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

WEDNESDAY, MAY 2, 2007, 7:00 P.M.

Call to Order

Pledge of Allegiance
Invocation – Jim Hale, Spirit of Life Christian Fellowship
Church

Presentations

GJ 101 Graduate Certificate Presentations

Presentation of Appreciation Plaque to Outgoing City Councilmember Jim Spehar

Proclamations / Recognitions

Proclaiming May 3, 2007 as “National Day of Prayer” in the City of Grand Junction

Proclaiming May 12, 2007 as "Grand Junction Letter Carriers Stamp Out Hunger Day" in
the City of Grand Junction

Proclaiming May 19, 2007 as "Kids Day America/International" in the City of Grand
Junction

Proclaiming May 21 – June 2, 2007 as “Buckle Up, Grand Junction, Colorado — Click It
or Ticket!” in the City of Grand Junction

Proclaiming April 29 – May 5, 2007 as “Municipal Clerks Week” in the City of Grand
Junction

Proclaiming May as “Mental Health Month” in the City of Grand Junction

Citizen Comments

*** Indicates New Item

® Requires Roll Call Vote

***** CONSENT CALENDAR ***®**

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

Action: Approve the Summary of the April 16, 2007 Workshop and the Minutes of the April 18, 2007 Regular Meeting

- 2. **Rename AI Drive to Justice Drive and Air Tech Court to Justice Court** [File #MSC-2006-310] [Attach 2](#)

A request from the Grand Junction Economic Partnership (GJEP), Grand Junction Colorado State Leasing Authority (GJCSLA) and Industrial Development Inc. (IDI) to change the street names in the Air Tech Park Subdivision, as the first tenant in this subdivision is a new facility for the Colorado Bureau of Investigation (CBI).

Resolution No. 64-07 – A Resolution Renaming AI Drive to Justice Drive and Air Tech Court to Justice Court

®Action: Adopt Resolution No. 64-07

Staff presentation: Ronnie Edwards, Associate Planner

- 3. **Setting a Hearing on the Mesa State College Annexation, Located at 2899 D ½ Road** [File #GPA-2007-081] [Attach 3](#)

Request to annex 154 acres, located at 2899 D ½ Road. The Mesa State College Annexation consists of one parcel.

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

Resolution No. 65-07 – 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, Mesa State College Annexation, Located at 2899 D ½ Road

®Action: Adopt Resolution No. 65-07

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Mesa State College Annexation, Approximately 154 Acres, Located at 2899 D ½ Road

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

Staff presentation: Ken Kovalchik, Senior Planner

4. **Setting a Hearing on the Three Sisters Annexation, Located at 2431 Monument Road** [File #GPA-2007-076] [Attach 4](#)

Request to annex 128.92 acres, located at 2431 Monument Road. The Three Sisters Annexation consists of one parcel of land.

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

Resolution No. 66-07 – 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, Three Sisters Annexation, Located at 2431 Monument Road Including Portions of the Monument Road Right-of-Way

®Action: *Adopt Resolution No. 66-07*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Three Sisters Annexation, Approximately 128.92 Acres, Located at 2431 Monument Road Including Portions of the Monument Road Right-of-Way

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

Staff presentation: Scott D. Peterson, Senior Planner

5. **Setting a Hearing on the Jones Annexation, Located at 2858 C ½ Road** [File #ANX-2007-087] [Attach 5](#)

Request to annex 3.42 acres, located at 2858 C ½ Road. The Jones Annexation consists of one parcel of land and is located to the southwest of the White Willows Subdivision.

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

Resolution No. 67-07 – 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, Jones Annexation, Located at 2858 C ½ Road and a portion of the Florida Street Right-of-Way

®Action: *Adopt Resolution No. 67-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Jones Annexation, Approximately 3.42 Acres, Located at 2858 C ½ Road and a portion of the Florida Street Right-of-Way

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

Staff presentation: Faye Hall, Associate Planner

6. **Setting a Hearing on the West Ouray Rezone, Located at 302 W. Ouray Avenue** [File #RZ-2007-034] [Attach 6](#)

Request to rezone two properties with a combined acreage of 1.18 acres, located at 302 W. Ouray Avenue, from R-8 (Residential, 8 units per acre) to C-1 (Light Commercial).

Proposed Ordinance Rezoning the Property Known as the West Ouray Rezone to C-1 (Light Commercial), Located at 302 W. Ouray Avenue

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

Staff presentation: Faye Hall, Associate Planner

7. **Setting a Hearing on the 1st Supplemental Appropriation Ordinance for 2007** [Attach 7](#)

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

Proposed Ordinance Making Supplemental Appropriations to the 2007 Budget of the City of Grand Junction

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

Staff presentation: Lanny Paulson, Financial Planning Manager

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

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

8. **Two Rivers Convention Center Roof Restoration** [Attach 8](#)

This approval request is for the award of a construction contract to re-roof the concourse section of Two Rivers Convention Center.

Action: Authorize the City Purchasing Division to Enter into a Contract, in the Amount of \$86,300 with Roofmasters Roofing and Sheet Metal for the Restoration of the Roof at Two Rivers Convention Center

Staff presentation: Joe Stevens, Parks and Recreation Director
Jay Valentine, Purchasing Manager

9. **Persigo Wet Well Rehabilitation** [Attach 9](#)

Award a construction contract for rehabilitation of the Raw Sewage Wet Well at the Persigo Waste Water Treatment Plant and approve a deductive change order to the contract based on value engineering.

Action: Authorize the City Manager to Execute a Contract for the Persigo WWTP Raw Sewage Wet Well Rehabilitation with Guildner Pipeline Maintenance, Inc. in the Amount of \$508,955.75, and Approve a Deductive Change Order with Guildner Pipeline Maintenance, Inc. in the Amount of \$195,500 for a Net Construction Contract \$313,455.75 after Change Order No. 1

Staff presentation: Trent Prall, Engineering Manager

10. **Riverside Parkway Traffic Signal Video Detection System** [Attach 10](#)

Allow the purchase of vehicle detection systems for Riverside Parkway traffic signals. This request is for 21 vehicle detection systems, which will be installed as part of the traffic signal construction for intersections on the Parkway Project Phase II and Phase III.

Action: Authorize the Purchasing Division to Purchase the Traffic Signal Video Vehicle Detection System from Traffic Signal Controls, Inc., of Longmont, CO, in the Amount of \$80,598

Staff presentation: Trent Prall, Engineering Manager

11. **Public Hearing – Brady South Annexation, Located at 347 and 348 27 ½ Road and 2757 C ½ Road** [File #GPA-2007-051] [Attach 11](#)

Request to annex 12.62 acres, located at 347 and 348 27 ½ Road and 2757 C ½ Road. The Brady South Annexation consists of three parcels.

a. Accepting Petition

Resolution No. 68-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Brady South Annexation Located at 347 and 348 27 ½ Road and 2757 C ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4073 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Brady South Annexation, Approximately 12.62 Acres, Located at 347 and 348 27 ½ Road and 2757 C ½ Road

®Action: Adopt Resolution No. 68-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4073

Staff presentation: Kristen Ashbeck, Senior Planner

12. **Public Hearing – Zoning the Brady Trucking Annexation, Located at 356 27 ½ Road** [File #ANX-2007-035] [Attach 12](#)

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

Ordinance No. 4074 – An Ordinance Zoning the Brady Trucking Annexation to I-1 (Light Industrial), Located at 356 27 ½ Road

®Action: Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4074

Staff presentation: Kristen Ashbeck, Senior Planner

13. **Public Hearing – River Bend Annexation and Zoning, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle** [File #ANX-2007-045] [Attach 13](#)

Request to annex and zone 6.47 acres, located south of Dry Fork Way, Crystal Drive and Sunnyside Circle, to R-8 (Residential 8du/ac). The River Bend Annexation consists of 24 parcels and portions of rights-of-way of Sunnyside Circle, Crystal Drive, Yampa Way, Stillwater Avenue and Dry Fork Way. This annexation is a three part serial annexation.

a. Accepting Petition

Resolution No. 69-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the River Bend Annexation, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4075 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Bend Annexation No. 1, Approximately 0.93 Acres, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

Ordinance No. 4076 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Bend Annexation No. 2, Approximately 3.13 Acres, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

Ordinance No. 4077 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Bend Annexation No. 3, Approximately 2.41 Acres, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

c. Zoning Ordinance

Ordinance No. 4078 – An Ordinance Zoning the River Bend Annexation to R-8, Located South of Dry Fork Way, Crystal Drive and Sunnyside Circle

®Action: Adopt Resolution No. 69-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4075, 4076, 4077, and 4078

Staff presentation: Adam Olsen, Associate Planner

14. **Public Hearing – Walker Field Airport Master Plan Amendment** [File #PLN-2007-032] [Attach 14](#)

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

Ordinance No. 4079 - An Ordinance Approving an Amendment to the Walker Field Airport Master Plan

®Action: Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4079

Staff presentation: Ronnie Edwards, Associate Planner

***15. **Request to Initiate Process to Increase to a Five Member County Board of Commissioners** [Attach 15](#)

Mayor Doody is bringing forward a resolution requesting that the Mesa County Commissioners initiate the process to increase the number of County Commissioners from three to five.

Resolution No. 70-07 – A Resolution Requesting that the Mesa County Board of County Commissioners Initiate the Required Procedure to Increase the Number of Commissioners Serving on the Mesa County Board of County Commissioners from Three to Five

®Action: Adopt Resolution No. 70-07

Staff presentation: Jim Doody, President of the Council

16. **Non-Scheduled Citizens & Visitors**
17. **Other Business**
18. **Adjournment**

**Attach 1
Minutes from Previous Meetings**

**GRAND JUNCTION CITY COUNCIL
WORKSHOP SUMMARY
April 16, 2007**

The City Council of the City of Grand Junction, Colorado met on Monday, April 16, 2007 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason, and Council President Jim Doody. Absent was Councilmember Bonnie Beckstein.

Summaries and action on the following topics:

- 1. RIVERVIEW TECHNOLOGY CORPORATION (RTC) PROPOSAL FOR THEIR PROPERTY:** The RTC would like to upgrade their facility to improve their chances for the DOE to continue to lease the facility. They are asking to use the property as collateral for an improvement loan. Mary Orn, Executive Director for the RTC, briefly explained the purpose of the request. The function of DOE/Legacy Management at Grand Junction could exist for a number of years, until all contamination is gone from the area. Their lease period runs for five year periods and is renewable. There are about 150 to 200 employees at this site. There would be a significant economic benefit to the community.

