23 RD	GRAND JUNCTION	CO	81505
RANDI KELLEY	COREEN D KELLEY	849 21 1/2 RD	GRAND JUNCTION	CO	81505-9711
RAY FLOYD	TERRI KAY BOTA	2031 H 3/4 RD	FRUITA	CO	81521-9121
RAYMOND BALL	LINDA S BALL	2272 PAINTBRUSH CT	GRAND JUNCTION	CO	81505-9721
RAYMOND HALLER	VENA LEE	915 21 1/2 RD	GRAND JUNCTION	CO	81505-9301
RAYMOND SEGURA	PEGGY J SEGURA & D & B D SEGURA	2575 RANCH CT	GRAND JUNCTION	CO	81505-9573
REX YENTER	DIETRA F YENTER	2102 I RD	GRAND JUNCTION	CO	81505-9318
RICHARD BOURG	MARY C BOURG	886 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
RICHARD BRENNAN	SANDRA E BRENNAN	889 21 1/2 RD UNIT A	GRAND JUNCTION	CO	81505
RICHARD GARNER		2102 H RD	GRAND JUNCTION	CO	81505-9745
RICHARD MEREDITH	ELAINE G	2211 ROSEWOOD LN	GRAND JUNCTION	CO	81505-9716
RICHARD O'BRIEN	ELIZABETH O'BRIEN	2124 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9404
RICHARD PENNINGTON	MARILYN J SCOTT	782 23 7/10 RD	GRAND JUNCTION	CO	81505-8600
RICHARD RIGNALL	LARISSA R RIGNALL	856 22 RD	GRAND JUNCTION	CO	81505-9700
RICHARD SPANGLER	DOLLIE JO SPANGLER	2175 H RD	GRAND JUNCTION	CO	81505-9702
RICHARD SPANGLER	KIM B JENSEN	2127 H RD	GRAND JUNCTION	CO	81505-9744
RICK JENSEN	DENISE B DOWNEY	885 22 RD	GRAND JUNCTION	CO	81505
RICKY DOWNEY	BETHANY ANN CASTELLINI	771 GOLDENROD CT	GRAND JUNCTION	CO	81505-8645
RICKY CASTELLINI		2182 I RD	GRAND JUNCTION	CO	81505-9359
ROAN CREEK LAND AND CATTLE CO		1979 BROADWAY	GRAND JUNCTION	CO	81503
ROBBYN FERRIS		2269 J RD	GRAND JUNCTION	CO	81505-9327
ROBERT ARCHULETA	REBECCA Y ARCHULETA	2246 SIGNAL ROCK DR	GRAND JUNCTION	CO	81505
ROBERT BEEMAN	SYLVIA M	PO BOX 788	MOAB	UT	84532-0788
ROBERT NEUMANN	EDITH P NEUMANN	893 21 RD	FRUITA	CO	81521-9316
ROBERT PAISON	MARLENE M	2248 I 1/4 RD UNIT C	GRAND JUNCTION	CO	81505-9324
ROBERT RAFF		PO BOX 55214	GRAND JUNCTION	CO	81505-5010
ROBERT REIGAN	MARIE H REIGAN	2204 H RD	GRAND JUNCTION	CO	81505-9747
ROBYN WOOTTEN	SHARLYN L WOOTTEN	817 22 RD	GRAND JUNCTION	CO	81505-9729
RODERICK STOCKING	AMY	2296 I 1/4 RD	GRAND JUNCTION	CO	81505-9354
ROGER BEAUDOIN	PATRICIA A BEAUDOIN	2123 RIVER RD	GRAND JUNCTION	CO	81505-9407
ROGER LANGE		888 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
ROGER SOLLENBARGER		835 26 RD	GRAND JUNCTION	CO	81506-8609
RONALD BEASLEY	LEANNE K BEASLEY	2266 G 3/4 RD	GRAND JUNCTION	CO	81505-9592
RONALD BLAIR	CHERYL A BLAIR	863 21 RD	FRUITA	CO	81521-9316
RONALD KEY	MORTISHA A KEY	2043 H 3/4 RD	FRUITA	CO	81521-9121
RONALD PAYTON	CONNIE J PAYTONN	2833 MONROE LN UNIT A	GRAND JUNCTION	CO	81503
RONALD THOMPSON		874 WAGON WHEEL LN	GRAND JUNCTION	CO	81503
RONNIE GOOKIN	KARIN R GOOKIN	2264 PAINTBRUSH CT	GRAND JUNCTION	CO	81505-9721
ROSE BLOUNT	CHARLES W BLOUNT	881 22 RD	GRAND JUNCTION	CO	81505-9729
ROSEMARY JENNINGS		847 20 1/2 RD	FRUITA	CO	81521-9114
RUSSELL COGBURN	DOROTHY K	914 MERCURY CIR	LITTLETON	CO	80124-2619
RUSSELL CRAWFORD	DOREEN J CRAWFORD	2209 LYN ST	GRAND JUNCTION	CO	81505-9717
RUSSELL TOW	SHARON L	937 21 RD	FRUITA	CO	81521-9318
RYAN ALTENBURG		2221 I RD	GRAND JUNCTION	CO	81505-9319
SAMUEL BALDWIN		800 BELFORD AVE	GRAND JUNCTION	CO	81501
SAMUEL HEATH		2173 I RD	GRAND JUNCTION	CO	81505-9358
SCOTT CLAUSSEN	MARCIA J CLAUSSEN	856 21 1/2 RD	GRAND JUNCTION	CO	81505
SES AMERICOM COLORADO INC		787 VALLEY CT	GRAND JUNCTION	CO	81505
SHANE DANIELS	PATRICIA A DANIELS	260 E DANBURY	GRAND JUNCTION	CO	81503
SHERI CAMPBELL	SAM E CAMPBELL	848 21 RD	FRUITA	CO	81521-9315
SMART INVESTMENTS INC		2154 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505
SONYA BISHOP		2120 H RD	GRAND JUNCTION	CO	81505-9745
STEPHEN BURCHARD	BARBI J BURCHARD	2180 I RD	GRAND JUNCTION	CO	81505-9359
STEPHEN DATZ	ANDREA R DATZ	2073 I RD	FRUITA	CO	81521-9322
STEPHEN KEARNS	DENINE A H	2259 PAINTBRUSH CT	GRAND JUNCTION	CO	81505
STEPHEN ROBERTSON	MARGO A COMBS	938 22 RD	GRAND JUNCTION	CO	81505
STEVE OLIVAS	TACHA OLIVAS	2933 FOUR CORNERS DR	GRAND JUNCTION	CO	81503
STEVEN PERROTT	PATRICIA A PERROTT	791 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635

STEVEN RITCHEY	BOBBI CLEONE RITCHEY	812 21 RD	FRUITA	CO	81521-9315
STEVEN SCHWARTZ	DIANNE KAY SCHWARTZ - TRUST	1717 CLARK LN UNIT A	REDONDO BEACH	CA	90278
STEWART BERNER	CINDY L BERNER	883 WAGON WHEEL LN	GRAND JUNCTION	CO	81505-9784
STORAGE STORAGE LLC		824 26 RD	GRAND JUNCTION	CO	81506
TAURUS PARK PLAZA LLC		2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808
TEK LEASING LLC		2327 FALCON POINT CT	GRAND JUNCTION	CO	81503-1482
TEK LEASING LLC		836 21 1/2 RD	GRAND JUNCTION	CO	81505
TESSA WYRICK		2260 1 1/4 RD	GRAND JUNCTION	CO	81505-9354
THOMAS BOWEN	KELLY M BOWEN	876 21 1/2 RD	GRAND JUNCTION	CO	81505-9712
THOMAS GREINER	CHRSTINA D GREINER	2153 RD	GRAND JUNCTION	CO	81505-9358
TIM ARRASMITH		877 22 RD	GRAND JUNCTION	CO	81505-9729
TIMOTHY HICKMAN	LINDA S HICKMAN	2126 I RD	GRAND JUNCTION	CO	81505
TIMOTHY KING	GLEND A KING	824 21 RD	FRUITA	CO	81521-9315
TIMOTHY ROTUNNO	DEANA LINN ROTUNNO	2052 I RD	FRUITA	CO	81521-9321
TODD LARSON		761 FOXFIRE CT	GRAND JUNCTION	CO	81505
TOM SOMERVILLE	SHERRI SOMERVILLE	2178 I RD	GRAND JUNCTION	CO	81505-9394
TONY SATTERFIELD	DORIS E SATTERFIELD	2107 H RD	GRAND JUNCTION	CO	81505-9744
TROY CHISM	DANIELLE R CHISM	779 FOXFIRE CT	GRAND JUNCTION	CO	81505-8635
TRYGVE HUTTO	HEATHER TILLEY HUTTO	2071 BLUE WATER DR	FRUITA	CO	81521
VALLEY COURT LLC	% JAMES M JENKINS	PO BOX J	ASPEN	CO	81612-7411
VALLEY MORTGAGE INC		1445 N 7TH ST	GRAND JUNCTION	CO	81501
VERNON WALTHALL		2204 LYN ST	GRAND JUNCTION	CO	81505-9717
VICENTE GUTIERREZ		409 CHULUOTA AVE	GRAND JUNCTION	CO	81501-5611
VICKIE MARSH		2054 HIGHWAY 6 AND 50	FRUITA	CO	81521-9329
VIRGIL JOHNSON	S CATHERINE JOHNSON	844 21 RD	FRUITA	CO	81521-9315
W HALL	GAYNELL D COLARIC	748 22 RD	GRAND JUNCTION	CO	81505
W PETTY	NANCY PETTY	849 25 RD	GRAND JUNCTION	CO	81505
WARNKE PROPERTIES LLC		789 VALLEY CT	GRAND JUNCTION	CO	81505
WAYNE BETTRIDGE	CAROL D BETTRIDGE	121 E LEXINGTON WAY	FRUITA	CO	81521-2985
WAYNE CROMELL	CANDY R CROMELL	813 21 RD	FRUITA	CO	81521-9316
WAYNE HARMS	MARY ANN	2252 1/4 RD	GRAND JUNCTION	CO	81505-9354
WAYNE HOPKINS	WINIFRED L HOPKINS - REVOCABLE	891 WAGON WHEEL LN	GRAND JUNCTION	CO	81505-9784
WAYNE TIEDE	KAREN S	2208 LYN ST	GRAND JUNCTION	CO	81505-9717
WEIGH STATION LLC		2514 OLEASTER CT	GRAND JUNCTION	CO	81505-9614
WENDELL PETTY		849 25 RD	GRAND JUNCTION	CO	81505
WESLEY SWANSON	ARLEEN M	2223 H RD	GRAND JUNCTION	CO	81505-9746
WEST VALLEY DEVELOPMENTS LLC		1111 S 12TH ST	GRAND JUNCTION	CO	81501-3820
WESTERN BUILDING SOLUTIONS INC		PO BOX 458	GRAND JUNCTION	CO	81502-0458
WESTERN ENGINEERS INC		2150 HIGHWAY 6 AND 50	GRAND JUNCTION	CO	81505-9422
WILDHORSE ENERGY PARTNERS LLC	% ROCKY MOUNTAIN NATURAL GAS	PO BOX 20000-5003	GRAND JUNCTION	CO	81502
WILLARD ROBBINS		PO BOX 1387	GRAND JUNCTION	CO	81502-1387
WILLIAM DOUGLESS	LORA DOUGLESS	2187 I RD	GRAND JUNCTION	CO	81505-9357
WILLIAM GRILLOS	MARY K	7816 ROUTE D	JEFFERSON CITY	MO	65109
WILLIAM HYDE	VIRGINIA A	851 22 RD	GRAND JUNCTION	CO	81505-9729
WILLIAM JOHNSON	BEVERLY J JOHNSON - TRUST	2276 I 1/4 RD	GRAND JUNCTION	CO	81505-9354
WILLIAM MEASE	JOAN A MEASE-LIFE EST & P & S M	2276 H RD	GRAND JUNCTION	CO	81505-9747
WILLIAM SCHREINER	CLARA C	2114 H RD	GRAND JUNCTION	CO	81505-9745
WILLIAM SCHREINER	MAHALA L	2126 H RD	GRAND JUNCTION	CO	81505-9745
WILLIAM VALENTINE	MARTHA S VALENTINE	1342 JUNIPER DR	ROCK SPRINGS	WY	82901-6409
WOODS 1992 TRUST O		8061 CASTLE PINES AVE	LAS VEGAS	NV	89113
WORLD PROPERTIES LLC		786 VALLEY CT	GRAND JUNCTION	CO	81505-9714
ROLAND REYNOLDS		745 CENTAURI	GRAND JUNCTION	CO	81506
SAM SUPLIZIO		3210 PRIMROSE CT	GRAND JUNCTION	CO	81506
MARCIA CLAUSSEN		856 21 1/2 ROAD	GRAND JUNCTION	CO	81505
WL & LORA DOUGLESS		2187 I ROAD	GRAND JUNCTION	CO	81505
BOB OWEN		827 21 ROAD	GRAND JUNCTION	CO	81505
MATT BREZONICK		326 MAIN STREET	DELTA	CO	81416
ROBERT MAGILL		P.O. BOX 1314	PALISADE	CO	81526
GREG KNIGHT		780 21 1/2 ROAD	GRAND JUNCTION	CO	81505
JOHN LAWRENCE		736 VALLEY CT	GRAND JUNCTION	CO	81505
DIANNE DINNEL		125 GRAND AVENUE	GRAND JUNCTION	CO	81501
MANDY RUSH		125 GRAND AVENUE	GRAND JUNCTION	CO	81501
CHARLES & ROSE BLOUNT		881 22 ROAD	GRAND JUNCTION	CO	81505
KEN HENRY		300 MAIN STREET #201	GRAND JUNCTION	CO	81501
JON SINK		597 RAVENWOOD LN	GRAND JUNCTION	CO	81505
STEVE HEJ		2366 H ROAD	GRAND JUNCTION	CO	81505
JOHN DURMAS		780 21 1/2 ROAD	GRAND JUNCTION	CO	81505
STEVE KESLER		494 TIARA DRIVE	GRAND JUNCTION	CO	81503
ANN CHAFFEE		880 21 1/2 ROAD	GRAND JUNCTION	CO	81505
PAUL JOHNSON		2350 G ROAD	GRAND JUNCTION	CO	81505
DUNCAN MCARTHUR		246 LA PLATA CT	GRAND JUNCTION	CO	81503
DOUG COLARIC		1154 N. 4TH ST	GRAND JUNCTION	CO	81501
DENNIS PINKHAM		224 H ROAD	GRAND JUNCTION	CO	81505
CHRIS CUMMINS		383 E. VALLEY CIRCLE	GRAND JUNCTION	CO	81506
ROBERT WILCOX		848 24 1/2 ROAD	GRAND JUNCTION	CO	81505
CHERYL LITTLEJOHN		2214 ROSEWOOD LN	GRAND JUNCTION	CO	81505
ED REED		1015 N. 7TH STREET	GRAND JUNCTION	CO	81501
BETSY KORSCHBAUM		2207 LYN STREET	GRAND JUNCTION	CO	81505
LANNY CLEVER		2827 RIDGE DRIVE	GRAND JUNCTION	CO	81506
STEVE RYKEN		744 FLOWER STREET	GRAND JUNCTION	CO	81506
ED TOLN		1323 18 1/2 ROAD	FRUITA	CO	81521
GLEN YOUNGER		2176 H ROAD	GRAND JUNCTION	CO	81505
BRIAN BRAY		880 26 1/2 ROAD	GRAND JUNCTION	CO	81506
LISA MULLEN		879 22 ROAD	GRAND JUNCTION	CO	81505
KEVIN BRAY		1852 ORCHARD AVENUE	GRAND JUNCTION	CO	81501
JERRY BRUCK		2499 HWY 6 & 50	GRAND JUNCTION	CO	81505
THERESA ENGLBRECHT		2499 HWY 6 & 50	GRAND JUNCTION	CO	81505

Resolutions and Ordinance

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 162 ACRES LOCATED WITHIN THE H ROAD/NORTHWEST AREA PLAN, FROM "RURAL" TO "COMMERCIAL/INDUSTRIAL"

Recitals:

After six months of study and public input, the City of Grand Junction and Mesa County staff made a recommendation to a Joint City/County Planning Commission on the Future Land Use designations of the H Road/Northwest Study area, which area is generally bounded by 22 Road on the east, H Road on the south, approximately 21 ¼ Road on the west and H ½ Road on the north; and also including five parcels located at the southeast corner of H Road and 22 Road west of the Persigo Wash and north of the Independent Ranchman's Ditch, to change all existing land within this Plan Area designated as "Rural" to "Commercial/Industrial".

The City of Grand Junction and Mesa County Planning Commissions held a joint Public Hearing on March 27, 2007 to consider changes to the Future Land Use Map for the H Road/ Northwest Study Area.

The H Road/Northwest Area Plan is a planning document that outlines the proposed general land uses for the area, as well as a vision for the area and policies and performance standards to minimize the potential impacts to the existing residential uses adjacent to the Plan area along the 22 Road and H ½ Road Corridors.

This H Road/Northwest Area Plan would become an element of the City's adopted Growth Plan. The Plan changes the Future Land Use Map of the Growth Plan to designate all parcels within the Plan area as "Commercial/Industrial".

The Grand Junction Planning Commission, at their March 27, 2007 hearing, recommended approval of the H Road/Northwest Area Plan after finding the Plan amendments are consistent with the purposes and intent of the Growth Plan and they met the review criteria found in the City of Grand Junction's Zoning and Development Code under Section 2.5.C.

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

That the H Road/Northwest Area Plan is hereby adopted and made a part of the Grand Junction Growth Plan. That all lands in the Plan area currently designated as "Rural"

on the Future Land Use Map be redesignated from "Rural" to "Commercial/Industrial" on the Future Land Use Map.

PASSED on this _____ day of _____, 2007.

ATTEST:

President of Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION AMENDING THE GRAND VALLEY CIRCULATION PLAN
THROUGH A DISTRICT MAP AMENDMENT
AS PART OF THE H ROAD/NORTHWEST AREA PLAN
LOCATED IN AN AREA GENERALLY BOUNDED BY 22 ROAD ON THE EAST,
HWY 6 ON THE SOUTH, 21 ROAD ON THE WEST
AND H ½ ROAD ON THE NORTH

Recitals:

The Grand Valley Circulation Plan, formerly known as the Major Street Plan (referred to as “the Plan” hereinafter) identifies both major and minor transportation, circulation and connectivity routes and opportunities.

The Plan is made and adopted pursuant to and in accordance with the Colorado Revised Statutes and the Grand Junction Zoning and Development Code.

This modification to the Grand Valley Circulation Plan was recommended for approval by the City of Grand Junction Planning Commission on March 27, 2007.

This amendment to the Grand Valley Circulation Plan reflects changes in the Persigo 201 (sewer service) Boundary and Urban Growth Boundary as well as the H Road/ Northwest Area Plan boundary. Circulation, capacity and connectivity needs are all evaluated when looking at the transportation needs of an area.

The character and/or condition of the area have changed enough that the amendment is appropriate. The amendment will facilitate safe and efficient access for all modes of transportation. The community will derive benefits from the proposed amendment.

In accordance with Section 1.11B.3 of the Zoning and Development Code, the City Council shall, as it deems appropriate, decide, adopt and/or amend the City’s street plans and components of it. For the reasons stated in the foregoing recitals, the Grand Junction Planning Commission and the staff recommend that the City Council adopt the amendment to the Grand Valley Circulation Plan as proposed in the Exhibit A “Recommended District Map Amendment to the Grand Valley Circulation Plan.

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

The Grand Valley Circulation Plan is hereby amended to include the attached district map.

PASSED AND ADOPTED this _____ day of _____, 2007 by the City Council of the City of Grand Junction.

PASSED on this _____ day of _____, 2007.

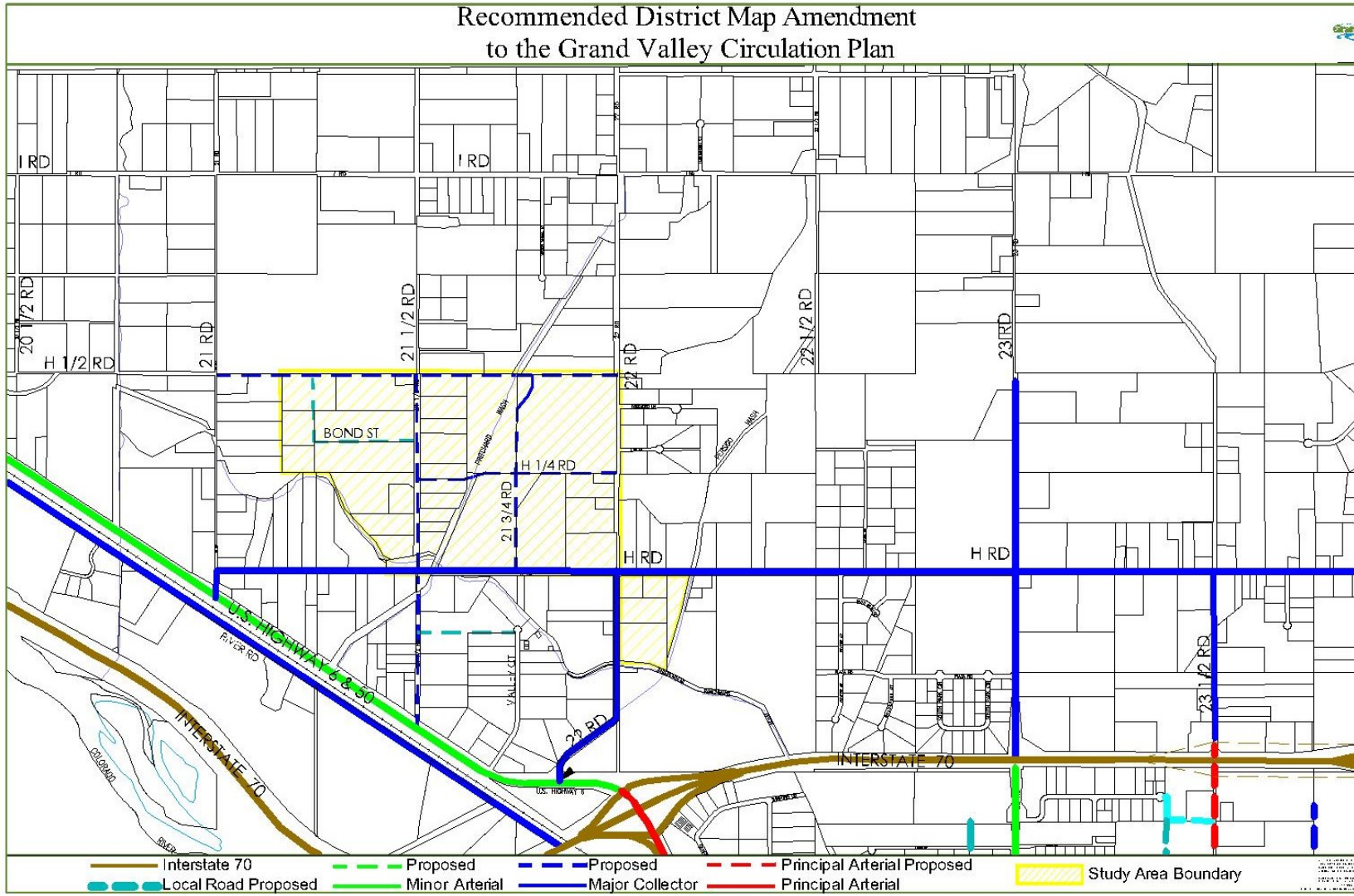
ATTEST:

President of Council

City Clerk

EXHIBIT A

Recommended District Map Amendment to the Grand Valley Circulation Plan



CITY OF GRAND JUNCTION

ORDINANCE NO.

AMENDING THE ZONING AND DEVELOPMENT CODE TO ADD SECTION 7.6 H ROAD/NORTHWEST AREA PLAN POLICIES AND PERFORMANCE STANDARDS

RECITALS.

One of the purposes of the H Road/Northwest Area Plan was to create policies and performance standards to implement the plan once adopted. Staff and Planning Commission have recommended the policies be adopted as an overlay district to apply to the entire Plan Study area and that performance standards be adopted as an overlay zone district to apply to the 22 Road and H ½ Road corridors.

Overlay zoning is one way to create a more flexible and discretionary alternative to traditional zoning. An overlay zone is a mapped overlay district superimposed on one or more established zoning districts, which may be used to impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement some form of density bonus or incentive bonus program.

An overlay zone supplements the underlying zone with additional requirements or incentives while leaving underlying zoning regulations in place. Examples might include special requirements such as design standards, performance standards or guidelines, additional setbacks or height limits. A parcel within the overlay zone will thus be simultaneously subject to standard and specialized, compatible zoning regulations; the underlying and the overlay zoning requirements.

Overlay zone boundaries are also not restricted by the underlying zoning districts' boundaries. An overlay zone may or may not encompass the entire underlying zoning district. Likewise, an overlay zone can cover more than one zoning district or even portions of several underlying zoning districts.

The H Road/Northwest Area Plan Policies and Performance Standards will apply as an overlay zone district to all development on all parcels abutting the west side of 22 Road from H Road to H ½ Road and the south side of H ½ Road from 21 Road to 22 Road. The number and size of parcels falling under this definition can change over time as determined by City Council through amendment of this ordinance.

The policies of the overlay district, as stated in the plan, are incorporated by this reference as if fully set forth. The policies are summarized as follows:

Truck Traffic. Site design shall direct truck (operations) traffic to the 21 ½ Road Corridor. All other traffic including customer or light vehicle traffic may also use 22 Road and H ½ Road.

Billboards. All signage as defined under the existing development codes and regulations of the City and County as off-premise signs are not allowed anywhere within the H Road/Northwest Area Plan boundaries.

Corridor Aesthetics/Landscaping. All property frontages along designated corridors shall provide at a minimum:

1. A 25 ft. wide landscaping strip the entire length of the frontage (excluding driveways);
2. A berm the entire length of the frontage with a minimum of 36 inches in height.

Fencing shall not be allowed within the 25 ft. landscape strip with the exception of split rail fences with up to 3 rails and not more than 4 feet in height.

Loading Docks and Fleet Parking. All loading docks and fleet/equipment parking shall be located in the rear half of the lot or behind the principal structure (I.e. south side of buildings fronting on H ½ Road and west of buildings fronting on 22 Road).

Outdoor Storage and Display. Outdoor storage areas shall be:

1. Adequately screened so as not to be visible from adjacent public roads (I.e. H ½ Road and 22 Road);
2. In the rear half of the lot or behind the principal structure (I.e. south of buildings fronting on H ½ Road and west of buildings fronting on 22 Road);
3. Trash receptacles shall be fully screened and located in the rear half of the lot or behind the principal structure.

Parking Lots. All parking lots located within the front half of the parcel or in front of the principal structure (adjacent to 22 Road and H ½ Road rights-of-way), shall only be used for customer parking.

Architectural Standards. Applies only to building facades facing the 22 Road and H ½ Road rights-of-way. Building form shall incorporate projected and recessed elements to provide architectural variety, such as entryways, special functional areas, rooflines, and other features including the following requirements:

1. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.
2. Large monolithic expanses of uninterrupted facades (greater than 50 ft.) are not allowed. Pilasters, texture transitions, windows and stepping of the wall plane are required.
3. Buildings with flat roofs shall provide a parapet with an articulated cornice.
4. All primary buildings shall use materials that are durable, economically maintained, and of quality that will retain their appearance over time including but not limited to stone, brick, stucco, and pre-cast concretes.

Signage Standards. Only monument style signs at a maximum of 8 ft. in height with a maximum total of 64 square feet per sign face shall be allowed. Signs shall not be internally illuminated. External illumination is allowed.

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

The Zoning and Development Code is hereby amended to add Section 7.6 entitled "H Road/ Northwest Plan Area Policies and Performance Standards" said plan is incorporated by this reference as if fully set forth. All Policies stated in the plan (Truck Traffic and Billboards) shall be applicable to the area shown on Exhibit A to this ordinance. Be it further ordained that all Performance Standards (Corridor Aesthetics/Landscaping, Loading Docks and Fleet Parking, Outdoor Storage and Display, Parking Lots, Architectural Standards, Signage Standards) stated in the plan shall be applicable to all development on all parcels abutting the west side of 22 Road from H Road to H ½ Road and the south side of H ½ Road from 21 Road to 22 Road.

The City Clerk is authorized and directed to publish the amendment and set a Public Hearing.

Introduced on first reading this 4th day of April, 2007.

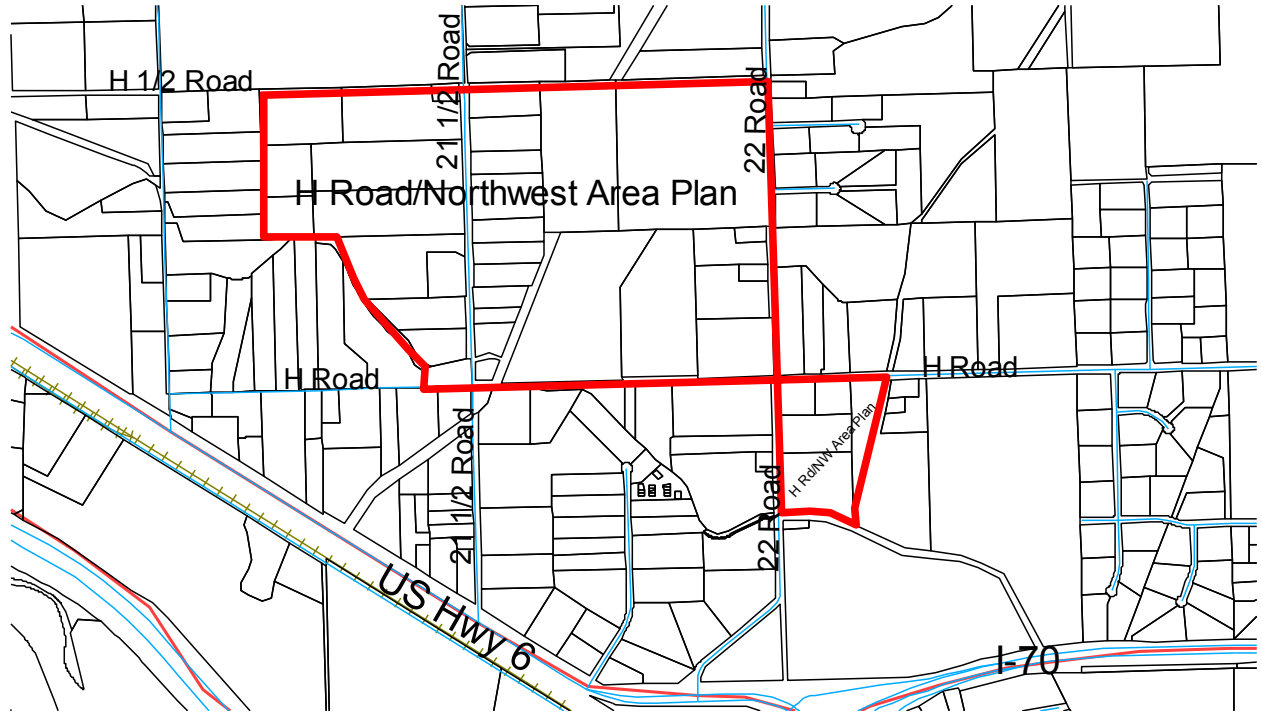
Passed and adopted on second reading this _____ day of _____, 2007.