Councilmember Spehar asked if the DOE is only interested in this area or if they are looking elsewhere. Ms. Orn said they want to be within five miles of City limits. The current contractor has more employees so there will be some loss of jobs when the new contractor takes over. The new lease will be for a smaller square footage, hence the need for the building improvements. There is also the requirement for the toilet facilities to be ADA compliant. Pursuing any loan requires approval from both the City and County, per RTC by-laws. The loan will only be closed if there is a signed lease in hand. The offer is designed to meet the Legacy Management requirements. There will be an additional 10,000 square feet for other uses.

Councilmember Palmer asked if the Commissioners have approved the request. According to Ms. Orn, the County Manager Jon Peacock said the Commissioners had no issues and a letter will be forthcoming.

Councilmember Spehar asked if there are any concerns. City Manager David Varley said there were none.

Councilmember Hill asked how much the loan will be for. Ms. Orn said that information is sensitive. The proposed lessee was provided a laundry list of

items the lessee can chose from. There are also some requirements, such as shatter-proof glass, that will have to be addressed.

Councilmember Hill asked for assurance that the loan will be calculated in the lease payment. Ms. Orn said there are a couple of options including a tenant improvement surcharge amortized over five years.

Councilmember Hill voiced concern that there is a threshold where the Persigo Agreement would be triggered hence requiring annexation and sewer. Who would take that risk? Ms. Orn said the RTC will. The improvements will make the property more lease-able even if the contractor does not renew after five years. She did not see an issue with the Persigo Agreement. Councilmember Hill noted that any improvements over 25% of the value would trigger the requirements in Persigo Agreement. Assistant City Attorney Jamie Kreiling clarified that Persigo would trigger if more than 10,000 square feet is added to an existing building.

Councilmember Coons asked what would happen if the request is denied. Ms. Orn said the contractor would look elsewhere as the RTC does not have monies available to fund the improvements without a loan.

Councilmember Coons stated that the DOE is currently at that site and barring any concerns, she would be comfortable going forward with the consent.

Councilmembers Spehar, Palmer, and Hill agreed.

Action summary: The City Council directed staff to draft a resolution for formal approval and place it on Wednesday's agenda.

2. **UPDATE ON THE CITY-FOREST SERVICE FIRE MANAGEMENT PLAN:** Greg Trainor, Utility and Streets Director, introduced this topic and gave the City Council a brief history of the long relationship with the Forest Service, the first Memorandum of Understanding (MOU) being in 1915. He also reviewed the relationships the City has enjoyed with the BLM and the State Forest Service. He recognized Mr. Kelly Rogers of the State Forest Service also in attendance. Connie Clementson, District Ranger with the Forest Service, reviewed the assessment process for the Fire Management Plan. Their recommendation includes some clearing which will take place over ten years. Tim Foley, Fire Management Officer, also from the Forest Service, presented the recommended Fire Management Plan for the Kannah Creek municipal watershed. There will be two types of fuel treatments – prescribed fires and manual/mechanical treatments (removal). He reviewed wildfire scenarios and the hazards using modeling both with and without fuel treatments.

Ranger Clementson reviewed the proposed budget and the past contributions of the City. Their request is for the City to contribute \$52,000 in 2007 and \$300,000 over the next ten years. An additional \$52,000 will come from a grant the City applied for. It was suggested that the funding could come from the Water Fund.

Utility and Streets Director Greg Trainor clarified that the request is subject to appropriation. It was thought the Water Fund could manage the request.

Action summary: Councilmember Hill lauded the efforts and agreed that the Water Fund is the appropriate place for funding to be drawn from.

Councilmember Spehar agreed pointing out the tremendous water asset the City has on the Grand Mesa and it should be protected.

Council President Doody called a recess at 8:35 p.m.

The meeting reconvened at 8:47 p.m.

3. **UPDATE FROM THE 5-2-1- DRAINAGE AUTHORITY:** Trent Prall, Engineering Manager and also with the Drainage Authority Technical Staff (DATS) presented a proposed organizational structure and business plan for the Drainage Authority to the City Council. He introduced several other members of the Authority in attendance. Mr. Prall reviewed the history of the Authority which is composed of members from five entities. He pointed out the current concerns – quality (federal requirements) and quantity (local). Flooding occurs throughout the valley. There are 28 to 30 basins throughout the valley and only about eight have been studied. There are plans for improvements in those eight basins but as for the others, there is no information to pass onto developers. There is currently a study ongoing in the 31 Road area (Lewis Wash). A 100-year event would have significant impact on the existing structures.

Mr. Prall then reviewed the discharge quality and the way the Authority proposes to comply with federal regulations and the list of measures and best practices.

Another issue is the number of entities responsible for stormwater management through the valley. Mr. Prall then reviewed the beginning of discussions that started with a Citizen Steering Committee in 2002 which the Authority was recommended by the Citizen Steering Committee. Then an elected Charter Committee was formed in 2003-2004 and that is when the Authority was created. He reviewed the strategies the Authority has developed with the goal being to reduce the overlaps and cover the gaps. He discussed the proposed staffing for the Authority as ten employees and the billing would be through the Assessor's Office. The financial plan was presented and several levels for going forward

and explained how the fee would be calculated with implementation being the winter of 2008.

Councilmember Spehar asked how it would work with the other drainage districts. Mr. Prall said the Grand Junction Drainage District would still be in place but this Authority would oversee the entire valley and coordinate with the other entities.

Council President Doody asked Mr. Prall to explain impervious structures and features, which he did; water cannot drain through impervious structures thus causing an impact to drainage systems.

Councilmember Palmer asked if there is another way to do this cooperatively through the normal course of business. Mr. Prall said a number of alternatives were looked at including expanding the Grand Junction Drainage District but that would require a statutory change and a vote to expand the boundaries. IGA's were also looked at, assigning monetary responsibility to each entity. The Authority concept seemed the best fit.

Councilmember Palmer expressed concerns for competing needs in the community.

Councilmember Hill was concerned about a fee where a citizen does not have an option not to pay. Mr. Prall acknowledged the concern and advised this model has withstood challenge at the Supreme Court level.

Councilmember Coons clarified that if the property has impervious area, there would be no reason to opt out because it would have impact.

Councilmember Hill asked about developments that have constructed facilities on their property to mitigate their impacts. Mr. Prall said there will probably be some credits for those examples.

Councilmember Spehar noted that the other services mentioned have funding structures in place and this issue does not and the Authority is trying to address it across the board. Decisions need to be reserved until it is presented to the public and input is taken.

Mr. Prall advised the City is currently contributing \$42,000 a year to the Authority.

Councilmember Coons pointed out that the quality piece (federal regulations) is an unfunded mandate but managing the quantity is not and perhaps could be assessed to the developers.

Council President Doody, the Council's representative on the 5-2-1 Drainage Authority, noted these same issues have been discussed by the Authority members.

When it was suggested the minimal model be funded by each entity, Councilmember Spehar pointed out the competing needs for one half million dollars annually. He had hopes the public education on the issues would clarify the direction.

Action summary: The City Council recognized stormwater drainage is a problem but they are not sure how far they are willing to take it nor are they convinced the creation of an assessment district is the right answer. Staff was directed to go forward with the public education.

4. **OIL-GAS RESOLUTION FROM THE MAYORS MEETING:** Council President Jim Doody brought forward a Resolution on State Wide Regulation of Oil and Gas Development from the Mayors meeting he attended that included Mayors from both the Grand Valley and the Roaring Fork Valley. He read points 1 through 10 from the Resolution. The resolution has already been adopted by the other municipalities. He encouraged support by the City Council.

Councilmember Spehar thought the resolution was a good expression and supported adoption.

Councilmember Coons pointed out that all of the points are subject of bills before the legislature that will probably be tabled for additional committee discussion and brought back next year.

Councilmember Hill stated a few items run counter to a "time out" on the severance tax discussions. Asking for an increase in the local share is questionable although he agrees each item deserves a closer look.

Councilmember Coons thought the message was that the legislature should address each of the issues. There is nothing in the resolution that set certain boundaries or requests. It is asking for an adjustment and asking for permanent funds, not a specific amount.

Councilmember Spehar noted the list of items will be flushed out further. He thought it better to take a leadership role. He supported placing it on Wednesday's agenda.

Action summary: City Staff was directed to place the resolution on Wednesday's agenda for further discussion and a vote.

ADJOURN

The meeting adjourned at 10:15 p.m.

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

April 18, 2007

The City Council of the City of Grand Junction convened into regular session on the 18th day of April 2007, at 7:12 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Jim Doody. Also present were City Manager David Varley, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Coons led in the pledge of allegiance. The audience remained standing for the invocation by David Eisner, Ohr Shalom Congregation.

Presentation

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 21, 2007 as "Build Colorado Day" in the City of Grand Junction

Certificates of Appointment

To the Commission on Arts and Culture

Lora Quesenberry, Donald Meyers, and Jeanne Killgore were present to receive their Certificates of Appointment to the Commission on Arts and Culture.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Thomason read the items on the Consent Calendar.

Councilmember Thomason moved to approve the Consent Calendar. It was seconded by Councilmember Hill and carried by roll call vote to approve the Consent Items #1 through #7.

1. **Minutes of Previous Meetings**

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

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

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

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

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

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]

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

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

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 Frree 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

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

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

7. **Assistance to Firefighters Grant Program**

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

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Authorize Improvement Loan for Riverview Technology Corporation (RTC)

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

John Shaver, City Attorney, presented this item. The resolution is pertaining specifically to grant RTC authorization to use the property for collateral for a loan. The City and the County acquired the property and the RTC was formed to

hold the property and the bylaws for RTC require such authorization from both the County and the City.

Councilmember Hill asked about the proposed lease only being for five years, with a five year option, yet the financing is for ten years. If the option is not exercised, what is the worst case scenario for the City. Mr. Shaver said he can only speculate as he has not seen the loan documents, but with the property as collateral, if the loan were to go into default, the property would be at risk.

Councilmember Coons pointed out that the improvements would make the buildings more lease-able, so the risk is if there is no lessee at all. City Attorney Shaver agreed.

Councilmember Spehar added that upgrading the facility will protect the investment and in the case that RTC could not make a payment, the City could make the payment to avoid default. City Attorney Shaver concurred.

Councilmember Hill just wanted the rest of Council to be aware of the risk.

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

It was moved by Councilmember Spehar and seconded by Councilmember Hill to adopt Resolution No. 62-07. Motion carried by roll call vote.

Amending the Development Fee Schedule to Add a New Fee for a Sign Package Permit [File # TAC-2007-006]

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.

Lisa Cox, Planning Manager, presented this item. She noted that on March 7, 2007 the City Council approved an amendment to the Zoning and Development Code that allowed for the application for a sign package permit. In order to implement that change, a fee is necessary and the resolution institutes that fee.

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

It was moved by Councilmember Palmer and seconded by Councilmember Coons to adopt Resolution No. 54-07. Motion carried by roll call vote.

Purchase of Nine Police Patrol Vehicles

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.

Jay Valentine, Purchasing Manager, presented this item. He noted that this went out to bid earlier and the bids had to be rejected because the TAC NET system in the police cars was only compatible with Fords. The TAC NET company was then sold and the new ownership designed it to be compatible with other vehicles. The bid then went back out.

Councilmember Palmer asked if the Dodge Charger is a smaller vehicle. Bill Gardner, Chief of Police, said they are smaller; that is why station wagons are being requested for supervisors that carry more equipment. Police Chief Gardner said he is not a fan of mixed fleets but because the Crown Victoria will no longer be made in the near future, there will have to be a change.

Councilmember Palmer moved to 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. Councilmember Coons seconded the motion. Motion carried.

Supporting Stormwater Regulation

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

Eileen List, Environmental Services Manager, presented this item. She reviewed the previous discussion on this issue. She then gave an overview of the Colorado Water Quality Control Commission's considerations. The resolution has been revised in accordance with the City Council's comments at the previous meeting. Councilmember Hill appreciated the revision, as did Councilmember Coons and Spehar, noting the revised resolution applies consistency.

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

It was moved by Councilmember Thomason and seconded by Councilmember Beckstein to adopt Resolution No. 55-07. Motion carried by roll call vote.

Public Hearing – Morning View Annexation and Zoning, Located at 2961, 2967, and 2973 D Road [File #ANX-2007-018]

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.

The public hearing was opened at 7:44 p.m.

Adam Olsen, Associate Planner, reviewed this item. He described the request and the site. Then he pointed out the surrounding uses and Land Use Designations, as well as the zone districts on the surrounding parcels. The Planning Commission recommended approval finding the request meets the Zoning and Development Code criteria.

Mike Marcus, Development Construction Services, 2973 D Road, was present representing the applicant. He supported the presentation and was available for questions. There were none.

There were no public comments.

The public hearing was closed at 7:46 p.m.

Councilmember Palmer praised this development for requesting a zone at the higher density which will allow for more affordable housing units.

Councilmember Spehar agreed noting it also prevents sprawl.

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

Councilmember Palmer moved to adopt Resolution No. 56-07 and adopt Ordinance Nos. 4061 and 4062 and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing – Knight and Durmas Annexation and Zoning, Located at 842 21 ½ Road [File #ANX-2007-023]

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.

The public hearing was opened at 7:50 p.m.

Adam Olsen, Associate Planner, reviewed this item. He described the request and the site. Then he pointed out the surrounding uses and Land Use Designations, as well as the zone districts on the surrounding parcels. The Planning Commission recommended approval finding the request meets the Zoning and Development Code criteria.

There were no public comments.

The public hearing was closed at 7:51 p.m.

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

Councilmember Spehar moved to adopt Resolution No. 57-07 and adopt Ordinance Nos. 4063, 4064, and 4065 and ordered them published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing – H Road/Northwest Plan Policies and Performance Standards [File #GPA-2007-025]

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

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". 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. 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.

The public hearing was opened at 7:52 p.m.

David Thornton, Principal Planner, reviewed this item. He explained that this was considered at a joint City/County Planning Commissions meeting on March 27, 2007. He reviewed the study that has taken place on this site for the last six months. The study area is about 250 acres. The area is north of H Road between 22 Road and 21 Road. The request before Council is three parts: to amend the Growth Plan Designation for the area, adopt policies that would apply to development in that area, and to amend the Grand Valley Circulation Plan for the area.

In regards to the amendment to the Growth Plan, Mr. Thornton reviewed a number of changes that have occurred in the surrounding area. There has been one open house and two newsletters to inform the surrounding property owners. The study area was included in the Persigo 201 boundary. Comments received at the open house were divided between the three options. Three focus groups were held – one for economic development needs, one for transportation needs, and one for the residents.

Mr. Thornton explained the need for the change to the Circulation Plan and the traffic concerns in that area. CDOT will be involved in those solutions due to the Highway 6 and 50 involvement. There will be further studies on the traffic in the area and perhaps additional changes to the Plan. The traffic study does show that traffic would increase more if the area is both Commercial/Industrial and Residential, than if it is developed just as Commercial/Industrial.

The Economic Development Focus Group brought out the lack of Commercial/Industrial property to be developed in the Grand Junction area. Mr. Thornton reviewed the current inventory which is a very low percentage, even outside the City limits in the Grand Junction vicinity. He then reviewed all available parcels of any size.

Mr. Thornton then displayed an aerial view of the area and pointed out the current uses.

The recommendations from the study are to designate the parcels not already so designated Commercial/Industrial. The staff from the City and the County wanted to make sure that the concerns of the residents of the area were addressed, thus the reason for the additional Policies and Performance standards. Some of those regulations would prohibit billboards, limit truck traffic to 21 ½ Road, and some policies addressing aesthetics such as screening and landscaping. Also the location of loading docks, outside storage, architectural elements of the building, signage, both size and lighting are also addressed.

Councilmember Coons asked how all truck traffic using 21 ½ Road will be enforced. Mr. Thornton said they cannot keep all trucks off 22 Road but at the design stage, the Planning Department can make sure the site is designed to force trucks to use 21 ½ Road.

Councilmember Palmer referred to the additional study of the intersection and asked about the time frame so that development does not get ahead of any needed improvements. Mr. Thornton said he hopes the CDOT study will provide solutions in a timely manner.

Scott Claussen, 856 21 ½ Road, asked how the City plans to build a road alongside his house. There was a petition from 50 residents that asked for additional study and there was no response from the City.

Larry Cleaver, 2822 Ridge Drive, is the manager of Ute Water. Ute Water has a contract on one of the parcels. They have been looking for 20 acres to relocate to for some time. It will be 2 ½ years before they build. They have 48 acres under contract. They will have their trucks use 21 ½ Road.

Mandy Rush, 2176 and 2272 Beech Road, stated that the property belongs to her parents. Ms. Rush's family farmed and ranched the property for many years. Her

father sold his property in twelve days. As a realtor, she knows that commercial /industrial land availability is limited. The Highway 6 & 50/I-70 corridor is an issue relative to traffic.

Robert Jones, Vortex Engineering, 255 Vista Valley Drive, Fruita, represents one of the property owners in the area. He said there is a true need for industrial property in the Grand Junction area.

Councilmember Spehar wanted further clarification on the roads to be built.

Public Works and Planning Director Tim Moore said right-of-way acquisition will take place in concert with development and other things such as drainage would be addressed.

Councilmember Spehar asked why the decision was made for further study on the road, especially in light of the situation as it is now. Principal Planner Thornton said the City wants to work closely with CDOT and installation of traffic signals on State Highways require certain warrants under CDOT rules. That may change as development occurs. The type of traffic will change; there will be more trucks which need more turning time. Councilmember Spehar said it has been a problem for some time so he supports being proactive rather than reactive if something happens.

Councilmember Coons, referring to the petition asking for more study, asked what questions still need to be explored. Mr. Thornton said the concern of the residents signing the petition continues to be the traffic and other impacts to their residential neighborhood. The residents do not feel like they were heard since their preference to zone the study area to Estate was not recommended. However, many of the additional policies and performance standards were developed from the focus groups with those residents to attempt to mitigate their concerns.

Councilmember Hill wanted to be able to compare the new proposed policies with what already exists in the City's standards. He was concerned the additional regulations put too high of a standard on the area.

Councilmember Coons asked if there were any potential buyers for the industrial property included in the focus groups. Mr. Thornton said they were invited as well. Councilmember Coons asked if there was any feedback on the standards. Mr. Thornton cited one example, but thought the situation had gone away.

Councilmember Hill asked for clarification on the proposal, could they continue the proposed ordinance adopting the standards. City Attorney Shaver said they can but it takes 30 days for the ordinance to become effective. Mr. Hill asked if there are already performance standards in the Code. Mr. Shaver said there are but the transition from residential to Commercial/Industrial would be more dramatic without these additional standards designed to make the transition softer.

Councilmember Spehar favored going forward with the ordinance and adjust it as necessary later.

Councilmember Coons added by not adopting the ordinance it would negate the public input process, as it was the residents that came up with this creative solution.

Councilmember Beckstein said the impression is that the residents do not feel like their petition concerns have been addressed. City Manager David Varley said that although the City goes above and beyond in the notification process, some people may not have received notification. The other side is that since the decision was not what they wanted, the residents don't feel like they were heard.

Principal Planner Thornton noted that a number of residents from Lyn Street came to the Joint City/County lunch where this was discussed. Their petition asked for a traffic study but they didn't realize that traffic was looked at as mentioned tonight. The issue was the request to inventory available industrial land. As detailed tonight, that was done.

Councilmember Beckstein referred to an email that said they had not received a response and asked if the resident had been given an answer.

Councilmember Palmer said he was invited to a neighborhood meeting, but upon the advice of the City Attorney, he declined. Citizens don't always understand why a Councilmember should not attend. The comments provided were read and heard.

The public hearing was closed at 9:17 p.m.

Council President Doody thanked all those who made comments and stated that the City Manager's door is always open.

Councilmember Palmer expressed his preference is for Option 2, residential adjacent to industrial will create a buffering nightmare.

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

Councilmember Coons moved to adopt Resolution No. 58-07. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Councilmember Coons moved to adopt Resolution No. 59-07. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Councilmember Coons moved to adopt Ordinance No. 4066 and ordered it published. Councilmember Spehar seconded the motion. Motion carried by roll call vote with Councilmembers Beckstein and Hill voting NO.

Council President Doody called a recess at 9:25 p.m.

The meeting reconvened at 9:35 p.m.