ATTEST:

City Clerk

President of the Council

EXHIBIT A



**Draft Planning Commission Minutes
From the March 27, 2007
Joint Public Hearing**

document added to Staff report April 16, 2007

DRAFT

**MESA COUNTY & GRAND JUNCTION PLANNING COMMISSION
JOINT MEETING
MARCH 27, 2007 MINUTES
7:00 p.m. to 10:47 p.m.**

The Mesa County & Grand Junction Planning Commission Joint Meeting was called to order at 7:00 p.m. by (Grand Junction) Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul Dibble (Chairman), Roland Cole (Vice-Chairman), Thomas Lowrey, Bill Pitts, William E. Putnam, Reginald Wall and Patrick Carlow (1st alternate). Absent was Commissioner Lynn Pavelka-Zarkesh.

In attendance, representing the County Planning Commission, were Mark Bonella (Chairman), Terri Binder (Secretary), Thomas Kenyon, George Domet (Alternate), and Gregory Robson (Alternate). Absent were Vice-Chairman John Justman and Commissioners Christi Flynn, Michael Gardner and Sam Susuras.

Representing Mesa County were Keith Fife, Long Range Planning Division Director, and Kurt Larsen, Mesa County Planning Director.

Representing the City of Grand Junction were Jamie Kreiling (Assistant City Attorney), Lisa Cox (Planning Manager), Ken Kovalchik and Dave Thornton.

Lynn Singer was present to record the minutes.

There were 94 interested citizens present during the course of the hearing.

(Mesa County) Chairman Mark Bonella introduced the Mesa County Planning Commission members and announced the hearing rules and format.

I. PUBLIC HEARING

1. 2007-027-MP1 (Mesa County) and GPA-2007-025 (City of Grand Junction)

GROWTH PLAN AMENDMENT – H Road Northwest Area Plan

A request to amend the Joint Urban Area Future Land Use Plan, an element of Mesa County Master Plan, and a part of the Grand Junction Growth Plan in recognition that the area was added to the Persigo Sewer Service area in 2006.

Amending the Grand Valley Circulation Plan to include this study area as well

as amending the Grand Valley Circulation Plan south of the study area to US Hwy 6 is also being requested.

DRAFT

PETITIONER: City of Grand Junction

LOCATION: Northwest area – North of H Road to H½ Road between 22 Road and 21½ Road and 5 parcels at the Southeast COR of 22 Road and H Road

STAFF: Dave Thornton – City of Grand Junction

STAFF: Keith Fife – Mesa County

STAFF PRESENTATION

Keith Fife, Long Range Planning Director for Mesa County, entered into the record the project files for the plan amendment as well as the Grand Junction Zoning and Development Code, the Mesa County Land Development Code, the Mesa County Master Plan and the Grand Junction Growth Plan.

Mr. Fife gave an overview of the location, the purpose, the history and the process of the plan amendment. The study area is south of the H½ Road alignment and north of H Road between 21¼ Road and 22 Road in addition to five parcels on the southeast corner of 22 and H Roads. The study area includes approximately 250 acres with an existing mixture of land uses in the area.

Keith restated the items being considered: (1) Amend the Future Land Use Map for this plan area with a recommendation to change the entire area to commercial/industrial; (2) adopt policies to help implement that Future Land Use Map; and (3) amend the Grand Valley Circulation Plan to address transportation circulation within the area.

He stated that in 1996 the City and the County adopted the Future Land Use Map for the Joint Urban Planning Area. Since that time there have been various amendments in the vicinity. Mr. Fife advised that in 2006 the Persigo 201 boundary was changed to include the subject property in the future service area. The process for this Study included two newsletters to affected property owners, three focus group meetings, public notices, media coverage and a public open house. The focus groups focused on transportation, economic development and the transition area. Three different options were presented for consideration by the public – the entire area be commercial/industrial; commercial/industrial for the southeast corner of 22 and H Roads and all areas west of Pritchard Wash and a wide range of urban residential densities for the area east of Pritchard Wash; and commercial/industrial in the southeast corner and to the west of Pritchard

Wash and a combination of urban residential and commercial/industrial to the east of Pritchard Wash.

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Jody Kliska, City Transportation Engineer, next addressed the Commissions. Ms. Kliska confirmed that the Grand Valley Circulation Plan is a vital tool. She stated that more street connections in the subject area are being recommended. She stated that the key part of the plan is to show some control on Highway 6 & 50. The plan entails signal control on 21½ Road and Highway 6 & 50 and then some limiting control at Valley Court and 22 Road.

Ken Simms, Regional Transportation Planning Office, stated that one of his primary responsibilities is to provide traffic modeling data for Mesa County. He stated that he studied the three scenarios and estimated traffic trips for the year 2030. After running the scenarios with population and employment data, daily trips were estimated to be: existing uses - 8,900; commercial/industrial - 7,600; and commercial/industrial plus residential - 11,000. Therefore, he concluded that the least traffic impact would result from the commercial/industrial scenario. Daily trips were calculated as follows: 10 trips per single-family dwelling and commercial/industrial is based on 15 employees per acre.

Dave Thornton of the City of Grand Junction Public Works and Planning Department addressed the economic development, transitioning and traffic issues. He stated that within the City limits there are currently 592 acres zoned industrial/office; 1,285 acres zoned light industrial; and 684 acres zoned general industrial. Total industrial is 2,561 acres. Mr. Thornton also stated that there are currently 249 acres that are vacant in the I-O zone district and 234 acres vacant in the I-1 zone district (29% of the total I-O and I-1 zoning). Also studied were the amounts of commercial/industrial and industrial properties currently available for sale.

Mr. Thornton identified certain performance standards to help mitigate some of the impacts. It is their goal to create a transitioning by use of landscaping, architecture, and transition between residential and industrial. Corridor policies were discussed pertaining to loading docks and fleet parking; outdoor storage and display; trash dumpsters; parking lots; architectural standards; and signage.

QUESTIONS

- (Grand Junction) Commissioner Carlow inquired what the percentage of the total area is residential, commercial, and industrial and what is considered to be an appropriate mix or percentage. Mr. Thornton stated that the percentages vary community by community. Mr. Thornton stated that there is currently a need for larger parcels zoned I-1.

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- (Grand Junction) Commissioner Pitts asked why the area covered by 22 Road and H Road is designated as a study area when it is rural with existing commercial uses and, therefore, already changed. Dave Thornton clarified that that area is in Mesa County and was recently added to the Persigo 201. According to the existing Future Land Use Map it is rural. Mr. Thornton stated that the boundaries of the study area were dictated by the area that was expanded into the 201 sewer service area and served by the Persigo Waste Water Treatment Plant.
- (Grand Junction) Commissioner Cole asked whether all of the property currently shown as rural would have to apply for a zoning change. Dave Thornton confirmed that what is now being sought is a change in the Future Land Use Map which would allow individual property owners to request annexation and zoning.
- (Grand Junction) Commissioner Lowrey asked if they could approximate how many acres are being developed on a yearly basis as either I-O or I-1. Mr. Thornton stated that has not been analyzed.
- (Grand Junction) Commissioner Lowrey next asked if there were any corresponding numbers from the County with regard to the same. Keith Fife stated that countywide there is not very much acreage available.
- (Mesa County) Chairman Bonella asked if the Fruita Industrial Park is undeveloped. Mr. Fife stated that it is slowly being developed.
- (Grand Junction) Chairman Dibble asked what kind of analysis had been done with regard to demand for large industrial acreage. Mr. Thornton stated that several representatives in the focus group meetings were adamant that the supply of these properties is not there, especially those larger than 10 acres.
- (Grand Junction) Commissioner Putnam asked whether commercial/industrial was present prior to residential or vice-versa. Mr. Thornton stated that many of those properties were zoned for commercial or industrial uses in the early 1980's and during the late 1980's and early 1990's residential development started along the 22 Road corridor.
- (Mesa County) Terri Binder asked for clarification between I-O and I-1. As explained by Mr. Thornton, I-O would be industrial-office and I-1 would be limited or light industrial.
- (Mesa County) Chairman Bonella asked who would pay for the improvements to the H¹/₂ corridor. Mr. Thornton stated that as it would be a collector, the transportation capacity payment for any new development would be collected as an impact fee for transportation and as development happens capital improvements would be made.
- (Mesa County) Chairman Bonella raised a concern with the exclusion of a left-hand turn off of 22 Road.

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In summary, Keith Fife stated that the intent of the amendments is consistent with the intent of the Growth Plan and the Master Plan and, therefore, recommends that the Mesa County Planning Commission approve the proposed amendments to the Mesa County Master Plan and adopt a resolution adopting and certifying the amendment to the Mesa County Board of County Commissioners and that the Grand Junction Planning Commission approve the proposed amendments to the Grand Junction Growth Plan and Grand Valley Circulation Plan and forward this as a recommendation to the City Council.

(Mesa County) Chairman Bonella read into the record a petition in opposition to the proposed amendments until all necessary studies have been conducted.

A brief recess was called at 8:50 p.m. The public hearing reconvened at 9:00 p.m.

PUBLIC COMMENTS

Doug Colaric (1154 North 4th Street, Grand Junction) spoke on behalf of two property owners, Gay Johnson's (794 22 Road) and the Hall property (748 22 Road). Mr. Colaric stated that they are contemplating development of the Hall property in the near future. "We have no problem with the thought of the property south of H Road and east of 22 Road being designated as commercial/industrial because in fact it is commercial/industrial." Mr. Colaric stated that they do, however, have concerns with regard to the Grand Valley Circulation Plan and, in particular, the proposed movement restricted intersection at 22 Road and Highway 6 & 50.

Betsy Kirschbaum, 2207 Lyn Street, Grand Junction, by way of a PowerPoint presentation (Exhibit B), stated that she represents several of the neighbors in the surrounding area as well in the study area and are opposed to the proposal and would like to see the vote tabled until more research can be done. Ms. Kirschbaum stated that there are currently more than 600 commercial zoned acres available for sale in the valley. Also raised were concerns pertaining to the Appleton School, proposed roads, existing noise levels, among others. Additionally, she stated that it is their belief that they have not been heard in the focus groups.

Steve Rykin, 560 25 Road, assistant manger for Ute Water Conservancy District, and stated that they are in favor of the growth plan amendment. Mr. Rykin advised that Ute Water presently has a contract to buy a 48-acre parcel which is contingent upon annexation to the City and appropriate zoning.

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Clifford Henderson, owner of Henderson Heavy Haul and Henderson Equipment, stated that 80% of the truck traffic is on 22 Road. He stated, “So if that light was moved to the south-side of the interstate, and then you could either put a light or a stop sign and that would alleviate your whole problem right there on 22 Road if you would realign 22 Road through the Hall property.”

Edward Tolen, district engineer for Ute Water Conservancy District, 560 25 Road, voiced concerns regarding the proposed performance standards and in particular the dumpster in the back half of the lot and no parking in the front half of the lot except for customers. He believes this would be an inefficient use of the property.

Glen Younger, 2176 H Road, Grand Junction, stated that he and his family have watched over 25 businesses surround their property. “I have a piece of commercial property next to commercial property.” “We are now next to and involved with industrial. This needs to be industrial.”

Scott Clauson, 856 21½ Road, which is directly north of the study area and borders on the proposed H½ Road, stated, “Basically they’re talking about taking acreage from me to build roads so they can develop this property. I’m totally opposed to it along with the other landowners along that strip.”

Rebecca Zeck (1950 Highway 6 & 50, Fruita) addressed the Commissions and stated that she works in the planning and development industry in the valley. She commended staff for their negotiation between the neighbors and the business community. She believes that comments from the business sector as well as the neighbors have been incorporated into this proposal.

Robert Jones II with Vortex Engineering, 255 Vista Valley Drive, Fruita, stated that he represents the landowners of three parcels. He stated that, “The growth plan amendment provides the opportunity for quality development in an area that desperately needs industrial-zoned property. Therefore, we support staff’s recommendation of the growth plan amendment to commercial/industrial in this area.”

Jack Wernet (756 Goldenrod Court) stated that he is the president of the Bookcliff Ranches Homeowner’s Association consisting of approximately 30 homes. He questioned the demand for commercial/industrial property. Mr. Wernet stated that he is against the Growth Plan amendment.

PETITIONER’S REBUTTAL

Keith Fife addressed public comments as follows:

- Staff suggests the removal of the proposed movement restriction currently shown on the proposed Grand Valley Circulation Plan District Map amendment.

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- With regard to the dumpsters in the rear half of the lot and parking lots, staff suggests language which would provide that dumpsters be in the rear half of the lot or behind the principal structure. With regard to customer parking, they would suggest that it be located in the front of the building or in the front half of the parcel.

Ken Simms also addressed public comments especially with regard to the traffic concerns.

Jody Kliska stated that more roads are necessary in that area. The circulation plan projects traffic and traffic patterns into 2030. Ms. Kliska stated that, “As properties develop, we’ll get the right-of-way for future streets.” She wanted to reiterate that the current circulation plan as it stands today only shows 22 Road and H Road. What is being proposed is for future development.

DISCUSSION

(Grand Junction) Commissioner Lowrey recommends approval of the circulation plan but for the access areas to Highway 6 & 50, and particularly 22 Road pending further study.

(Grand Junction) Commissioner Pitts stated that additional information and input needs to be obtained before a decision can be made.

(Mesa County) Chairman Bonella stated that there are three items for consideration – amendment to the Land Use Plan; performance standards; and circulation plan.

(Grand Junction) Commissioner Wall agreed that the three portions need to be decided on separately.

(Grand Junction) Commissioner Lowrey stated that he believes the Growth Plan should be amended and that the entire study area be zoned commercial/industrial. He further stated that he is disappointed that more evidence was not presented regarding the need for more commercial/industrial zoning.

(Grand Junction) Commissioner Cole stated that he believes that it is appropriate to amend the Growth Plan.

(Grand Junction) Chairman Dibble stated that he believes there is a need for light industrial in the valley.

(Mesa County) Commissioner Binder stated that there is a need for light industrial. “No matter what you do, you’re going to create traffic.” She further stated that this area has been transitioning and mitigation factors have been built in. She stated that she believes it is appropriate to amend the Mesa County Master Plan.

(Mesa County) Commissioner Kenyon stated that this area is transitioning and he sees the need for additional commercial/industrial property. He is, however, concerned with the 22 Road traffic situation and with the Appleton School and associated increase of traffic.

(Mesa County) Commissioner Domet also voiced a concern regarding the roads.

(Mesa County) Commissioner Robson stated that he is in agreement with amending the Land Use Map and adopting some form of policy. Mr. Thornton addressed Commissioner Robson’s questions regarding the taking of land.

(Mesa County) Chairman Bonella voiced a concern with regard to the intersection at 22 Road and Highway 6 & 50. Chairman Bonella stated that he would be abstaining from voting due to a potential conflict.

MOTION: (Commissioner Lowrey) “Mr. Chairman, on item GPA-2007-025, H Road Northwest Area Growth Plan Amendment, I move that we recommend approval to City Council these amendments as recommended in the staff project report, as amendments to the Grand Junction Growth Plan.”

Commissioner Wall seconded the motion. A vote was called and the motion passed by a vote of 5-1, with Commissioner Pitts opposed, and one abstention.

MOTION: (Commissioner Lowrey): “Mr. Chairman, on item GPA-2007-025, H Road Northwest Area, I move that we recommend to the City Council the adoption of the overlay district for the study area in the 22 Road and H½ Road corridors with the flexibility proposed by staff regarding the parking and the dumpster areas on the properties.”

Commissioner Cole seconded the motion. A vote was called and the motion passed by a vote of 5-1, with Commissioner Pitts opposed, and one abstention.

MOTION: (Commissioner Lowrey): “Mr. Chairman, on item GPA-2007-025, H Road Northwest Area Grand Valley Circulation Plan Amendment, I move that we recommend approval to City Council these

recommendations in the staff report of the Grand Valley Circulation Plan but excepting the access areas to Highway 6/50 and particularly 22 Road pending further study.”