Public Hearing – Brady Trucking Annexation Located at 356 27 ½ Road [File #ANX-2007-035]

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

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

Kristen Ashbeck, Senior Planner, reviewed this item. She described the location, the current use, and the proposal for expansion which triggered the annexation. Staff finds that the annexation petition does meet the statutory requirements for annexation. The zoning will come forward at a later time.

Councilmember Palmer asked if the annexation creates an enclave. Ms. Ashbeck says it does and those property owners affected were notified. No comments were received from those property owners.

Robert Jones, Vortex Engineering, 255 Vista Valley Drive, Fruita, representing the applicant, was available for questions.

There were no public comments.

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

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

Councilmember Palmer moved to adopt Resolution No. 60-07 and adopt Ordinance No. 4067 and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – Promontory Annexation and Zoning, Located at the End of Sierra Vista Road [File #ANX-2006-280]

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.

The public hearing was opened at 9:40 p.m.

Ronnie Edwards, Associate Planner, reviewed this item. She described the location, the surrounding uses, the Future Land Use Designation, and zoning. She outlined the request.

Tracy Moore, River City Consultants, was present representing the applicants. The biggest issue was sewer and they have worked out an agreement with the adjacent property owner so that sewer can be provided.

There were no public comments.

The public hearing was closed at 9:42 p.m.

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

Councilmember Spehar moved to adopt Resolution No. 61-07 and adopt Ordinance Nos. 4068, 4069, 4070, and 4071 and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

The Redlands Mesa Golf Course Water Agreement Amended and Restated, Convey Water Rights to Red Junction, LLC for Redlands Mesa Golf Course and Assignment of Water Rights and Assignment of Interest and Obligation in the Water Agreement Amended and Restated from Red Junction, LLC

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.

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.

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.

City Attorney, John Shaver, reviewed these items together. He advised that the reason for the quitclaim deed is that the original conveyance was not recorded. There will be a new owner which requires an assignment of the deed. This will formalize the relationship. The golf course has requested the City convey the water rights to Red Junction, LLC as its successor due to the anticipation of the sale of the Golf Course at Redlands Mesa.

Councilmember Palmer asked when the City originally conveyed the water rights, were they a gift or sold to Redlands Mesa, LLC? City Attorney Shaver said they were sold for a nominal fee as it was a win-win situation. The City had water that it needed to sell and Redlands Mesa, LLC had a proper use of this water. There is one additional item, the installation of some additional pump facilities which will be a cooperative addition that will benefit all in use of the irrigation system.

Councilmember Hill moved to authorize the City Manager to Execute the Water Agreement Amended and Restated. Councilmember Palmer seconded the motion. Motion carried.

Councilmember Hill moved to authorize the City Manager to Execute a Quitclaim Deed to Red Junction, LLC for the Water Rights. Councilmember Thomason seconded the motion. Motion carried.

Councilmember Hill moved to 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. Councilmember Coons seconded the motion. Motion carried.

Oil and Gas Resolution

Council President Jim Doody is bringing forward a Resolution on State Wide Regulation of Oil and Gas Development.

Council President Doody reviewed the information he provided Monday night on how the resolution is being brought forward and named the municipalities in the Grand Valley and Roaring Fork Valley that have already adopted it. He asked for comments.

Councilmember Coons supported the resolution encouraging comprehensive planning.

Councilmember Spehar reviewed each of the points in the resolution, expressing arguments in favor and supported the adoption.

Council President Doody says he believes with the crisis in the Middle East that energy fuels need to come from our own market. As Elected Officials, they need to protect the community, it is a balance.

Councilmember Hill said he supports some of the points but the resolution takes a big brush view; there are other solutions that are not suggested in the resolution. He is not supportive of the resolution. He would rather look at each point individually.

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

It was moved by Councilmember Spehar and seconded by Councilmember Palmer to adopt Resolution No. 63-07. Motion carried by roll call vote with Councilmembers Beckstein and Hill voting NO.

Non-Scheduled Citizens & Visitors

The representative from Redlands Mesa Golf Course praised working with the legal staff on their water issues.

Other Business

Councilmember Palmer heard from two groups regarding the election, the Chamber and the Homebuilders, and they would like to have more regular dialogue with the Council, perhaps an annual luncheon.

Councilmember Hill said that is a good idea. He suggested that City Council be more proactive with those groups. He would also like to do something more formal for the Chamber for their work on the TABOR question.

Councilmember Coons said the Council also needs to understand the mission of these other groups better.

Councilmember Beckstein agreed.

Adjournment

The meeting adjourned at 10:05 p.m.

Stephanie Tuin, MMC
City Clerk

Attach 2

**Rename AI Drive to Justice Drive and Air Tech Court to Justice Court
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Rename AI Drive to Justice Drive and Air Tech Court to Justice Court					
Meeting Date	May 2, 2007					
Date Prepared	April 11, 2007				File # MSC-2006-310	
Author	Ronnie Edwards		Associate Planner			
Presenter Name	Ronnie Edwards		Associate Planner			
Report results back to Council	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When	
Citizen Presentation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Workshop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consent	<input type="checkbox"/>
			Formal Agenda			Individual Consideration

Summary: Resolution to rename AI Drive to Justice Drive and Air Tech Court to Justice Court.

Budget: N/A

Action Requested/Recommendation: Consideration and approval of a Resolution renaming AI Drive to Justice Drive and Air Tech Court to Justice Court.

Background Information: Please see attached Staff report

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. Resolution

BACKGROUND INFORMATION				
Location:		North of H Road and East of North Crest Drive		
Applicant:		Grand Junction Economic Partnership, Grand Junction Colorado State Leasing Authority and Industrial Development Inc.		
Existing Land Use:		Offices and Warehouse Facilities		
Proposed Land Use:		Office and Warehouse Facilities		
Surrounding Land Use:	North	Walker Field Airport		
	South	Vacant Office Facility		
	East	Walker Field Airport		
	West	Office and Warehouse Facilities		
Existing Zoning:		I-O		
Proposed Zoning:		I-O		
Surrounding Zoning:	North	Planned Airport Development		
	South	I-O		
	East	Planned Airport Development		
	West	I-O		
Growth Plan Designation:		Commercial/Industrial		
Zoning within density range?		N/A	Yes	No

Project Analysis:

1. **Background:**

The request originated from the Grand Junction Economic Partnership (GJEP), Grand Junction Colorado State Leasing Authority (GJCSLA) and Industrial Development Inc. (IDI) to change the street names in the Air Tech Park Subdivision, as the first tenant in this subdivision is a new facility for the Colorado Bureau of Investigation (CBI). This new facility was approved at Planning Commission in December of 2006 and is located north of H Road and east of North Crest Drive near Walker Field Airport. The applicants felt the name of the streets should honor and

reflect this important tenant. All affected property owners have expressed agreement that the proposed request is appropriate.

Section 6.2.B.3.6 of the Zoning and Development Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

The existing street names did not comply with the City of Grand Junction street naming standards. The proposed name changes will not impact adjacent land uses or neighborhood stability or character.

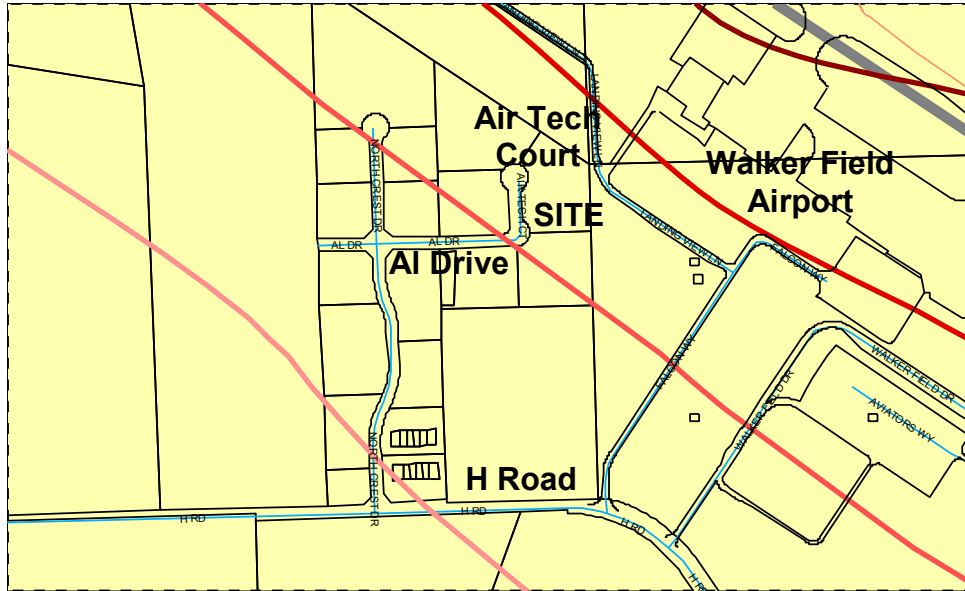
The proposal is in conformance with the goals and policies of the Growth Plan and requirements of the Zoning and Development Code.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the resolution renaming AI Drive to Justice Drive and Air Tech Court to Justice Court.