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Commissioner Wall seconded the motion. A vote was called and the motion passed by a vote of 6-1, with Commissioner Pitts opposed.

MOTION: (Commissioner Binder): “Mr. Chairman, on item 2007-027 MP1, H Road Northwest Area Plan Amendment, I propose that we approve the plan amendments as recommended in the staff project report, as amendments to the Mesa County Master Plan separating out the overlay adoption performance standards and adopt a resolution (No. MCPC-2007-01) adopting and certifying the amendment to the Mesa County Board of County Commissioners.”

Commissioner Kenyon seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Chairman Bonella abstaining.

MOTION: (Commissioner Binder)“Mr. Chairman, on item 2007-027 MP1, H Road Northwest Area Plan Amendment, I propose that we approve the performance standards as amendments to the Mesa County Master Plan and adopt a resolution (No. MCPC-2007-01) adopting and certifying the amendment to the Mesa County Board of County Commissioners with the modifications as stated by staff in the earlier report.”

Commissioner Kenyon seconded the motion. A vote was called and the motion passed unanimously by a vote of 4-0, with Chairman Bonella abstaining.

With no further business to discuss, the public hearing was adjourned at 10:47 p.m.

Attach 14

Public Hearing Brady Trucking Annexation, Located at 356 27 1/2 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Brady Trucking Annexation Located at 356 27-1/2 Road					
Meeting Date	April 18, 2007					
Date Prepared	April 11, 2007				File # ANX-2007-035	
Author	Kristen Ashbeck		Senior Planner			
Presenter Name	Kristen Ashbeck		Senior Planner			
Report results back to Council		Yes	<input checked="" type="checkbox"/>	No	When	
Citizen Presentation		Yes	<input checked="" type="checkbox"/>	No	Name	
	Workshop	<input checked="" type="checkbox"/>	Formal Agenda		Consent	<input checked="" type="checkbox"/> Individual Consideration

Summary: Request to annex 4.22 acres, located at 356 27-1/2 Road. The Brady Trucking Annexation consists of one parcel.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the Brady Trucking Annexation and hold a public hearing and consider final passage of annexation ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

1. Staff Report/Background Information
2. Annexation/Location and Aerial Photo Maps
3. Growth Plan and Existing City and County Zoning Maps
4. Acceptance Resolution
5. Annexation Ordinance

STAFF REPORT/BACKGROUND INFORMATION			
Location:		356 27-1/2 Road	
Applicants:		SLB Enterprises LLC	
Existing Land Use:		Industrial – Trucking Business	
Proposed Land Use:		Same - Expanded	
Surrounding Land Use:	North	Vacant and Commercial	
	South	Vacant	
	East	Vacant	
	West	Vacant	
Existing Zoning:		I-2 (Mesa County)	
Proposed Zoning:		I-1	
Surrounding Zoning:	North	I-2 (Mesa County) and I-1 (City)	
	South	I-2 (Mesa County)	
	East	I-1 (City)	
	West	CSR (City)	
Growth Plan Designation:		Commercial Industrial (CI)	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of 4.22 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's professional 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 Brady Trucking 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.

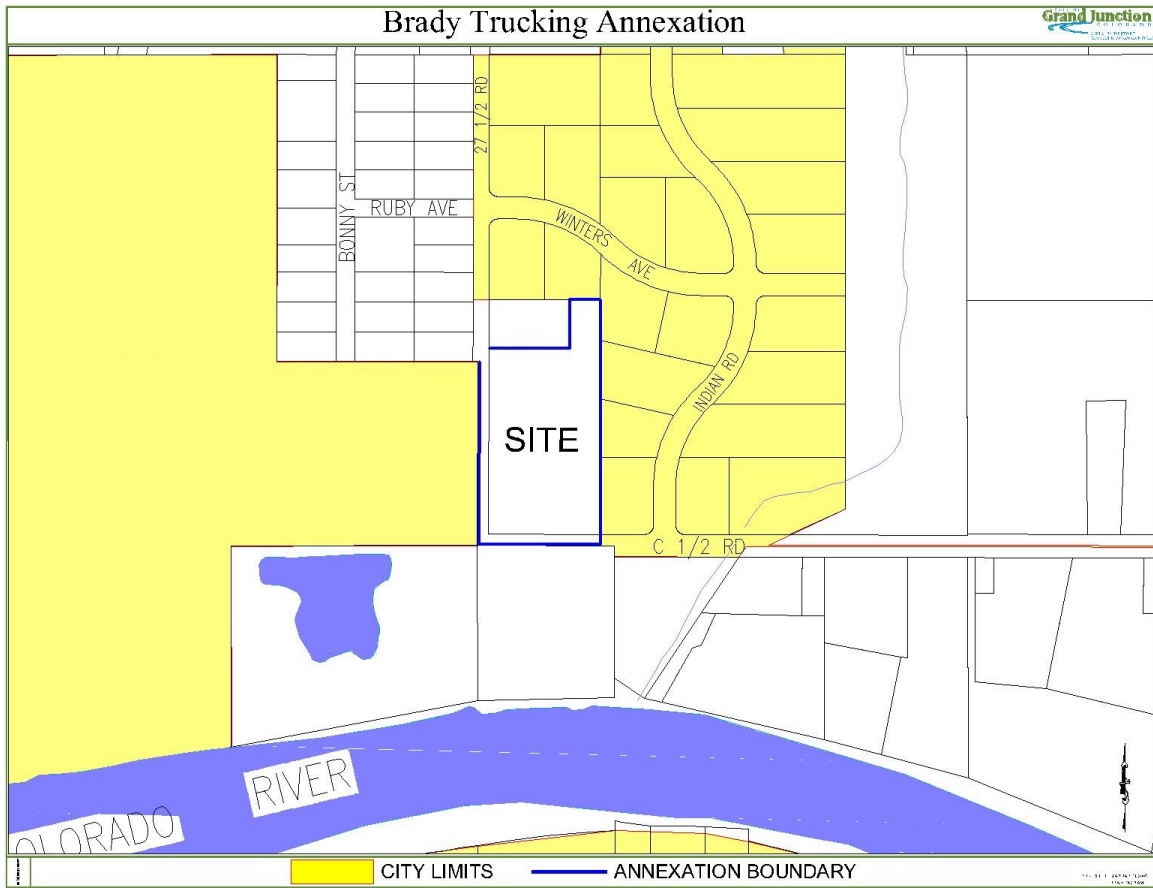
The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
March 7, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
April 10, 2007	Planning Commission considers Zone of Annexation
April 18, 2007	Introduction Of A Proposed Ordinance on Zoning by City Council
May 2, 2007	Zoning by City Council
April 18, 2007	Acceptance of Petition and Public Hearing on Annexation
May 20, 2007	Effective date of Annexation

BRADY TRUCKING ANNEXATION SUMMARY

File Number:	ANX-2007-035	
Location:	356 27-1/2 Road	
Tax ID Number:	2945-241-00-216	
Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	1 (business)	
# of Dwelling Units:	0	
Acres land annexed:	4.22	
Developable Acres Remaining:	2.5	
Right-of-way in Annexation:	27-1/2 and C-1/2 Roads	
Previous County Zoning:	I-2	
Proposed City Zoning:	I-1	
Current Land Use:	Light Commercial – Trucking Business	
Future Land Use:	Light Commercial	
Values:	Assessed:	\$39,950
	Actual:	\$137,740
Address Ranges:	350-356 27-1/2 Road (even) and 2750 C-1/2 Road	
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Grand Valley Irrigation and Grand Junction Drainage District
	School:	MCVSD 51

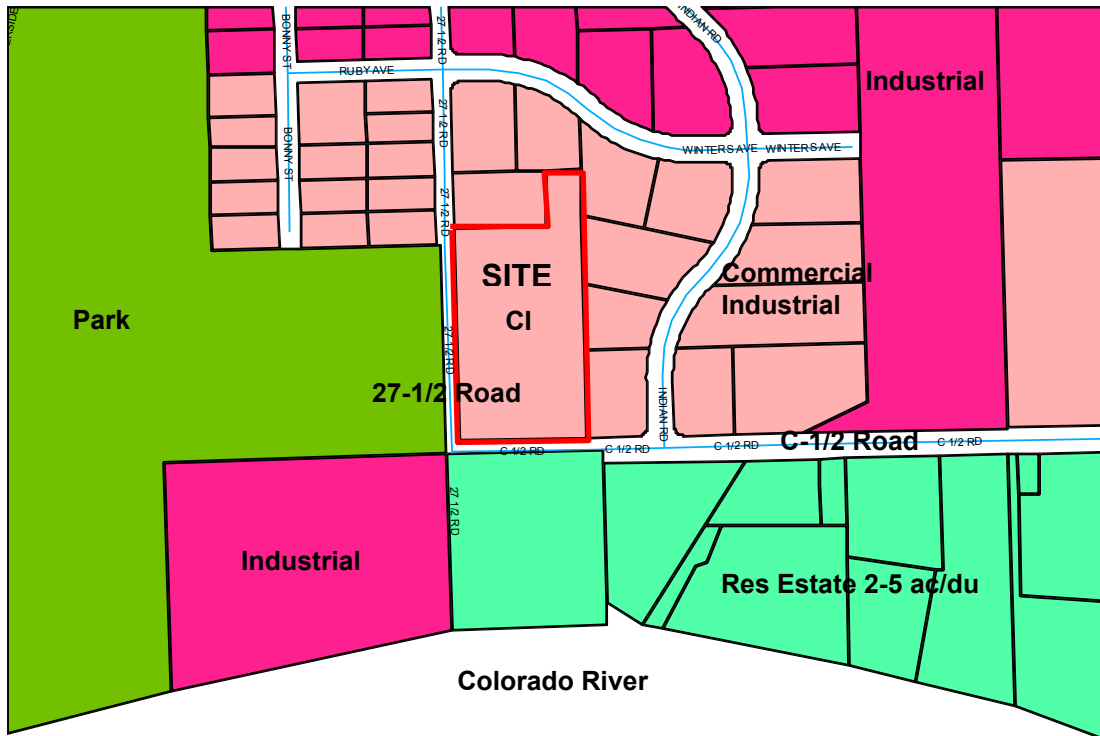
Site Location Map



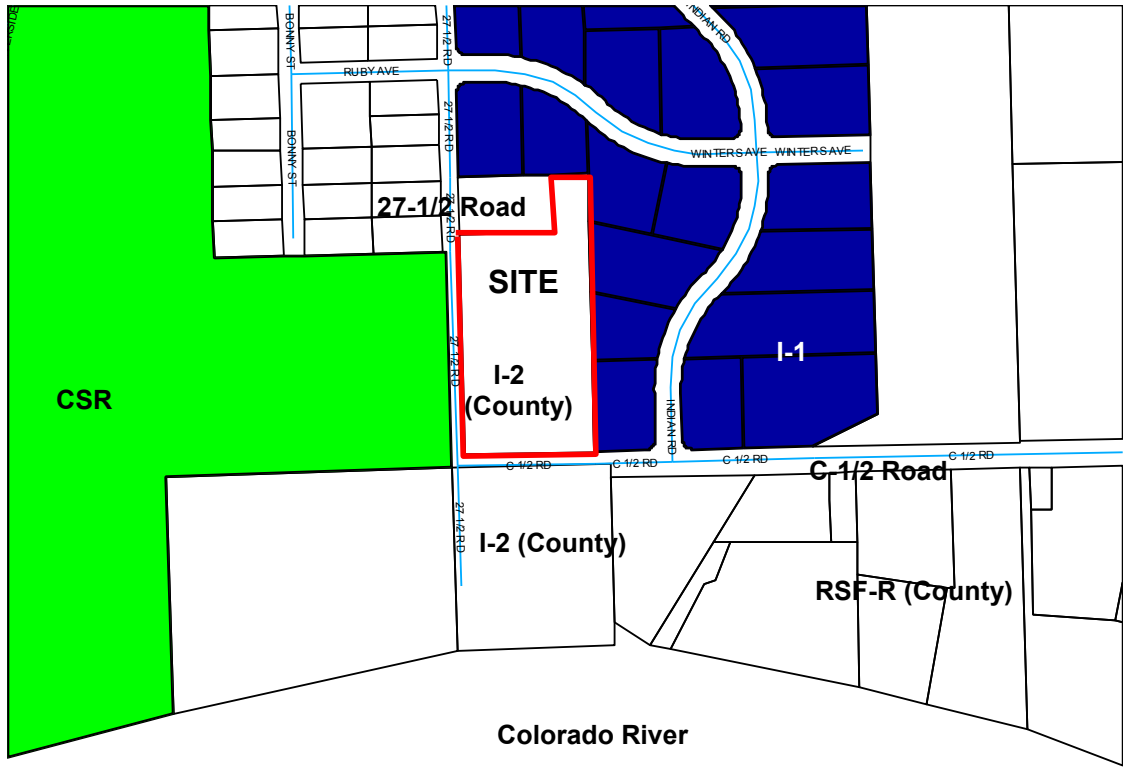
Aerial Photo Map



Future Land Use Map



Existing City/County Zoning



RESOLUTION NO. ____

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

BRADY TRUCKING ANNEXATION

LOCATED AT 356 27-1/2 Road

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 7th day of March, 2007, 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:

BRADY TRUCKING ANNEXATION

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

BEGINNING at the Southeast corner of Lot 2, Block Five of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the West line of said Block Five bears S00°07'37"W with all other bearings contained herein being relative thereto; thence S00°07'37"W along said West line of Block Five and it's continuation a distance of 656.32 feet to a point on the North line of Elite Towing Annexation No's. 1, 2 and 3 City of Grand Junction, Ordinance Numbers 3101-3103; thence N89°46'25"E along said Annexation line a distance of 330.00 feet to a point on the West line of said SW 1/4 NE 1/4; thence N00°07'37"W along said West line a distance of 524.06 feet; thence S89°49'16"E along the South line of that certain parcel of land described in Book 2224, Page's 227-228, Public Records of Mesa County, Colorado, a distance of 247.50 feet to the Southeast corner of said parcel; thence N00°07'37"E along the East line of said parcel a distance of 132.00 feet to a point on the South line of said Lot 2 Indian Road Industrial Subdivision; thence S89°48'55"E along said South line a distance of 82.50 feet, more or less, to the Point of Beginning.

Said parcel contains 4.22 acres (183,874 square feet), more or less, as described.

November 2006

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of April, 2007; 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 the ____ day of _____, 2007.

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**

BRADY TRUCKING ANNEXATION

APPROXIMATELY 4.22 ACRES

LOCATED AT 356 27-1/2 Road

WHEREAS, on the 7th day of March, 2007, 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 April, 2007; 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:

BRADY TRUCKING ANNEXATION

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

BEGINNING at the Southeast corner of Lot 2, Block Five of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the West line of said Block Five bears S00°07'37"W with all other bearings contained herein being relative thereto; thence S00°07'37"W along said West line of Block Five and it's continuation a distance of 656.32 feet to a point on the North line of Elite Towing Annexation No's. 1, 2 and 3 City of Grand

Junction, Ordinance Numbers 3101-3103; thence N89°46'25"E along said Annexation line a distance of 330.00 feet to a point on the West line of said SW 1/4 NE 1/4; thence N00°07'37"W along said West line a distance of 524.06 feet; thence S89°49'16"E along the South line of that certain parcel of land described in Book 2224, Page's 227-228, Public Records of Mesa County, Colorado, a distance of 247.50 feet to the Southeast corner of said parcel; thence N00°07'37"E along the East line of said parcel a distance of 132.00 feet to a point on the South line of said Lot 2 Indian Road Industrial Subdivision; thence S89°48'55"E along said South line a distance of 82.50 feet, more or less, to the Point of Beginning.

Said parcel contains 4.22 acres (183,874 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 ____, 2007 and ordered published.

ADOPTED the _____ day of _____, 200X.