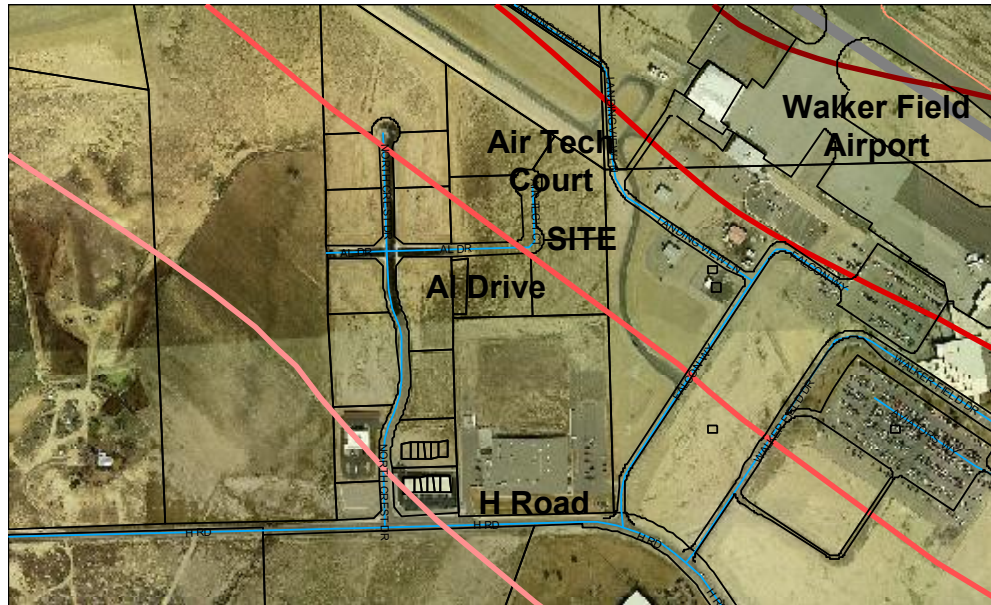
Site Location Map

Figure 1



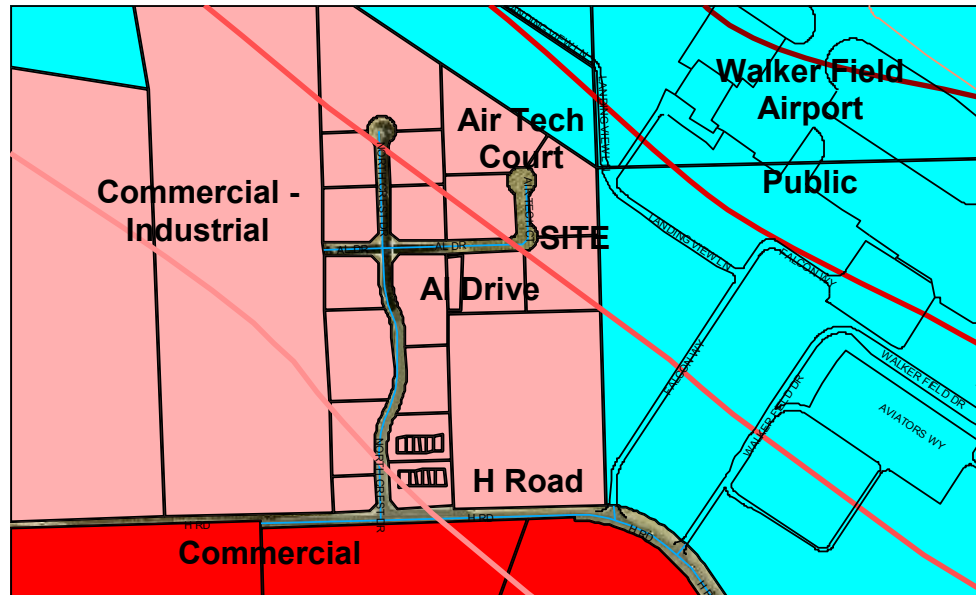
Aerial Photo Map

Figure 2



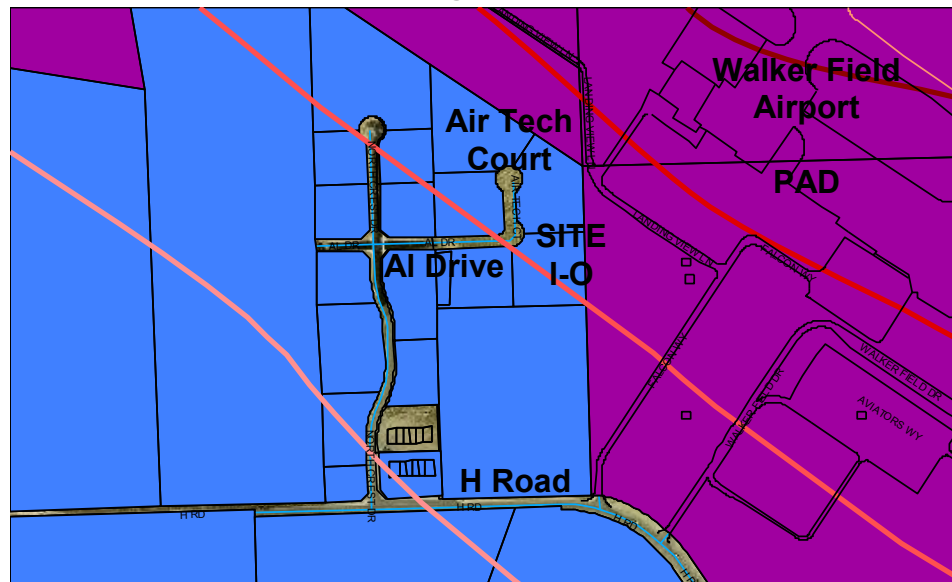
Future Land Use Map

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

RESOLUTION NO. _____

**A RESOLUTION RENAMING AL DRIVE TO JUSTICE DRIVE
AND AIR TECH COURT TO JUSTICE COURT**

Recitals.

A request was made by the Grand Junction Economic Partnership (GJEP), Grand Junction Colorado State Leasing Authority (GJCSLA) and Industrial Development Inc. (IDI) to change the street names in the Air Tech Park Subdivision, to honor the Colorado Bureau of Investigation as the first tenant in the subdivision. Air Tech Park Subdivision is located north of H Road, east of North Crest Drive and adjacent to Walker Field Airport. The applicants felt the name of the streets should honor and reflect this important first tenant. All affected property owners have expressed agreement with the proposed street name change.

Section 6.2.B.3.6 of the Zoning and Development Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide more efficient movement of traffic.

The existing street names did not comply with the City of Grand Junction street naming standards. The proposed name changes will not impact adjacent land uses or neighborhood stability or character.

The proposed street name changes are consistent with the goals and policies of the Growth Plan and requirements of the Zoning and Development Code.

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

That Al Drive, as described in this resolution is hereby changed to Justice Drive and Air Tech Court, as described in this resolution is hereby changed to Justice Court.

ADOPTED AND APPROVED THIS ____ day of _____. 2007.

ATTEST:

Stephanie Tuin
City Clerk

James J. Doody
President of City Council

Attach 3
Setting a Hearing on the Mesa State College Annexation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Mesa State College Annexation - Located at 2899 D ½ Road						
Meeting Date	May 2, 2007						
Date Prepared	April 20, 2007				File # GPA-2007-081		
Author	Ken Kovalchik		Senior Planner				
Presenter Name	Ken Kovalchik		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 154 acres, located at 2899 D ½ Road. The Mesa State College Annexation consists of one parcel.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Mesa State College 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 / Location Map; Aerial Photo
3. Growth Plan Map; Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		2899 D ½ Road			
Applicant:		Mesa State College Real Estate Foundation, owners			
Existing Land Use:		Agriculture/Vacant/CSU Facility/Lineman School			
Proposed Land Use:		Residential/Commercial/Industrial			
Surrounding Land Use:	North	Industrial			
	South	Residential			
	East	Residential			
	West	State Offices/Cemetery			
Existing Zoning:		County - PUD			
Proposed Zoning:		R-12, C-2, and I-1			
Surrounding Zoning:	North	I-1			
	South	R-4 and PD (City); RSF-R and PUD (County)			
	East	RSF-R and PUD (County)			
	West	PUD (County)			
Growth Plan Designation:		Public			
Zoning within density range?			Yes	X	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 154 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 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 Mesa State College Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a

single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

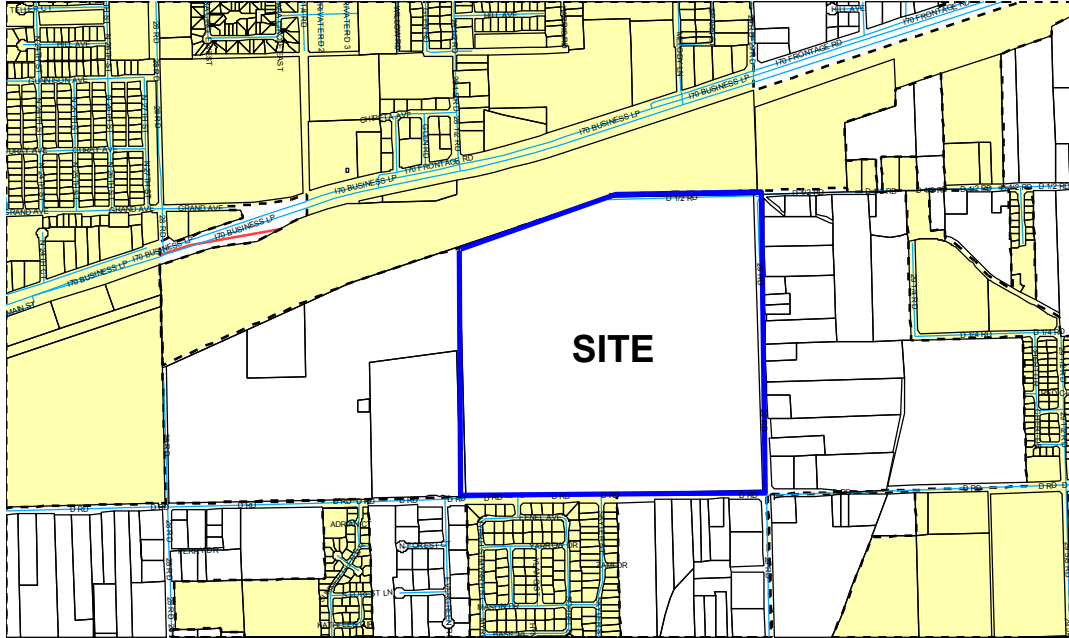
<u><i>ANNEXATION SCHEDULE</i></u>	
May 2, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
To be scheduled	Planning Commission considers Zone of Annexation
To be scheduled	Introduction Of A Proposed Ordinance on Zoning by City Council
June 6, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 8, 2007	Effective date of Annexation and Zoning

MESA STATE COLLEGE ANNEXATION SUMMARY

File Number:		GPA-2007-081
Location:		2899 D ½ Road
Tax ID Number:		2943-184-00-097
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		154
Developable Acres Remaining:		154
Right-of-way in Annexation:		29 Road and D Road
Previous County Zoning:		PUD
Proposed City Zoning:		I-1, C-2, and R-12
Current Land Use:		Ag./Vacant/CSU Facility/Lineman School
Future Land Use:		Public
Values:	Assessed:	\$232,180
	Actual:	\$800,640
Address Ranges:		2850 – 2898 D Road (even only) & 401 – 449 29 Road (odd only)
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Grand Junction Drainage
	School:	District 51
	Pest:	N/A

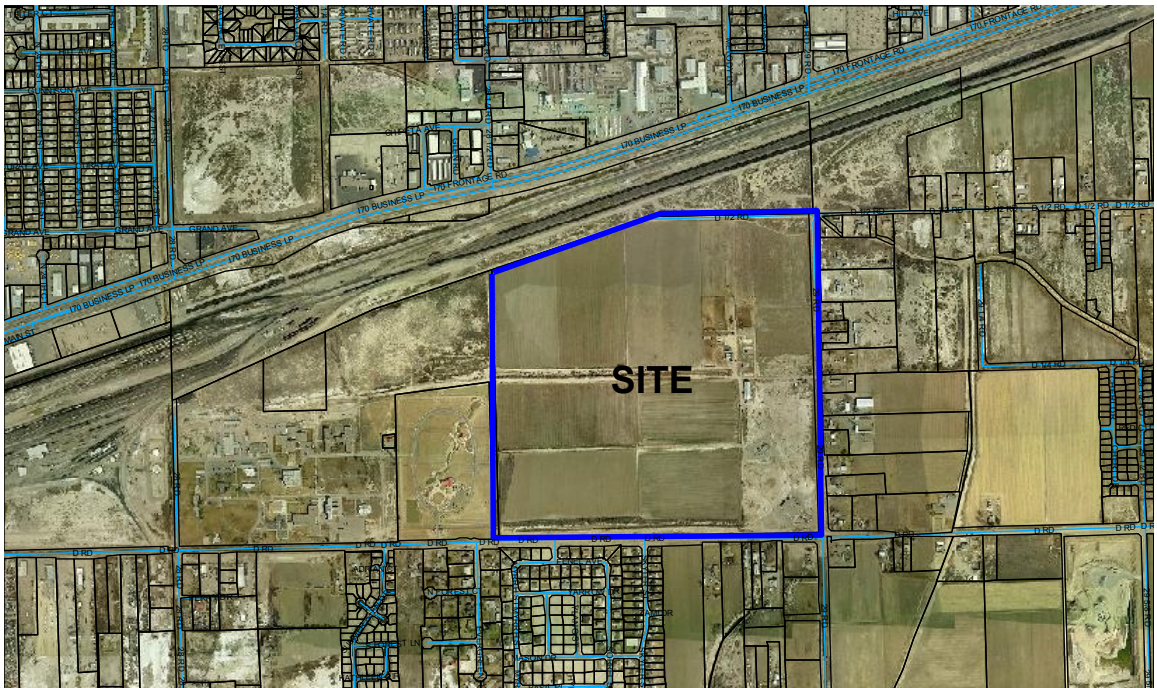
Site Location Map

Figure 1



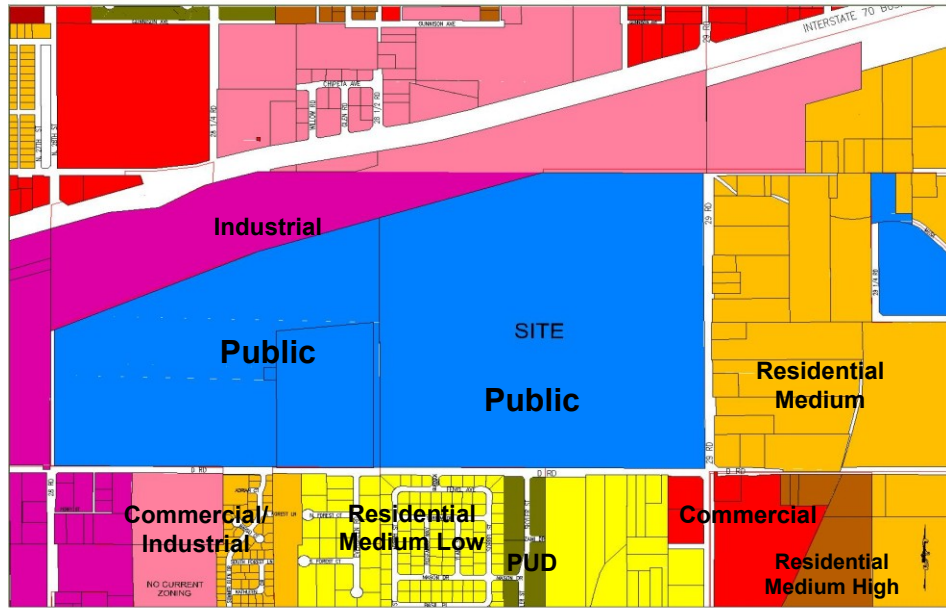
Aerial Photo Map

Figure 2



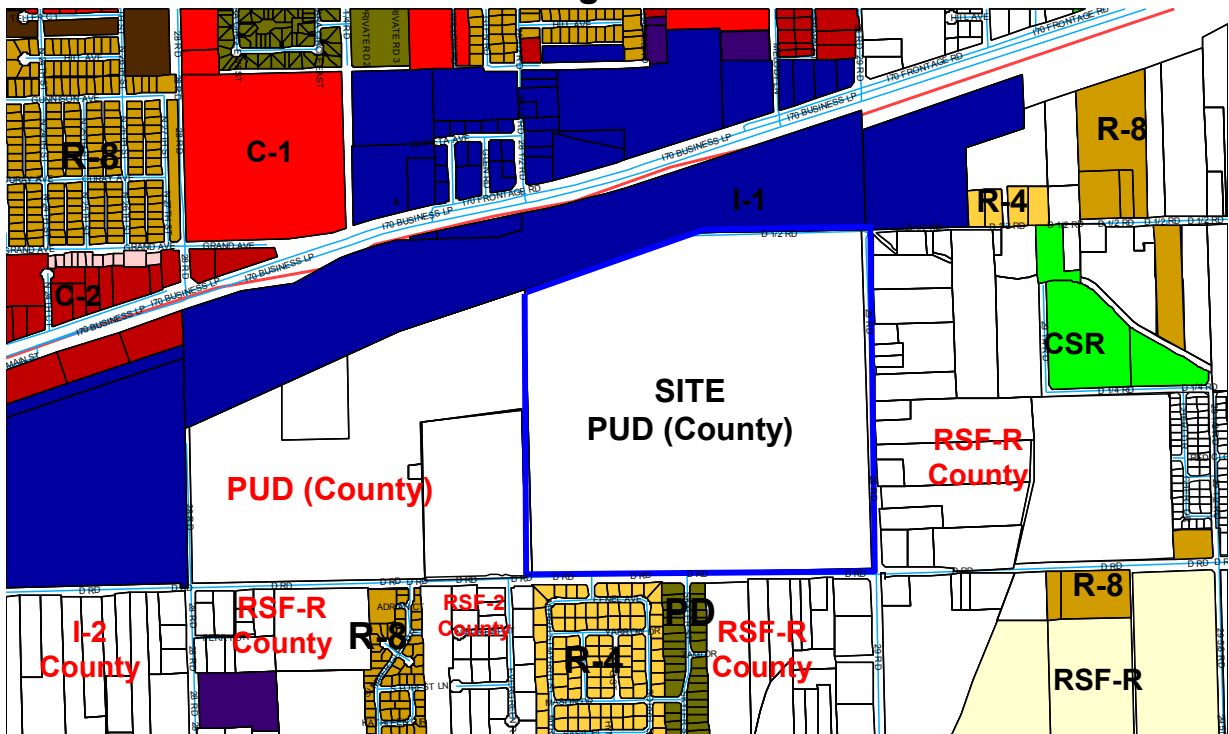
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 2nd of May, 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**

MESA STATE COLLEGE ANNEXATION

LOCATED AT 2899 D 1/2 ROAD

WHEREAS, on the 2nd day of May, 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:

MESA STATE COLLEGE ANNEXATION

A certain parcel of land located in the Southeast Quarter of (SE 1/4) of Section 18, 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 Southeast corner of said Section 18 and assuming the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18 bears N89°40'51"W with all other bearings contained herein being relative thereto; thence N89°40'51"W along said South line a distance of 1319.50 feet to the Southwest corner of said SE 1/4 SE 1/4; thence N00°21'19"W along the West line of said SE 1/4 SE 1/4 a distance of 30.00 feet to a point on the North line of D Road; thence N89°37'59"W along said North line a distance of 1328.65 feet to a point on the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 18, said North line also being the North line of the Darren Davidson Annexation, City of Grand Junction, Ordinance No. 3205; thence N00°06'35"W along said West line a distance of 1288.69 feet to the Northwest corner of said SW 1/4 SE 1/4; thence N00°25'09"W along the West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 18 a distance of 903.48 feet to a point on the South line of the Southern Pacific Railroad Annexation, City of Grand Junction, Ordinance No. 3158; thence N73°01'14"E along said South line a distance of 1415.51 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18; thence N00°15'05"E a distance of 30.00 feet; thence N89°35'13"E along a line being 30.00 feet North of and parallel with the North line of said NE 1/4 SE 1/4 a distance of 1292.57 feet; thence S00°13'55"E along the East line of said NE 1/4 SE 1/4 a distance of

1350.87 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence S00°13'09"E along the East line of said SE 1/4 SE 1/4, a distance of 1321.23 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 154.05 acres (6,710,387 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>
May 4, 2007
May 11, 2007
May 18, 2007
May 25, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MESA STATE COLLEGE ANNEXATION

APPROXIMATELY 154 ACRES

LOCATED AT 2899 D 1/2 ROAD

WHEREAS, on the 2nd day of May, 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:

MESA STATE COLLEGE ANNEXATION

A certain parcel of land located in the Southeast Quarter of (SE 1/4) of Section 18, 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 Southeast corner of said Section 18 and assuming the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE1/4) of said Section 18 bears N89°40'51"W with all other bearings contained herein being relative thereto; thence N89°40'51"W along said South line a distance of 1319.50 feet to the Southwest corner of said SE 1/4 SE 1/4; thence N00°21'19"W along the West line of said SE 1/4 SE 1/4 a distance of 30.00 feet to a point on the North line of D Road; thence N89°37'59"W along said North line a distance of 1328.65 feet to a point on the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 18, said North line also being the North line of the Darren Davidson Annexation, City of Grand Junction,