Attest:

President of the Council

City Clerk

Attach 15

Public Hearing Promontory Annexation and Zoning, Located at the End of Sierra Vista Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	The Promontory Annexation and Zoning, located at the end of Sierra Vista Road						
Meeting Date	April 18, 2007						
Date Prepared	April 3, 2007				File #ANX-2006-280		
Author	Ronnie Edwards			Associate Planner			
Presenter Name	Ronnie Edwards			Associate Planner			
Report results back to Council		Yes	X	No	When		
Citizen Presentation		Yes	X	No	Name		
	Workshop	X	Formal Agenda			Consent	X Individual Consideration

Summary: Request to annex and zone 5.88 acres, located at the end of Sierra Vista Road, to R-4 (Residential, 4 du/ac). The Promontory Annexation consists of one parcel and is a serial annexation consisting of The Promontory Annexation No. 1, The Promontory Annexation No. 2, The Promontory Annexation No. 3 and The Promontory Annexation No. 4 and includes a portion of B Road, Clymer Drive and Sierra Vista Road rights-of-way.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the Promontory Annexation and hold a public hearing and consider final passage of the annexation ordinance and zoning ordinance.

Background Information: See attached Staff Report/Background Information

Attachments:

November 2006

1. Staff report/Background information
2. Annexation - Location Map / Aerial Photo Map
3. Future Land Use Map / Existing City and County Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

STAFF REPORT/BACKGROUND INFORMATION			
Location:		At the end of Sierra Vista Road	
Applicant:		Joe Payne	
Existing Land Use:		Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Vacant/Gunnison River	
	East	Residential	
	West	Residential	
Existing Zoning:		County RSF-4	
Proposed Zoning:		City R-4	
Surrounding Zoning:	North	County RSF-4	
	South	County RSF-4	
	East	County RSF-4	
	West	County RSF-4	
Growth Plan Designation:		Residential Medium-Low (2-4 du/ac)	
Zoning within density range?		X	Yes
			No

Staff Analysis:

ANNEXATION:

This annexation area consists of 5.88 acres of land and is comprised of one parcel and is a serial annexation consisting of The Promontory Annexation No. 1, The Promontory Annexation No. 2, The Promontory Annexation No. 3 and The Promontory Annexation No.4 and includes a portion of B Road, Clymer Drive and Sierra Vista Road rights-of-way. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's professional 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 Promontory 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>	
March 7, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
March 27, 2007	Planning Commission considers Zone of Annexation
April 4, 2007	Introduction Of A Proposed Ordinance on Zoning by City Council
April 18, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 20, 2007	Effective date of Annexation and Zoning

THE PROMONTORY ANNEXATION SUMMARY		
File Number:		ANX-2006-280
Location:		At the end of Sierra Vista Road
Tax ID Number:		2945-362-03-011
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		5.88
Developable Acres Remaining:		5.117
Right-of-way in Annexation:		.763 acres of B Road, Clymer Drive and Sierra Vista Road
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-4
Current Land Use:		Vacant
Future Land Use:		Residential
Values:	Assessed:	\$21,660
	Actual:	\$54,700
Address Ranges:		2735 to 2747 Sierra Vista Road (odd and even)
Special Districts:	Water:	Ute Water District
	Sewer:	Orchard Mesa Sanitation
	Fire:	Grand Junction Rural Fire District
	Irrigation/Drainage:	Orchard Mesa Irrigation
	School:	District 51

Zone of Annexation: The requested zone of annexation to the R-4 zone district is consistent with the Growth Plan designation of Residential Medium Low (2-4 du/ac). The existing County zoning is RSF-4. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The proposed zoning of R-4 is compatible with the neighborhood and conforms to the goals and policies of the Growth Plan. The surrounding zoning and uses are similar, as the existing residential subdivisions are built to densities of 2 to 4 units per acre.

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

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

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.

- j. R-2 (Residential, 2 du/ac)

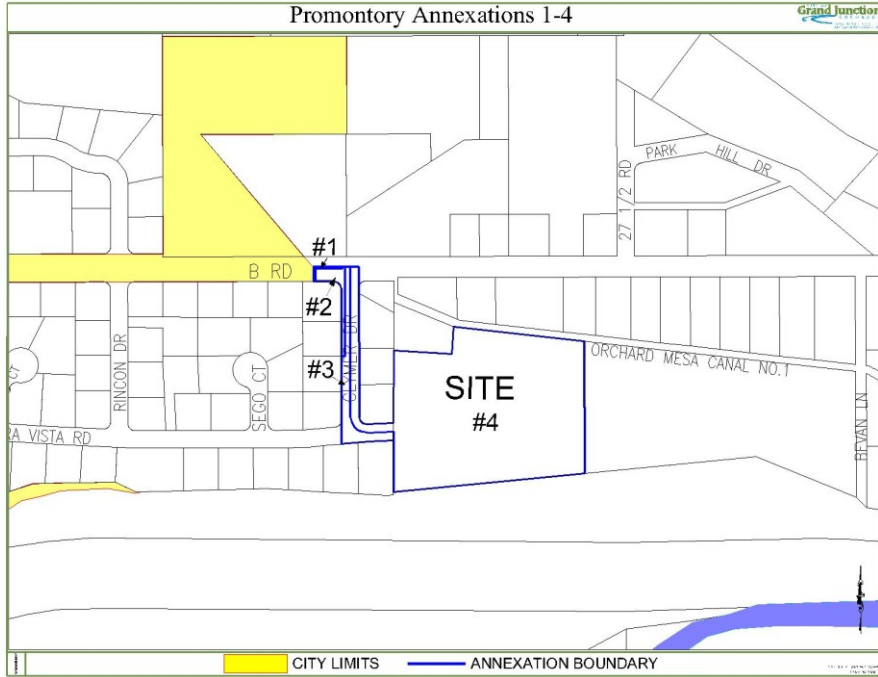
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

PLANNING COMMISSION RECOMMENDATION:

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

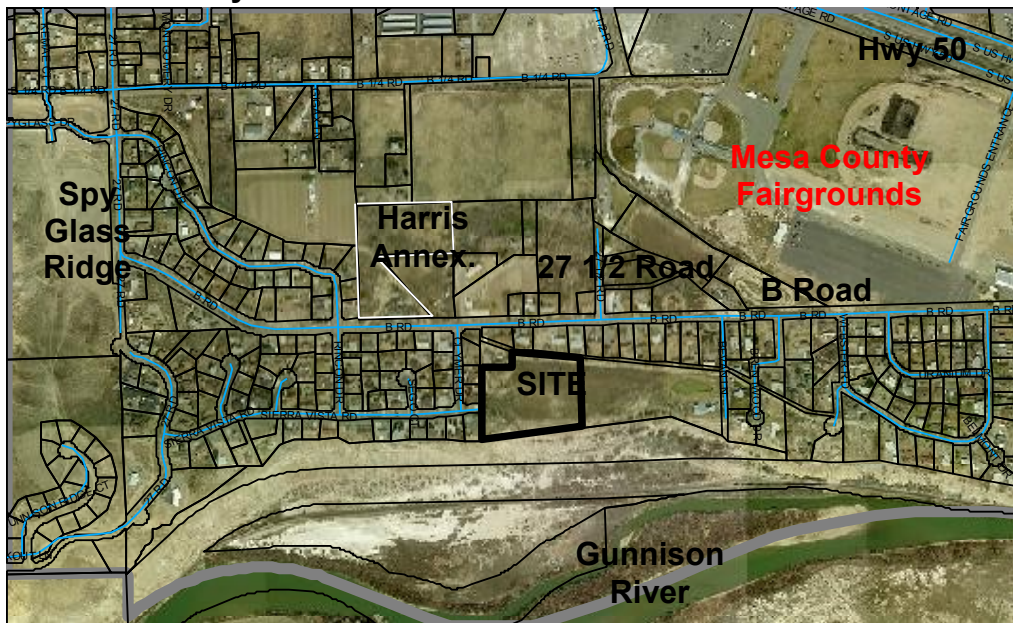
Site Location Map

Figure 1



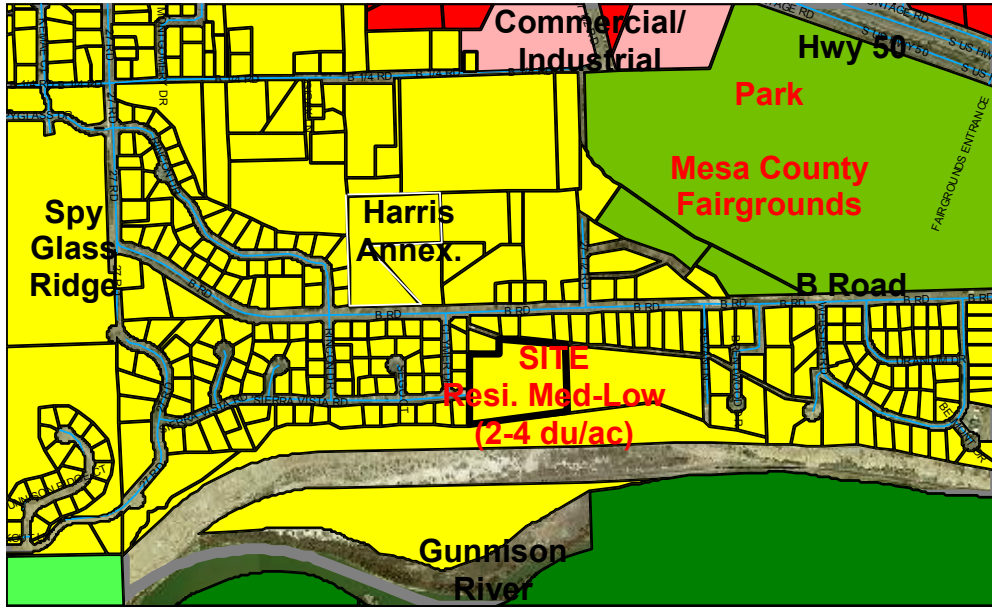
Aerial Photo Map

City Limits Figure 2



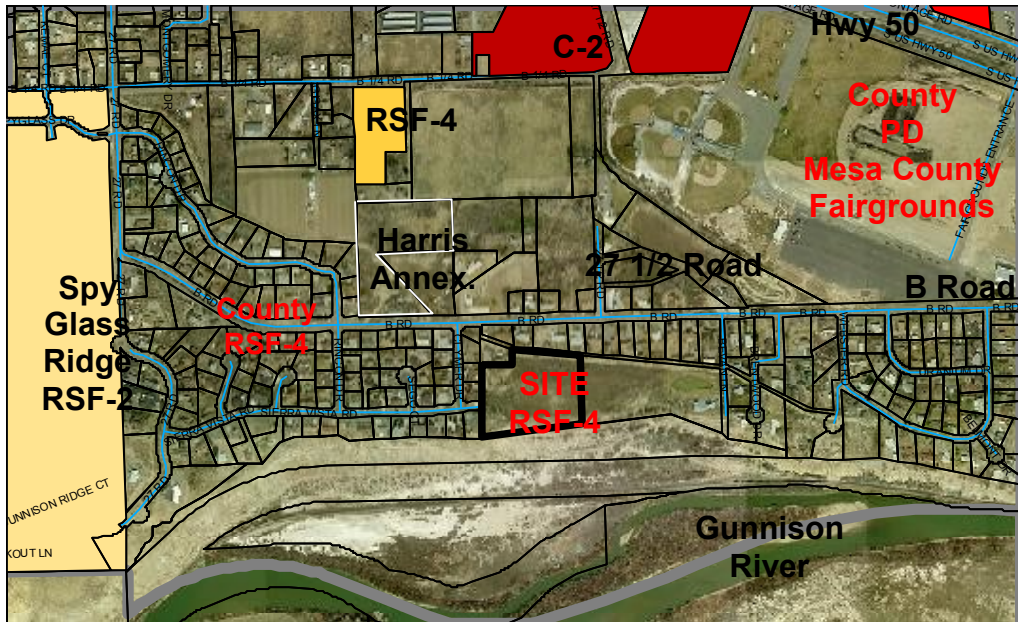
Future Land Use Map

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 PROMONTORY ANNEXATION

**LOCATED AT THE EAST END OF SIERRA VISTA ROAD,
INCLUDING A PORTION OF B ROAD, CLYMER DRIVE
AND SIERRA VISTA ROAD RIGHTS-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 7th day of March, 2007, 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:

THE PROMONTORY ANNEXATION

A Serial Annexation Comprising of Promontory Annexation No. 1, Promontory Annexation No. 2, Promontory Annexation No. 3 and Promontory Annexation No. 4

**Promontory Annexation No. 1
A Portion of B Road Right-of-Way**

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of that certain parcel of land as described in Book 3937, Page 864, Public Records of Mesa County, Colorado, and assuming the North line of the NE1/4 NW1/4 of said Section 36 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along said North line a distance of 80.00 feet; thence S00°01'46"E a distance of 5.00 feet to a point on a line being 5 feet South of and parallel with said North line; thence S89°58'14"W along said parallel line a distance of 75.00 feet; thence S00°05'12"E a distance of 35.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence N89°58'14"W along said right of way a distance of 5.00 feet to a point on the Harris Annexation No. 2, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said Harris Annexation No. 2 a distance of 40.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (575 square feet), more or less, as described.

Promontory Annexation No. 2

A Portion of B Road and Clymer Drive Right-of-Way

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears $N00^{\circ}01'46''W$ with all other bearings contained herein being relative thereto; thence $N00^{\circ}01'46''W$ along said East line a distance of 195.00 feet; thence 31.42 feet along the arc of a 20.00 foot radius curve concave Southwest, having a central angle of $90^{\circ}00'00''$ and a chord bearing $N45^{\circ}01'46''W$ a distance of 28.28 feet; thence $S89^{\circ}57'35''W$ a distance of 54.45 feet to a point on a line being 5.00 feet East of and parallel with the East line of the Harris Annexation, City of Grand Junction, Ordinance No. 3946; thence $N00^{\circ}05'12''E$ along said parallel line a distance of 35.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 36; thence $N89^{\circ}58'14''E$ along said parallel line a distance of 75.00 feet; thence $N00^{\circ}01'46''W$ a distance of 5.00 feet to a point on said North line; thence $N89^{\circ}58'14''E$ along said North line a distance of 9.38 feet; thence $S00^{\circ}01'46''E$ along a line being 10.00 feet East of and parallel with the East line of said Sierra Vista Subdivision, distance of 255.00 feet; thence $S89^{\circ}58'14''W$ a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.12 acres (5,238 square feet), more or less, as described.

Promontory Annexation No. 3

A Portion of B Road, Clymer Drive and Sierra Vista Road

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears $N00^{\circ}01'46''W$ with all other bearings contained herein being relative thereto; thence $N89^{\circ}58'14''E$ a distance of 10.00 feet to a point on a line being 10.00 feet East of and parallel with said East line; thence $N00^{\circ}01'46''W$ along said parallel line a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of said Section 36; thence

N89°58'14"E along said North line a distance of 15.00 feet; thence S00°01'46"E along a line being 25.00 feet East of and parallel with the East line of said Sierra Vista Subdivision a distance of 428.42 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing S47°38'56"E a distance of 66.48 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing N87°28'31"E a distance of 73.88 feet to a point on the East line of said Sierra Vista Subdivision; thence S00°13'11"W along said East line a distance of 25.00 feet to a point on the South line of Sierra Vista Road; thence 71.51 feet along the arc of a 747.60 foot radius curve concave South, having a central angle of 05°28'51" and a chord bearing S87°28'29"W a distance of 71.49 feet; thence S84°44'04"W along said South line a distance of 76.71 feet; thence N00°01'46"W a distance of 250.13 feet, more or less, to the Point of Beginning.

Said parcel contains 0.31 acres (13,666 square feet), more or less, as described.

Promontory Annexation No. 4
2945-362-09-011 and a Portion of
B Road, Clymer Drive and Sierra Vista Road

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 16, Block Three of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of said Block three bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N89°58'14"E a distance of 25.00 feet to the POINT OF BEGINNING; thence N00°01'46"W from said point of beginning a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of Section 36; thence N89°58'14"E along said North line a distance of 25.00 feet; thence S00°01'46"E along the West line of Block Four of said Sierra Vista Subdivision and its projection a distance of 428.42 feet; thence 33.24 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 95°14'10" and a chord bearing S47°38'51"E a distance of 29.55 feet to a point on the South line of said Block Four; thence 76.30 feet along the arc of a 797.60 foot radius curve concave South, having a central angle of 05°28'52" and a chord bearing N87°28'29"E a distance of 76.27 feet; thence N00°13'11"E along the East line of said Block Four a distance of 207.10 feet to the Southwest corner of that certain parcel of land as described in Book 3600, Page 515, Public Records of Mesa County, Colorado; thence S86°16'51"E along the South line of said parcel a distance of 168.25 feet to the Southeast corner of said parcel; thence N03°22'36"E along the East line of said parcel a distance of 77.62 feet to the Northeast corner of said parcel; thence S83°34'33"E along the South line of the Orchard Mesa Canal No. 1 a distance of 375.66 feet; thence S00°01'43"E along the

East line of Lot 1 of Madre De Paz, A Replat of 4 Seasons-Orchard Mesa Development, as same is recorded in Plat Book 13, Page 380, Public Records of Mesa County, Colorado, a distance of 376.88 feet to the Southeast corner of said Lot 1; thence S84°36'37"W along the South line of said Lot 1 a distance of 549.94 feet; thence N00°13'11"E along the East line of Lot 19 and it's continuation a distance of 171.90 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing S87°28'31"W a distance of 73.88 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing N47°38'56"W a distance of 66.48 feet; thence N00°01'46"W a distance of 173.42 feet, more or less, to the Point of Beginning.

Said parcel contains 5.44 acres (236,863 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 April, 2007, 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 Public Works and Planning Department of the City.

ADOPTED the _____ day of _____, 2007.

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**

THE PROMONTORY ANNEXATION NO. 1

APPROXIMATELY .01 ACRES

A PORTION OF B ROAD RIGHT-OF-WAY

WHEREAS, on the 7th day of March, 2007, 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 March, 2007; 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:

THE PROMONTORY ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of that certain parcel of land as described in Book 3937, Page 864, Public Records of Mesa County, Colorado, and assuming the North

line of the NE1/4 NW1/4 of said Section 36 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along said North line a distance of 80.00 feet; thence S00°01'46"E a distance of 5.00 feet to a point on a line being 5 feet South of and parallel with said North line; thence S89°58'14"W along said parallel line a distance of 75.00 feet; thence S00°05'12"E a distance of 35.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence N89°58'14"W along said right of way a distance of 5.00 feet to a point on the Harris Annexation No. 2, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said Harris Annexation No. 2 a distance of 40.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (575 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 4th day of April, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

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**

THE PROMONTORY ANNEXATION NO. 2

APPROXIMATELY .12 ACRES

A PORTION OF B ROAD AND CLYMER DRIVE RIGHTS-OF-WAY

WHEREAS, on the 7th day of March, 2007, 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 March, 2007; 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:

THE PROMONTORY ANNEXATION NO. 2

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N00°01'46"W along said East line a distance of 195.00 feet; thence 31.42 feet along the arc of a 20.00 foot radius curve concave Southwest, having a central angle of 90°00'00" and a chord bearing N45°01'46"W a distance of 28.28 feet; thence S89°57'35"W a distance of 54.45 feet to a point on a line being 5.00 feet East of and

parallel with the East line of the Harris Annexation, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said parallel line a distance of 35.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 36; thence N89°58'14"E along said parallel line a distance of 75.00 feet; thence N00°01'46"W a distance of 5.00 feet to a point on said North line; thence N89°58'14"E along said North line a distance of 9.38 feet; thence S00°01'46"E along a line being 10.00 feet East of and parallel with the East line of said Sierra Vista Subdivision, distance of 255.00 feet; thence S89°58'14"W a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.12 acres (5,238 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 4th day of April, 2007 and ordered published.

ADOPTED on second reading the _____ day of _____, 2007.

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**

THE PROMONTORY ANNEXATION NO. 3

APPROXIMATELY .31 ACRES

**A PORTION OF B ROAD, CLYMER DRIVE AND
SIERRA VISTA ROAD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of March, 2007, 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 March, 2007; 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:

THE PROMONTORY ANNEXATION NO. 3

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N89°58'14"E a distance of 10.00 feet to a point on a line being 10.00 feet East of and parallel with said East line; thence N00°01'46"W along said parallel line a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of said Section 36; thence

N89°58'14"E along said North line a distance of 15.00 feet; thence S00°01'46"E along a line being 25.00 feet East of and parallel with the East line of said Sierra Vista Subdivision a distance of 428.42 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing S47°38'56"E a distance of 66.48 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing N87°28'31"E a distance of 73.88 feet to a point on the East line of said Sierra Vista Subdivision; thence S00°13'11"W along said East line a distance of 25.00 feet to a point on the South line of Sierra Vista Road; thence 71.51 feet along the arc of a 747.60 foot radius curve concave South, having a central angle of 05°28'51" and a chord bearing S87°28'29"W a distance of 71.49 feet; thence S84°44'04"W along said South line a distance of 76.71 feet; thence N00°01'46"W a distance of 250.13 feet, more or less, to the Point of Beginning.

Said parcel contains 0.31 acres (13,666 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 4th day of April, 2007 and ordered published.

ADOPTED on second reading the _____ day of _____, 2007.

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**

THE PROMONTORY ANNEXATION NO. 4

APPROXIMATELY 5.44 ACRES

**LOCATED AT THE EAST END OF SIERRA VISTA ROAD, INCLUDING
A PORTION OF B ROAD, CLYMER DRIVE AND
SIERRA VISTA ROAD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of March, 2007, 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 March, 2007; 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:

THE PROMONTORY ANNEXATION NO. 4

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 16, Block Three of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of said Block three bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N89°58'14"E a distance of 25.00 feet to the POINT OF BEGINNING; thence N00°01'46"W from said point of beginning a distance of 255.00 feet to a point on the North line of the NE1/4

NW1/4 of Section 36; thence N89°58'14"E along said North line a distance of 25.00 feet; thence S00°01'46"E along the West line of Block Four of said Sierra Vista Subdivision and its projection a distance of 428.42 feet; thence 33.24 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 95°14'10" and a chord bearing S47°38'51"E a distance of 29.55 feet to a point on the South line of said Block Four; thence 76.30 feet along the arc of a 797.60 foot radius curve concave South, having a central angle of 05°28'52" and a chord bearing N87°28'29"E a distance of 76.27 feet; thence N00°13'11"E along the East line of said Block Four a distance of 207.10 feet to the Southwest corner of that certain parcel of land as described in Book 3600, Page 515, Public Records of Mesa County, Colorado; thence S86°16'51"E along the South line of said parcel a distance of 168.25 feet to the Southeast corner of said parcel; thence N03°22'36"E along the East line of said parcel a distance of 77.62 feet to the Northeast corner of said parcel; thence S83°34'33"E along the South line of the Orchard Mesa Canal No. 1 a distance of 375.66 feet; thence S00°01'43"E along the East line of Lot 1 of Madre De Paz, A Replat of 4 Seasons-Orchard Mesa Development, as same is recorded in Plat Book 13, Page 380, Public Records of Mesa County, Colorado, a distance of 376.88 feet to the Southeast corner of said Lot 1; thence S84°36'37"W along the South line of said Lot 1 a distance of 549.94 feet; thence N00°13'11"E along the East line of Lot 19 and it's continuation a distance of 171.90 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing S87°28'31"W a distance of 73.88 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing N47°38'56"W a distance of 66.48 feet; thence N00°01'46"W a distance of 173.42 feet, more or less, to the Point of Beginning.

Said parcel contains 5.44 acres (236,863 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 4th day of April, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PROMONTORY ANNEXATION TO
R-4 (RESIDENTIAL, 4 DU/AC)**

LOCATED AT THE END OF SIERRA VISTA 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 Promontory Annexation to the R-4, Residential, 4 du/ac, zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district 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 be zoned R-4 (Residential, 4 du/ac)

Promontory Annexation No. 1

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of that certain parcel of land as described in Book 3937, Page 864, Public Records of Mesa County, Colorado, and assuming the North line of the NE1/4 NW1/4 of said Section 36 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along said North line a distance of 80.00 feet; thence S00°01'46"E a distance of 5.00 feet to a point on a line being 5 feet South of and parallel with said North line; thence S89°58'14"W along said parallel line a distance of 75.00 feet; thence S00°05'12"E a distance of 35.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence N89°58'14"W along said right of way a distance of 5.00 feet to a

point on the Harris Annexation No. 2, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said Harris Annexation No. 2 a distance of 40.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (575 square feet), more or less, as described.

And Also Promontory Annexation No. 2

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N00°01'46"W along said East line a distance of 195.00 feet; thence 31.42 feet along the arc of a 20.00 foot radius curve concave Southwest, having a central angle of 90°00'00" and a chord bearing N45°01'46"W a distance of 28.28 feet; thence S89°57'35"W a distance of 54.45 feet to a point on a line being 5.00 feet East of and parallel with the East line of the Harris Annexation, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said parallel line a distance of 35.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 36; thence N89°58'14"E along said parallel line a distance of 75.00 feet; thence N00°01'46"W a distance of 5.00 feet to a point on said North line; thence N89°58'14"E along said North line a distance of 9.38 feet; thence S00°01'46"E along a line being 10.00 feet East of and parallel with the East line of said Sierra Vista Subdivision, distance of 255.00 feet; thence S89°58'14"W a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.12 acres (5,238 square feet), more or less, as described.

And Also Promontory Annexation No. 3

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence

N89°58'14"E a distance of 10.00 feet to a point on a line being 10.00 feet East of and parallel with said East line; thence N00°01'46"W along said parallel line a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of said Section 36; thence N89°58'14"E along said North line a distance of 15.00 feet; thence S00°01'46"E along a line being 25.00 feet East of and parallel with the East line of said Sierra Vista Subdivision a distance of 428.42 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing S47°38'56"E a distance of 66.48 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing N87°28'31"E a distance of 73.88 feet to a point on the East line of said Sierra Vista Subdivision; thence S00°13'11"W along said East line a distance of 25.00 feet to a point on the South line of Sierra Vista Road; thence 71.51 feet along the arc of a 747.60 foot radius curve concave South, having a central angle of 05°28'51" and a chord bearing S87°28'29"W a distance of 71.49 feet; thence S84°44'04"W along said South line a distance of 76.71 feet; thence N00°01'46"W a distance of 250.13 feet, more or less, to the Point of Beginning.

Said parcel contains 0.31 acres (13,666 square feet), more or less, as described.

And Also Promontory Annexation No. 4

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 16, Block Three of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of said Block three bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N89°58'14"E a distance of 25.00 feet to the POINT OF BEGINNING; thence N00°01'46"W from said point of beginning a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of Section 36; thence N89°58'14"E along said North line a distance of 25.00 feet; thence S00°01'46"E along the West line of Block Four of said Sierra Vista Subdivision and its projection a distance of 428.42 feet; thence 33.24 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 95°14'10" and a chord bearing S47°38'51"E a distance of 29.55 feet to a point on the South line of said Block Four; thence 76.30 feet along the arc of a 797.60 foot radius curve concave South, having a central angle of 05°28'52" and a chord bearing N87°28'29"E a distance of 76.27 feet; thence N00°13'11"E along the East line of said Block Four a distance of 207.10 feet to the Southwest corner of that certain parcel of land as described in Book 3600, Page 515, Public Records of Mesa County, Colorado; thence S86°16'51"E along the South line of said parcel a distance of 168.25 feet to the Southeast corner of said parcel; thence N03°22'36"E along the East line of said parcel a distance of 77.62 feet to

the Northeast corner of said parcel; thence S83°34'33"E along the South line of the Orchard Mesa Canal No. 1 a distance of 375.66 feet; thence S00°01'43"E along the East line of Lot 1 of Madre De Paz, A Replat of 4 Seasons-Orchard Mesa Development, as same is recorded in Plat Book 13, Page 380, Public Records of Mesa County, Colorado, a distance of 376.88 feet to the Southeast corner of said Lot 1; thence S84°36'37"W along the South line of said Lot 1 a distance of 549.94 feet; thence N00°13'11"E along the East line of Lot 19 and it's continuation a distance of 171.90 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing S87°28'31"W a distance of 73.88 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing N47°38'56"W a distance of 66.48 feet; thence N00°01'46"W a distance of 173.42 feet, more or less, to the Point of Beginning.

Said parcel contains 5.44 acres (236,863 square feet), more or less, as described.

INTRODUCED on first reading the ____ day of _____, 2007 and ordered published.

ADOPTED on second reading the ____ day of _____, 2007.

ATTEST:

President of the Council

City Clerk

Attach 16

The Redlands Mesa Golf Course Water Agreement Amended and Restated

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Authorize the City Manager to enter into an amended and restated agreement for irrigation water with Red Junction, LLC						
Meeting Date	April 18, 2007						
Date Prepared	April 12, 2007					File #	
Author	Jamie B. Kreiling			Assistant City Attorney			
Presenter Name	John Shaver			City Attorney			
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When	
Citizen Presentation		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No	Name
	<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Formal Agenda	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>
							Individual Consideration

Summary: The City has been providing water to the Golf Course at Redlands Mesa ("Golf Course") through prior agreements. One agreement was with Redlands Mesa, LLC ("Redlands Mesa") in 1997 and another agreement was with Red Junction, LLC ("Red Junction") in 2004. In anticipation of the sale of the Golf Course, Red Junction has requested the contracts be amended and restated.

Budget: No cost to the City.

Action Requested/Recommendation: Authorize the City Manager to execute the attached Water Agreement Amended and Restated.

Attachments: Water Agreement Amended and Restated

Background Information: In 1997, the City agreed to convey 3 c.f.s. water rights by quitclaim deed to Redlands Mesa for public golf course irrigation for the land where the Golf Course now exists.

In April 2004 the City entered into an agreement with Red Junction, the entity presently owning the land and the Golf Course, for conveyance of the water through the City's facilities for irrigation of the golf course. The agreement also included how the rate for water delivery would be determined.

November 2006

Red Junction intends to sell the interest it has in both the Golf Course and the land where the golf course is located. The buyer has requested some clarification of the agreements between the City, Redlands Mesa and Red Junction. In addition, Red Junction has negotiated additional terms that have been discussed previously with the City including Red Junction's purchasing and providing redundant pump system components for the pump station at Shadow Lake, Red Junction's installation and operation of a water treatment/injection system at the pump station, and Red Junction's installation and operation of a remote irrigation water system at the pump station.

City staff has reviewed the Water Agreement Amended and Restated and considers the terms to be acceptable for the City. The provision of the redundant pump component parts will benefit the Golf Course, but also all of the Ridges System. If the pump should fail, then the redundant parts are available for more efficient and timely repair of the pump. The water treatment/injection system and the remote irrigation water system will benefit the Golf Course while not unreasonably interfering with the City's operation of the pump station.

WATER AGREEMENT

Amended and Restated

This Water Agreement is made and entered into this ___ day of April, 2007, between the City of Grand Junction, a municipal corporation, State of Colorado ("City") and Red Junction, L.L.C. a Colorado limited liability company ("Redlands Golf").

RECITALS

A. The City agrees to deed to Redlands Golf 3 c.f.s. of the City's Gunnison Water right pursuant to the terms of the December 23, 1997 Water Agreement between the City and Redlands Mesa, LLC. Due to the expense involved, Redlands Golf to date, has elected not to build the infrastructure needed to deliver the 3 c.f.s.; however, the parties agree that Redlands Golf may still choose to do so in the future at its election and upon written notice to and agreement with the City.

B. Redlands Golf owns and operates the Redlands Mesa Golf Course ("Golf Course") located in Grand Junction, Colorado and described in Exhibit A attached hereto and incorporated herein by this reference.