Ordinance No. 3205; thence N00°06'35"W along said West line a distance of 1288.69 feet to the Northwest corner of said SW 1/4 SE 1/4; thence N00°25'09"W along the West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 18 a distance of 903.48 feet to a point on the South line of the Southern Pacific Railroad Annexation, City of Grand Junction, Ordinance No. 3158; thence N73°01'14"E along said South line a distance of 1415.51 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18; thence N00°15'05"E a distance of 30.00 feet; thence N89°35'13"E along a line being 30.00 feet North of and parallel with the North line of said NE 1/4 SE 1/4 a distance of 1292.57 feet; thence S00°13'55"E along the East line of said NE 1/4 SE 1/4 a distance of 1350.87 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence S00°13'09"E along the East line of said SE 1/4 SE 1/4, a distance of 1321.23 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 154.05 acres (6,710,387 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 4
Setting a Hearing on the Three Sisters Annexation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Three Sisters Annexation - Located at 2431 Monument Road						
Meeting Date	May 2, 2007						
Date Prepared	April 23, 2007				File #GPA-2007-076		
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 128.92 acres, located at 2431 Monument Road. The Three Sisters Annexation consists of one (1) parcel of land.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Three Sisters 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:		2431 Monument Road		
Applicants:		Conquest Developments, LLC, Owner		
Existing Land Use:		Vacant land		
Proposed Land Use:		Residential subdivision		
Surrounding Land Use:	North	Vacant land and single-family residential		
	South	Vacant land		
	East	Vacant land and single-family residential		
	West	Vacant land		
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	AFT, Agricultural, Forestry, Transitional (County)		
	East	RSF-4, Residential Single-Family – 4 units/acre (County)		
	West	CSR, Community Services and Recreation (City)		
Growth Plan Designation:		Conservation and Residential Low (1/2 – 2 ac./du)		
Zoning within density range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 128.92 acres of land and is comprised of one (1) parcel of land. 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 Three Sisters 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.

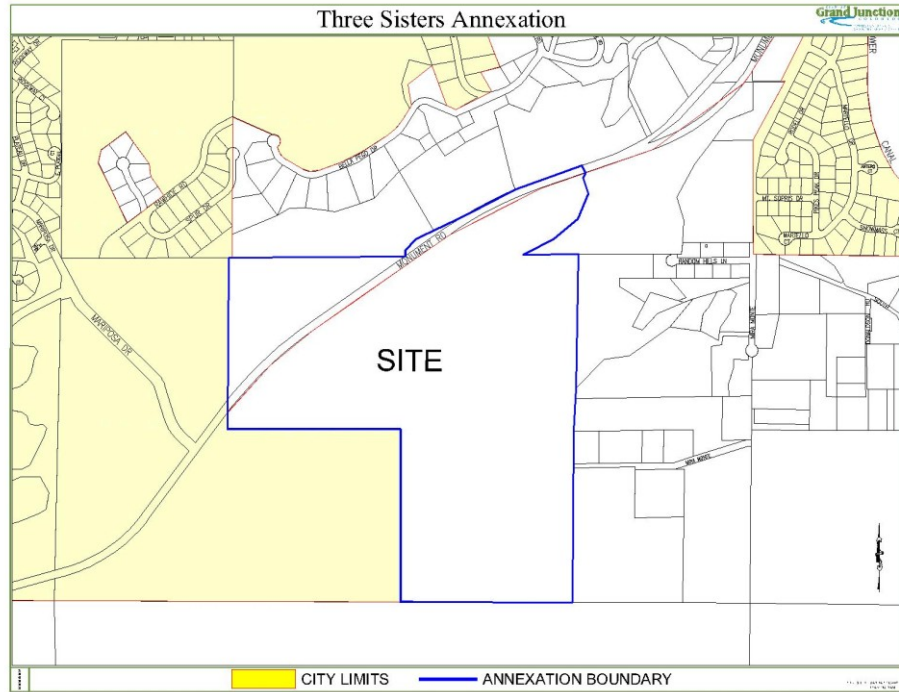
<i>ANNEXATION SCHEDULE</i>	
May 2, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
To be scheduled	Planning Commission considers Zone of Annexation
To be scheduled	Introduction Of A Proposed Ordinance on Zoning by City Council
June 6, 2007	Acceptance of Petition and Public Hearing on Annexation by City Council
July 8, 2007	Effective date of Annexation

THREE SISTERS ANNEXATION SUMMARY

File Number:		GPA-2007-076
Location:		2431 Monument Road
Tax ID Number:		2945-214-00-071
Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		128.92
Developable Acres Remaining:		124.98
Right-of-way in Annexation:		3.94
Previous County Zoning:		RSF-4, Residential Single Family – 4 units/acre
Proposed City Zoning:		To be determined
Current Land Use:		Vacant land
Future Land Use:		Conservation and Residential Low (1/2 – 2 ac./du)
Values:	Assessed:	\$123,100
	Actual:	\$424,500
Address Ranges:		2431 Monument Road
Special Districts:	Water:	Ute Water
	Sewer:	City of Grand Junction
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Redlands Water and Power
	School:	District 51