C. The City provides the Golf Course with an irrigation water supply pursuant to the Ridges Planned Unit Development annexation agreement ("Ridges System"). That operation is funded through rates charged and collected for water services. The City does not provide annual operating revenue for the Ridges System operations from tax revenue receipts or grants.

D. Redlands Golf and the City entered into an agreement dated April 19, 2004, whereby Redlands Golf would continue to receive irrigation water in the event the Ridges System is interrupted. That Agreement established:

(i) The City acknowledged and agreed that the Golf Course provided numerous direct and indirect economic benefits to the City, including the improvements to and the extension of Mariposa Road, the looping of the Ute water line in the area, and other

development improvements;

(ii) Raw, untreated water is supplied to the Golf Course and surrounding residential area through the Ridges System by way of a City pump station (a/k/a "Primary Pumping Facility") on the Redlands Water and Power tailrace at the Redlands Water and Power hydroelectric facility and that such water supply is dependent upon the hydroelectric facility;

(iii) The Redlands Water and Power hydroelectric facility derives its water from the Gunnison River and a diversion dam located approximately 3.25 miles upstream from the City's pump station. The water travels from the diversion dam via a canal, through the hydroelectric facility, then down a tailrace canal to the Colorado River. The City's pump station is located along this canal, which normally contains water year around with the exception of approximately one week in the Spring and one week in the Fall when maintenance is performed on the hydroelectric facility; and

(iv) Redlands Golf makes monthly payments to the City for water service under the City's rate setting system.

E. Golf Course irrigation consists of two pump stations and one reservoir. Water is first pumped from the City's pump station to Shadow Lake where it then gravity feeds to the Shadow Lake Pump Station where it is pressurized and then used in the irrigation system to provide water to both the Golf Course and surrounding residential landscaping. Redlands Golf and the City desire to amend and restate the terms of the Agreement dated April 19, 2004, to further define the provisions whereby the City provides water to Redlands Golf and to add certain provisions relating to oral agreements between the City and Redlands Golf relating to pump redundancy, a water injection system and the availability of water during the off season.

AGREEMENTS

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Redlands Golf agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as agreed provisions.
2. **Prior Agreement.** The terms of the Agreement entered between the City and Redlands Golf, dated April 19, 2004, are replaced with the terms of this Agreement.
3. **Water Service.**
 - a. The City shall continue to supply untreated water to Redlands Golf on a basis that is consistent with the City's operation of the Ridges System and the City's delivery of untreated water to the residents and owners within the Ridges development.
 - b. The City represents to Redlands Golf that it operates the Ridges System and has the decreed right to divert from the Redlands Water and Power tailrace during the term of this Agreement.
4. **Dedicated Water Supply.**
 - a. The City agrees that the Ridges Systems water supply that provides water to the Golf Course and the residents of the Ridges is derived from certain water rights held by the City known as the Ridges Pumping Station - Alternate points for Gardner Diversion No. 1 (aka Bridges Switch Pumping Pipeline), decreed in Civil Action 13368, which divert from the southerly bank of the Redlands Power Canal in the amount of 6.53_c.f.s absolute. ("Ridges System Water Right"). The Ridges Metropolitan District has an easement from the Redlands Water and Power Company for ingress, egress, installation, maintenance for utilities and irrigation water pumping facilities for the pumping station.

b. During the term of this Agreement, the City agrees to deliver 3.0 c.f.s. of water to the Golf Course as long as the water is available at the Redlands Tailrace pumping facility. Both parties acknowledge and agree that there will also be times when the Redlands Tailrace water is not available.

5. **Charges.** The City agrees to charge Redlands Golf, or its successor, for the Golf Course water supply in accordance with the City Council's adopted resolutions applicable to the Ridges System. The City may make changes to the water rates for the Ridges System as determined from time-to time by the City Council. The City shall give Redlands Golf notice of any such changes to the water rates by October of each year, but the failure to give such notice shall not limit the City's ability to change the rates nor limit in any way Redlands Golf's duty to pay such increased rates.

6. **Interruption.**

a. In the event that, for whatever reason, water is not available to the Ridges System because of an interrupted water supply from the Redlands Water and Power facilities and to the extent of limited capacity in Shadow Lake, Redlands Golf may give a written notice to the City requesting transfer of water already delivered to Redlands Golf. Promptly upon receipt of such notice, the City will allow Redlands Golf to release water into the City's Shadow Lake from existing and future ponds and water impoundments controlled or owned by Redlands Golf.

b. Subject to paragraph 6(a), all users of the Ridges System are entitled to equal treatment, except to the extent that Redlands Golf is entitled to receive from Shadow Lake water previously delivered to Redlands Golf impoundments.

c. It is not the intent of the Parties to unnecessarily sacrifice the landscaping and existing turf in the residential areas of the Ridges, but rather to acknowledge that reductions in that water supply, as supplemented by Redland Golf's stored water, may provide enough excess water to keep the Golf Course grass greens and fairways alive, and will shut off the residential irrigation system so long as Redlands Golf is putting its already delivered water back into Shadow Lake to provide limited irrigation for the Golf Course until the Redlands Golf water is used up or water is again supplied by the operations of Redlands Water and Power.

7. **Extended Interruptions.** The Parties agree to cooperate in efforts to provide additional water in the event of interruptions that last longer than the water made available pursuant to Paragraph 6. The Parties may consult, but are not required to consult, with Redlands Water and Power to construct inexpensive coffer dams or pay for improvements to a by-pass system or similar arrangements so that Redlands Golf, via the City's facilities, may divert water at or immediately above Redlands Water and Power's existing hydropower generating facilities. It is acknowledged that such improvements will benefit the entire Ridges System and the Parties agree to consider a reasonable cost-sharing agreement to realize such improvements.

8. **Water Conservation.** The Parties agree that Redlands Golf has submitted a plan that has been reviewed by the City's Utility Manager as provided in paragraph 5 of the April 19, 2004 Agreement. The City has not approved the plan as a water conservation plan. Redlands Golf will cooperate with the City in adopting a water conservation plan that the City can approve.

9. **Redundant Pump System Components and Remote Irrigation Monitoring System.**

a. On several occasions, officials of the City of Grand Junction and management of Redlands Golf have discussed the concept of Redlands Golf providing redundant pump system components to be located at the Shadow Lake Pump Station. Redlands Golf may elect, at any time during the term of this Agreement, to provide funding to the City for the purchase of the redundant pump system components that meet the standards required by the City. The City acknowledges and agrees that Redlands Golf depends on a constant water supply during many months of the year to keep the golf course operational, and that should Redlands Golf choose to provide the redundant pump system components, that the City will reasonably cooperate in using the redundant equipment to keep the Shadow Lake Pump Station operational. The City also agrees that, should the instance arise when the City would have to use part or all of the redundant pump system components provided by Redlands Golf, the City will, at the expense of the Ridges System, replace with new, refurbished, and/or rebuilt parts the parts or all of the redundant pump system components that it has utilized at reasonable maintenance intervals.

b. The City agrees that Redlands Golf may, at its sole cost and expense, install and maintain a remote irrigation monitoring system at the Shadow Lake Pump Station. The City agrees that Redlands Golf shall have reasonable access in order to maintain this system.

10. **Water Treatment/Injection System.**

a. The City and Redlands Golf previously agreed in a Memorandum dated November 26, 2003, providing that Redlands Golf could install a Water Treatment/Injection System in the Shadow Lake Pump System. The Memorandum dictates that Redlands Golf will be responsible for maintaining this Water Treatment/Injection System and its removal if the system is abandoned. The Water Treatment/Injection System will be used to treat the water that is transported from Shadow Lake into the main lines and subsequently to the Golf Course. Redlands Golf intends to install this Water Treatment/Injection System in 2007 and City hereby renews its agreement to allow the installation to occur with the exception that the installation of the Water Treatment/Injection System shall occur at a location exclusively determined by the City that may or may not be in the Shadow Lake Pump Station. Redlands Golf shall have reasonable access to the equipment in order to operate and maintain it.

b. Redlands Golf indemnifies the City, its officers, officials and employees, and saves them harmless from any and all claims, demands, damages, actions, costs and expenses of any nature and in any manner arising or resulting from the Water Treatment/Injection System either directly or indirectly.

11. **Process for Obtaining Water Outside of Normal Watering Months.** The City and Redlands Golf acknowledge that the pump station at Shadow Lake is operational beginning April 1 of each year and ending November 1 of each year ("Normal Operating Time Period"). The City has made water available to Redlands Golf during the months of November, December, January, February and March ("Non-Operating Time Period") at the request of Redlands Golf. The City agrees to continue this practice of providing water on a limited basis to Redlands Golf during the Non-Normal Operating Time Period. Redlands Golf acknowledges and agrees that its request for additional water could result in additional electrical expense to the Ridges System and that electrical expense, at the option of the City, could be passed on to Redlands Golf at the end of each fiscal year if the City determines that that electrical costs budgeted for in that year were exceeded, due to the additional use of water requested and used by Redlands Golf.

12. **Term.** The term of this Agreement shall be perpetual; provided that Redlands Golf may terminate this Agreement at the conclusion of the next irrigation

season by written notice to the City if it terminates irrigation of the Golf Course or develops a replacement supply of water for irrigation of the Golf Course.

13. **Notices.** All notices or other communications pertaining to this Agreement shall be transmitted in writing and shall be deemed given when duly received by the Parties at their addresses below or any subsequent addresses provided to the other Parties in writing.

City of Grand Junction
c/o City Manager
250 N. 5th Street
Grand Junction, CO 81501

Red Junction, LLC
c/o Rochelle Mullen, Manager of Redlands Mesa
Development, LLC
14301 FNB Pkwy, Suite 115
Omaha, Nebraska 68154

14. **Assignment.** The Parties agree and acknowledge that the rights and obligations of Redlands Golf under this Agreement may be assigned to persons or entities acquiring title to the Golf Course with the prior consent of the City.

15. **Modifications.** This Agreement shall not be amended except by subsequent written agreement of the City and Redlands Golf.

16. **Captions.** The captions of this Agreement are inserted only for convenience and in no way define or limit the scope or intent of this Agreement or any part thereof.

17. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and assigns.

18. **Invalid Provision.** If any provision of this Agreement shall be determined to be void by any Court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged, subscribed and sworn to before me this _____ day of April, 2007, by Rochelle Mullen, Manager of Redlands Mesa Development, LLC, which entity is the Manager of Red Junction, L.L.C., a Colorado limited liability company.

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

Notary Public

Attach 17

Convey Water Rights to Red Junction LLC for Redlands Mesa Golf Course

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Authorize the City Manager to execute a quitclaim deed to Red Junction, LLC for water irrigation rights					
Meeting Date	April 18, 2007					
Date Prepared	April 12, 2007				File #	
Author	Jamie B. Kreiling			Assistant City Attorney		
Presenter Name	John Shaver			City Attorney		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda		Consent	X Individual Consideration

Summary: In 1997, the City agreed to convey 3 c.f.s. water rights by quitclaim deed to Redlands Mesa, LLC (“Redlands Mesa”) for public golf course irrigation for the land where the Golf Course at Redlands Mesa (“Golf Course”) now exists. There is no record of the conveyance being recorded with the Mesa County Clerk and Recorder. Redlands Mesa has requested that the City convey the water rights to Red Junction, LLC as its successor.

Budget: No cost to the City.

Action Requested/Recommendation: Authorize the City Manager to execute the attached Quitclaim deed.

Attachments: Quitclaim deed.

Background Information: In 1997, the City agreed to convey 3 c.f.s. water rights by quitclaim deed to Redlands Mesa for public golf course irrigation. The City perfected the rights for the water, but there is no record of the conveyance of the water rights to Redlands Mesa recorded with the Mesa County Clerk and Recorder.

The City has been providing the water for the Golf Course with an agreement with Red Junction, LLC.

Though the original agreement to convey the water was with Redlands Mesa, the Golf

Course is actually owned in the name of Red Junction. Redlands Mesa has requested that the transfer of the water rights go directly to Red Junction rather than to Redlands Mesa.

The quitclaim deed will complete the terms of the Water Agreement entered into between the City and Redlands Mesa on December 23, 1997.

Water Rights Quitclaim Deed

The City of Grand Junction ("Grantor"), a home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, in consideration and implementation of that certain Water Agreement dated December 23, 1997 by and between the Grantor and Redlands Mesa, LLC, a Colorado limited liability company, hereby sells and quitclaims to Red Junction, LLC, ("Grantee") whose address is c/o Manager, Redlands Mesa Development, LLC, 14301 FNB Parkway, Suite 115, Omaha, Nebraska, 68154, the following conditional water right situate in the County of Mesa, State of Colorado to wit:

3.0 cubic feet per second of time decreed conditionally to the Grand Junction Gunnison River Pipeline as decreed in Case No. 8303 with an appropriation date of July 21, 1959, with all its appurtenances, conditioned upon the beneficial use of such water only on the land identified in Exhibit A.

Executed this _____ day of April, 2007.

City of Grand Junction

Attest:

By: _____
David A. Varley
City Manager

By: _____
Stephanie Tuin
City Clerk

STATE OF COLORADO)

COUNTY OF MESA) ss.
)

The foregoing instrument was acknowledged, subscribed and sworn to before me this _____ day of April, 2007, by David A. Varley as City Manager and attested to by Stephanie Tuin as City Clerk of the City of Grand Junction.

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

Notary Public

Exhibit

A

Tax Schedule#: 2945-191-00-084

PROPERTY DESCRIPTION

An undivided 98.0% interest in and to the following described land:
A parcel of land situated in portions of Sections 17, 19, and 20,
Township 1 South, Range 1 West of the Ute Meridian, County of Mesa,
State of Colorado, described in Book 1843 at Pages 692 thru 698,
said parcel being more particularly described by survey as follows:

Beginning at a point on the East line of the NE1/4 SE1/4 of said
Section 20, whence the East one-quarter corner of said Section 20,
a standard 3 1/2" aluminum cap set by PLS 18486 on an aluminum
pipe, bears North 01°14'38" East a distance of 130.74 feet;
thence South 01°14'38" West, a distance of 1162.17 feet to the South
one-sixteenth corner on the East boundary of said Section 20, a
Mesa County Survey Monument;

Thence along the East line of the SE1/4 SE1/4 of said Section 20,
South 01°16'22" West, a distance of 1267.75 feet to a point whence
the Southeast corner of said Section 20, a B.L.M. brass cap, bears
South 01°16'22" West, a distance of 24.59 feet;

Thence South 89°07'30" West, a distance of 1224.69 feet to the East
one-sixteenth corner on the North boundary of Section 29, T.1 S.,
R.1 W., a Mesa County Survey Monument;

Thence North 89°06'43" West, a distance of 95.80 feet to the East one-
sixteenth corner on the South boundary of said Section 20, a B.L.M.
Cadastral Survey brass cap;

Thence North 89°48'17" West, a distance of 1318.92 feet to the South
one-quarter corner of said Section 20, a B.L.M. Cadastral Survey
brass cap;

Thence North 89°36'43" West, a distance of 1320.84 feet to the West
one-sixteenth corner on the South boundary of said Section 20, a
B.L.M. Cadastral Survey brass cap;

Thence North 89°44'02" West, a distance of 1320.28 feet to the
Southwest corner of said Section 20, a B.L.M. Cadastral Survey
brass cap;

Thence along the West line of the SW1/4 of said Section 20, North
00°11'02" East, a distance of 957.11 feet to a metal disk marker
stamped LS 5833 set in a stone;

Thence North 89°49'40" West, a distance of 500.09 feet to a rebar/cap
LS 5933;

Thence North 00°09'08" East, a distance of 324.98 feet to a rebar/cap
LS 5933;

Thence North 15°11'41" East, a distance of 1021.99 feet to a rebar/cap
LS 5933;

Thence North 30°11'54" East, a distance of 470.92 feet to the one-
quarter corner common to said Sections 19 and 20, a Mesa County
Survey Monument;

Thence South 89°46'44" West, a distance of 1300.12 feet to the Center
- East one-sixteenth corner of said Section 19, a Mesa County
Survey Monument;

Thence North 01°44'46" East, a distance of 1291.50 feet to the
Northeast one-sixteenth corner of said Section 19, a Mesa County
Survey Monument;

Thence North 89°53'22" East, a distance of 613.13 feet to a #5 rebar
set in concrete;

Thence North 65°17'32" East, a distance of 535.96 feet to a #5 rebar
set in concrete;

Thence North 41°55'06" East, a distance of 592.54 feet to a #5 rebar
set in concrete;

Thence North 58°16'03" East, a distance of 495.53 feet to a #5 rebar
set in concrete;

Thence North 78°07'01" East, a distance of 666.98 feet to a #5 rebar
set in concrete;

Thence North 33°06'25" East, a distance of 350.67 feet;

Thence South 68°41'19" East, a distance of 588.44 feet to the Westerly
line of a parcel described in said title commitment as an exception
to said Parcel 1;

Thence along said Westerly line, South 23°37'49" West, a distance of
430.49 feet;

Thence along the Southerly line of said exception, North 89°41'49"
East, a distance of 72.15 feet to the Westerly boundary of the
Ridges Filing No. 6;

Thence along the Westerly and Southerly boundary of the Ridges Filing
No. 6 the following courses;

South 00°00'00" East, a distance of 122.33 feet;

South 44°10'50" East, a distance of 244.94 feet;
South 69°22'18" East, a distance of 54.27 feet;
South 48°35'48" East, a distance of 55.79 feet;
North 85°06'40" East, a distance of 92.27 feet;
North 17°21'30" East, a distance of 92.69 feet;
South 82°14'50" East, a distance of 38.14 feet to the Southerly line
of that parcel described in said title commitment as an exception
to said Parcel 1;
Thence along said Southerly line, South 25°33'11" East, a distance of
117.30 feet;
Thence along said Southerly line, South 66°34'51" East, a distance of
133.09 feet to the Westerly line of a parcel described in Book 1843
Page 698;
Thence along said Westerly line, South 10°16'01" East, a distance of
95.31 feet;
Thence along said Westerly line, South 68°50'18" East, a distance of
72.62 feet to a #5 rebar with cap LS 12770;
Thence departing said Westerly line, 104.65 feet along the arc of a
50.00 foot radius non-tangent curve to the left, through a central
angle of 119°55'32", with a chord bearing South 25°03'53" East, a
distance of 96.57 feet;
Thence 283.58 feet along the arc of a 444.99 foot radius non-tangent
curve to the right, through a central angle of 36°30'48", with a
chord bearing South 56°03'20" West, a distance of 278.81 feet;
Thence 130.87 feet along the arc of a 150.00 foot radius curve to the
left, through a central angle of 49°59'24", with a chord bearing
South 49°19'02" West, a distance of 126.76 feet;
Thence South 24°19'20" West, a distance of 97.00 feet to a #5 rebar
with cap LS 12770;
Thence North 65°40'40" West, a distance of 50.00 feet to a #5 rebar
with cap LS 12770;
Thence 31.41 feet along the arc of a 20.00 foot radius non-tangent
curve to the right, through a central angle of 90°00'00", with a
chord bearing South 69°19'20" West, a distance of 28.28 feet to a
#5 rebar;
Thence North 65°40'40" West, a distance of 49.00 feet to a #5 rebar
set in concrete;

Thence South 24°19'20" West, a distance of 139.50 feet to a #5 rebar;
Thence North 65°40'40" West, a distance of 35.82 feet to a #5 rebar
with cap LS 9960;

Thence South 00°00'00" East, a distance of 95.00 feet to a #5 rebar
with cap LS 9960;

Thence South 61°02'00" West, a distance of 328.41 feet to a #5 rebar
with cap LS 12770, the Southerly and Westerly boundary line of the
Ridges Filing No. 5;

Thence along the Southerly and Westerly boundary line of The Ridges
Filing No. 5 the following courses:

South 28°58'00" East, a distance of 43.04 feet;

148.29 feet along the arc of a 260.00 foot radius curve to the right,
through a central angle of 32°40'46", with a chord bearing South
12°37'37" East, a distance of 146.29 feet;

437.10 feet along the arc of a 290.00 foot radius curve to the left,
through a central angle of 86°21'34", with a chord bearing South
39°28'03" East, a distance of 396.89 feet;

South 30°57'24" East, a distance of 145.53 feet to a #5 rebar with cap
LS 9960;

South 39°51'00" East, a distance of 121.67 feet;

South 36°13'27" East, a distance of 244.71 feet to a #5 rebar with cap
LS 9960;

South 73°52'00" East, a distance of 335.71 feet;

North 50°31'05" East, a distance of 317.42 feet;

North 14°29'37" West, a distance of 381.25 feet to a #5 rebar with cap
LS 9960 on the the Southerly boundary line of The Ridges Filing No.

4;

Thence along the Southerly boundary line of The Ridges Filing No. 4
the following courses:

South 81°52'12" East, a distance of 71.57 feet;

492.20 feet along the arc of a 1040.00 foot radius curve to the left,
through a central angle of 26°33'55", with a chord bearing North
84°50'51" East, a distance of 477.89 feet;

North 71°33'54" East, a distance of 360.00 feet;

111.41 feet along the arc of a 540.00 foot radius curve to the left,
through a central angle of 11°49'15", with a chord bearing North

.65°39'17" East, a distance of 111.21 feet to the Westerly boundary line of the Gardner Lake parcel;
Thence along the Westerly and Southerly boundary of the Gardner Lake parcel the following courses:
South 18°35'50" West, a distance of 335.00 feet to a #5 rebar with cap LS 12770;
South 34°39'50" East, a distance of 150.00 feet;
South 44°28'10" East, a distance of 272.64 feet;
North 55°13'20" East, a distance of 220.00 feet;
North 38°34'30" East, a distance of 120.00 feet to the Southerly boundary line of The Ridges Filing No. 3;
Thence along the Southerly boundary line of The Ridges Filing No. 3 the following courses:
South 90°00'00" East, a distance of 143.35 feet;
103.76 feet along the arc of a 900.00 foot radius curve to the left, through a central angle of 07°25'54", with a chord bearing North 86°17'03" East, a distance of 103.69 feet to a #5 rebar with cap LS 9960;
South 07°25'54" East, a distance of 110.00 feet to a #5 rebar with cap LS 9960;
North 82°34'06" East, a distance of 240.00 feet to a #5 rebar with cap LS 9960;
South 89°18'55" East, a distance of 87.26 feet to a #5 rebar with cap LS 9960;
South 53°14'24" East, a distance of 119.27 feet to a #5 rebar with cap LS 9960;
South 26°05'44" East, a distance of 251.58 feet;
North 63°56'00" East, a distance of 110.00 feet;
South 26°04'00" East, a distance of 160.00 feet to the Point of Beginning.

EXCEPT a parcel conveyed to the County of Mass by instrument recorded at Book 964 Page 653.

Attach 18

Assignment of Water Rights and Assignment of Interest and Obligation in the Water Agreement Amended and Restated from Red Junction LLC

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA								
Subject	Authorize the City Manager to consent to assignment of Quitclaim Deed from Red Junction, LLC and assignment of Water Agreement Amended and Restated by Red Junction, LLC							
Meeting Date	April 18, 2007							
Date Prepared	April 12, 2007				File #			
Author	Jamie B. Kreiling			Assistant City Attorney				
Presenter Name	John Shaver			City Attorney				
Report results back to Council	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When			
Citizen Presentation	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name			
Workshop	<input checked="" type="checkbox"/>	Formal Agenda			<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Individual Consideration

Summary: City Council has before it a request to authorize the City Manager to execute a Water Agreement Amended and Restated with Red Junction, LLC (“Red Junction”) and a request to authorize the City Manager to execute a quitclaim deed for 3 c.f.s. water rights to Red Junction. Both requests are made in anticipation of the sale of the Golf Course at Redlands Mesa. Red Junction intends to assign its rights under the quitclaim deed and the Water Agreement Amended and Restated. The 1997 agreement between the City and Redlands Mesa, LLC (“Redlands Mesa”), wherein the City agreed to convey the water rights to Redlands Mesa, includes a term requiring consent from the City before any assignment of the water rights. The Water Agreement Amended and Restated also includes a requirement that consent from the City must be obtained before any assignment of Red Junction’s rights and obligations under the agreement.

Budget: No cost to the City.

Action Requested/Recommendation: Authorize the City Manager to consent to the assignment of the quitclaim deed by Red Junction to a buyer found acceptable by the City Manager and to authorize the City Manager to consent to the assignment by Red Junction to the rights and obligations of the Water Agreement Amended and Restated to a buyer found acceptable by the City Manager.

Attachments: None

Background Information: In 1997, the City agreed to convey 3 c.f.s. water rights by quitclaim deed to Redlands Mesa for public golf course irrigation for the land where the Golf Course at Redlands Mesa (“Golf Course”) now exists. There is no record of that conveyance with the Mesa County Clerk and Recorder. It has been requested by Redlands Mesa that City Council authorize the City Manager to execute a quitclaim deed conveying the water rights to Red Junction.

In addition, City Council has been requested to authorize the City Manager to execute a Water Agreement Amended and Restated which is a restatement of the April 2004 agreement between the City and Red Junction.

Red Junction intends to sell the interest it has in both the Golf Course and the land where the golf course is located. Upon the sale, Red Junction wants to convey its interest in the water rights and its interest and obligations in the Water Agreement Amended and Restated.

Information regarding the buyer has been provided for review by staff; however, the entity that will actually own the Golf Course and land has yet to be created. Accordingly, before the sale is complete, Red Junction and the buyer shall provide any additional information requested by the City Manager before consent will be provided.

Attach 19

Authorize Improvement Loan for Riverview Technology Corporation

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING RIVERVIEW TECHNOLOGY CORPORATION TO USE ITS PROPERTY AS COLLATERAL TO OBTAIN A LOAN FOR IMPROVEMENTS AT 2591 B ¾ ROAD AND AUTHORIZING THE COMPLETION OF THE IMPROVEMENTS

RECITALS:

In 2001, Mesa County and the City of Grand Junction created Riverview Technology Corporation (“RTC”), as a nonprofit corporation for the purpose of taking ownership of the Department of Energy compound located at 2591 B ¾ Road, Grand Junction. The purpose of this transaction was to decrease the occupancy costs for the Department of Energy and thereby encourage the Department of Energy to maintain its presence in Grand Junction.

On September 19, 2001, RTC became the owner of the site and since that date RTC has continually worked to improve and upgrade the site. A portion of the property is now leased to the Department of Energy. The present lease expires on September 30, 2007.

The Department of Energy/Legacy Management (“DOE/LM”) has solicited proposals for a new lease. As part of its submittal of a competitive bid, RTC intends to negotiate with DOE/LM to complete improvements to the property that will be beneficial to both RTC and DOE/LM in their use of the property.

Financing will be required to fund the improvements. The cost of the improvements and the financing will be included in the lease rate calculation to the tenant and paid back over the lease period. RTC has requested authorization to obtain a loan for the improvements, to use its property as collateral for the loan and authority to complete the improvements deemed necessary by RTC for the lease with DOE/LM. RTC will comply with all deed covenants and restrictions.

THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT the City Council authorizes Riverview Technology Corporation to obtain a loan for improvements for its property at 2591 B ¾ Road, to use its property as collateral for the loan and authority to complete the improvements deemed necessary by RTC for the lease with the Department of Energy/Legacy Management.

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Adopted this 18th day of April 2007.

ATTEST:

City Clerk

President of the Council

Attach 20

Oil and Gas Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GRAND JUNCTION IN SUPPORT OF A COMPREHENSIVE STATEWIDE ENERGY PLAN AND MITIGATION OF THE IMPACTS OF OIL AND GAS DEVELOPMENT:

Whereas, Western Colorado and Garfield County hold significant oil, coal and natural gas reserves that are currently at the center of extensive exploration, research, drilling and pipeline construction; and,

Whereas, these natural resources represent a valuable economic opportunity to the oil and gas companies, associated businesses and communities of the region; and,

Whereas, the supply of natural gas is limited and the technology for oil shale is still developing; and,

Whereas, there is tremendous pressure from national policy and fuel markets to develop these resources quickly; and,

Whereas, although the oil and gas industry is a welcome addition to our regional economy and community, the development of finite oil and gas resources have had and will continue to have profound fiscal, social and environmental impacts on the health and welfare of the communities in our region; and,

Whereas, our region already has first-hand experience with the negative impacts of a “boom and bust” related to energy development in the early 1980’s.

NOW, THEREFORE, LET IT BE RESOLVED THAT:

The City of Grand Junction supports policies at the local, state and federal levels to fully capture the benefits and mitigate the impacts from the extraction and development of oil, natural gas and coal resources.

Let it be further resolved, that the City of Grand Junction supports the following actions and policy changes:

1. **Developing a long-term, comprehensive State Energy Plan** that considers the costs and benefits of non-renewable fossil fuel energy production to the benefit of citizens beyond a short-term production boom. Furthermore, a comprehensive state energy plan should consider placing equal importance and

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investment in the development of renewable energy (solar, wind, hydro, bio-fuels) production and energy efficiency programs.

2. **Increasing local input and mitigation power in the oil and gas review process** since the land use implications of oil and gas development can have significant impacts on neighboring properties, county roads, demand for services and the health and safety of county residents.
3. **Improving the balance of representatives on the Colorado Oil and Gas Conservation Commission (COGCC)** to include non-industry perspectives and such as human services, environmental health and local governments.
4. **Balancing the interest of surface and mineral owners** by increasing bonding requirements of oil and gas developers to better protect surface owners from and mitigate for surface disturbances from drilling and accessing drilling sites. The State should also create a process for resolving surface and mineral owner disputes.
5. **Establishing a County auditing program** to ensure that the industry accurately reports production and pays the appropriate taxes (in contrast to real estate taxation, where the County Assessor informs a home owner what their home is worth and how much tax they must pay, the Oil and Gas industry informs the County Assessor what their product is worth and how much tax they will be paying the County).
6. **Updating the Energy Impact Fund formula** so that a greater percentage of these funds go directly to impacted counties and communities.
7. **Increasing the limit of the Environmental Response Fund** above its current level so more funding is available to investigate, prevent, monitor and mitigate conditions that cause or threaten to cause, significant adverse environmental impacts related to oil and gas operations rather than excess funding going into the State's General Fund.
8. **Adjusting the severance tax** (on oil, natural gas and coal) and/or eliminating the property tax deduction for severance tax payments to better reflect that value of the severed resource, the impact to public infrastructure (roads, schools, water, air, public health) within the State of Colorado and local communities and to prepare for the time when these non-renewable resources are exhausted. (The severance tax in Colorado ranges from two percent on gross income from mineral extraction of less than \$25,000.00 to a flat fee of \$10,750.00 plus five percent of gross income above \$300,000.00. Under current law, companies may deduct their property taxes from severance tax payments. As a result, the

effective severance tax rate is 1.8 percent – the lowest among surrounding states. The severance tax rate in Wyoming and New Mexico is six percent.)

9. **Creating a Permanent Trust Fund** at the local and/or state level to address the long term impacts of the oil and gas development. (For example, Wyoming, which has fewer students than Denver alone, has about \$1 billion in its trust fund for schools while Colorado has \$300 million.)
10. **Protecting the waters of Western Colorado from adverse impacts of Stormwater Discharge** by supporting the current practice of having the Colorado Water Quality Commission regulate storm water discharges from oil and gas operations that affect one acre or more of land instead of the Colorado Oil and Gas Conservation Commission and by providing adequate funding for state and county level inspectors.

INTRODUCED, READ AND PASSED THIS _____DAY OF
_____, 2007

By: City of Grand Junction

Mayor

Attest:

City Clerk