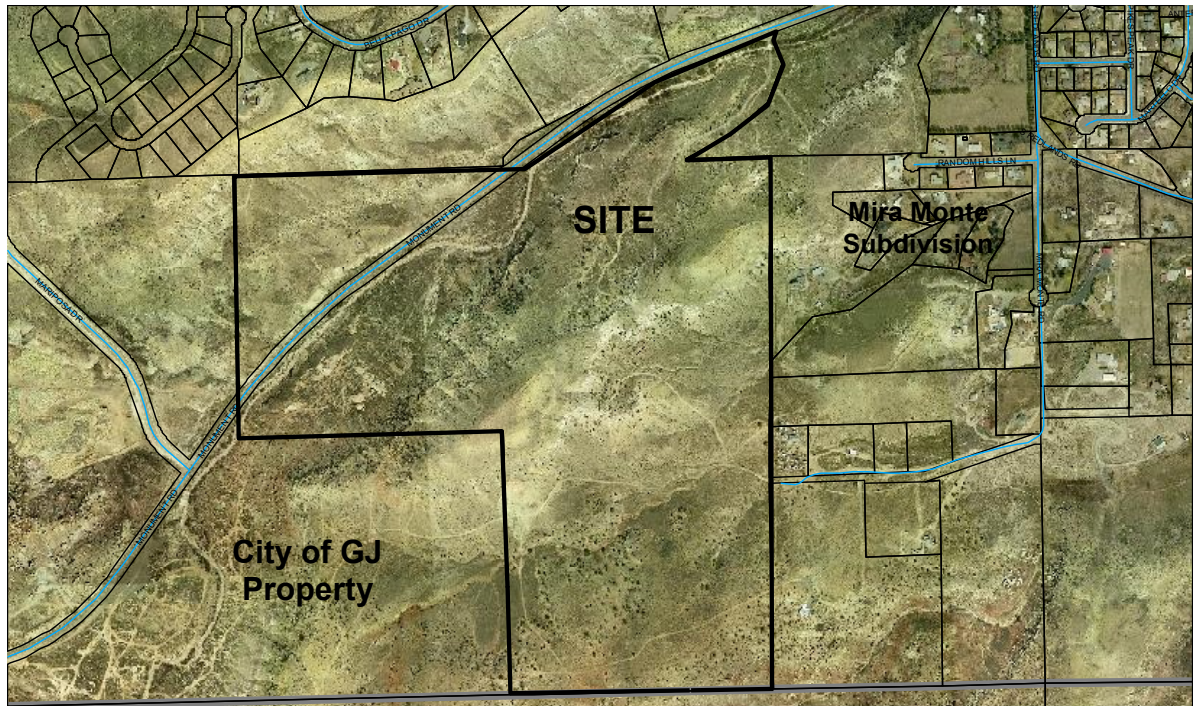
Site Location Map – Three Sisters Annex

Figure 1



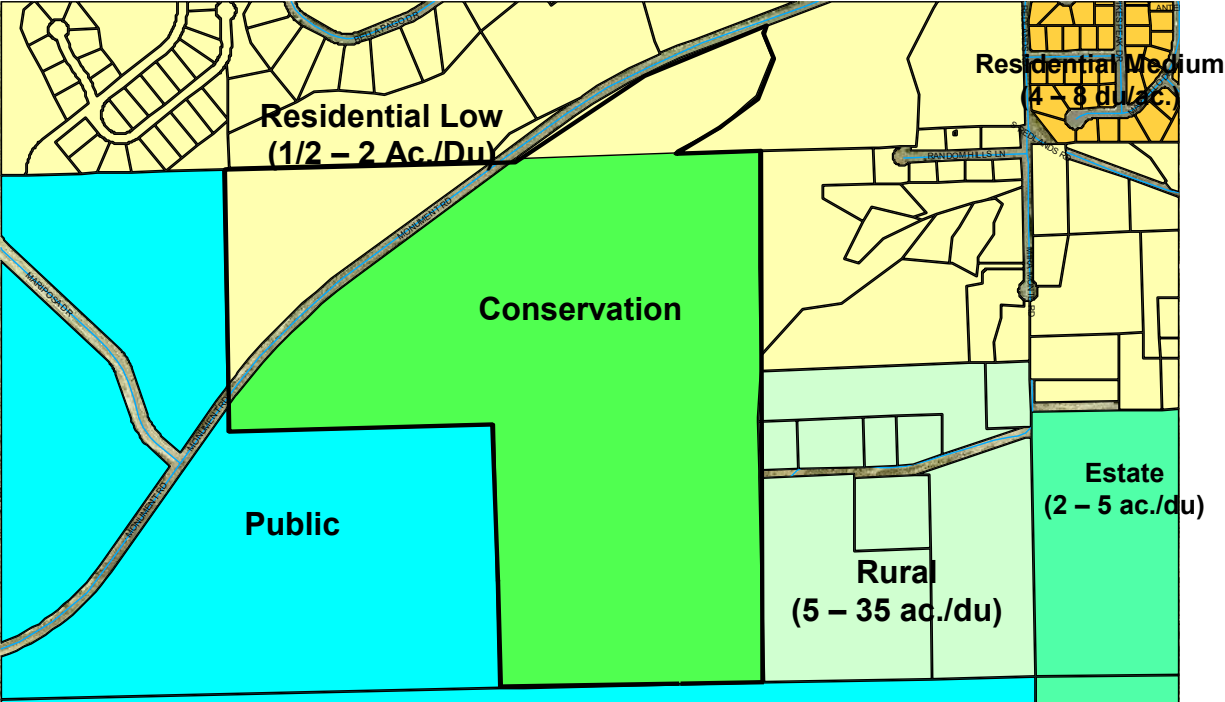
Aerial Photo Map – Three Sisters Annex

Figure 2



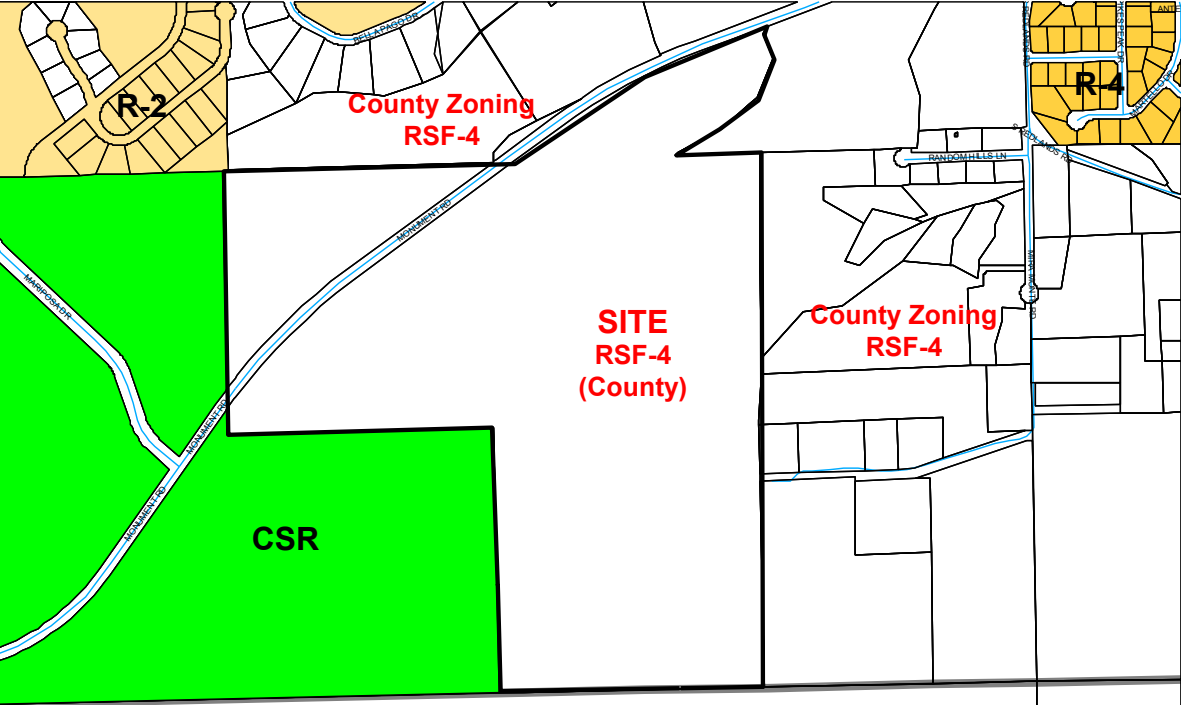
Future Land Use Map – Three Sisters

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 2nd of May, 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**

THREE SISTERS ANNEXATION

**LOCATED AT 2431 MONUMENT ROAD
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

WHEREAS, on the 2nd day of May, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
THREE SISTERS ANNEXATION
2945-214-00-071**

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 21, 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 Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 21 and assuming the North line of said NW 1/4 SE 1/4 bears S89°13'42"W with all other bearings contained herein being relative thereto; thence N00°21'32"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 21 a distance of 44.94 feet; thence N44°28'32"E a distance of 120.31 feet; thence N64°12'32"E a distance of 722.26 feet; thence N70°57'32"E a distance of 660.76 feet; thence S19°02'28"E a distance of 29.45 feet; thence S26°07'09"W a distance of 42.43 feet; thence S18°52'51"E a distance of 128.01 feet; thence 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing S22°10'12"W a distance of 205.56 feet; thence 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing S50°29'46"W a distance of 56.39 feet; thence 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing S50°20'43"W a distance of 181.56 feet; thence

S62°55'09"W a distance of 241.04 feet; thence 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing S59°29'16"W a distance of 18.91 feet to a point on the North line of said NW 1/4 SE 1/4; thence S89°13'42"W along said North line a distance of 900.16, more or less, to the Point of Beginning.

TOGETHER WITH the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 21

Said parcel contains 128.92 acres (5,615,559 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>
May 4, 2007
May 11, 2007
May 18, 2007
May 25, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

THREE SISTERS ANNEXATION

APPROXIMATELY 128.92 ACRES

**LOCATED AT 2431 MONUMENT ROAD
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

WHEREAS, on the 2nd day of May, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
THREE SISTERS ANNEXATION
2945-214-00-071**

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 21, 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 Northwest corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 21 and assuming the North line of said NW 1/4 SE 1/4 bears S89°13'42"W with all other bearings contained herein being relative thereto; thence N00°21'32"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 21 a distance

of 44.94 feet; thence N44°28'32"E a distance of 120.31 feet; thence N64°12'32"E a distance of 722.26 feet; thence N70°57'32"E a distance of 660.76 feet; thence S19°02'28"E a distance of 29.45 feet; thence S26°07'09"W a distance of 42.43 feet; thence S18°52'51"E a distance of 128.01 feet; thence 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing S22°10'12"W a distance of 205.56 feet; thence 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing S50°29'46"W a distance of 56.39 feet; thence 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing S50°20'43"W a distance of 181.56 feet; thence S62°55'09"W a distance of 241.04 feet; thence 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing S59°29'16"W a distance of 18.91 feet to a point on the North line of said NW 1/4 SE 1/4; thence S89°13'42"W along said North line a distance of 900.16, more or less, to the Point of Beginning.

TOGETHER WITH the West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 21

Said parcel contains 128.92 acres (5,615,559 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 5
Setting a Hearing on the Jones Annexation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	Jones Annexation - Located at 2858 C ½ Road						
Meeting Date	May 2, 2007						
Date Prepared	April 20, 2007				File #ANX-2007-087		
Author	Faye Hall		Associate Planner				
Presenter Name	Faye Hall		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: Request to annex 3.42 acres, located at 2858 C ½ Road. The Jones Annexation consists of one parcel and is located to the Southwest of the White Willows Subdivision.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Jones 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 Map
3. Future Land Use Map / Existing City and County Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION			
Location:		2858 C ½ Road	
Applicants:		Owner: John Jones Representative: Vortex Engineering – Robert Jones II	
Existing Land Use:		Residential	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		County RSF-R	
Proposed Zoning:		City R-4	
Surrounding Zoning:	North	R-4	
	South	County RSF-R	
	East	County RSF-R	
	West	R-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 3.42 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 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 Jones 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.

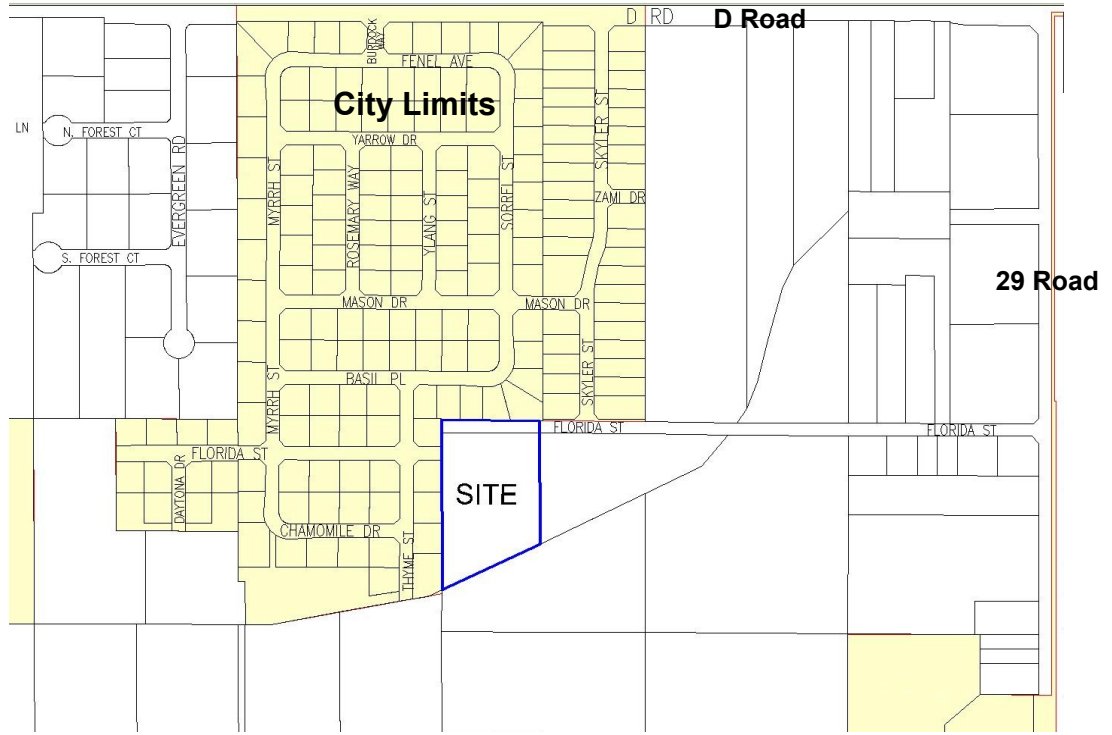
<i>ANNEXATION SCHEDULE</i>	
May 2, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 8, 2007	Planning Commission considers Zone of Annexation
May 16, 2007	Introduction Of A Proposed Ordinance on Zoning by City Council
June 6, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 8, 2007	Effective date of Annexation and Zoning

JONES ANNEXATION SUMMARY

File Number:		ANX-2007-087
Location:		2858 C ½ Road
Tax ID Number:		2943-191-00-238
Parcels:		1
Estimated Population:		2
# of Parcels (owner occupied):		0
# of Dwelling Units:		1
Acres land annexed:		3.42
Developable Acres Remaining:		3.13
Right-of-way in Annexation:		.29 acres (12,648 sq ft) C ¾ Road (Florida Street)
Previous County Zoning:		RSF-R
Proposed City Zoning:		R-4
Current Land Use:		Residential
Future Land Use:		Residential
Values:	Assessed:	\$11,980
	Actual:	\$150,560
Address Ranges:		2858 C ½ Road
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Grand Junction Drainage Grand Valley Irrigation
	School:	District 51
	Pest:	Grand River Mosquito

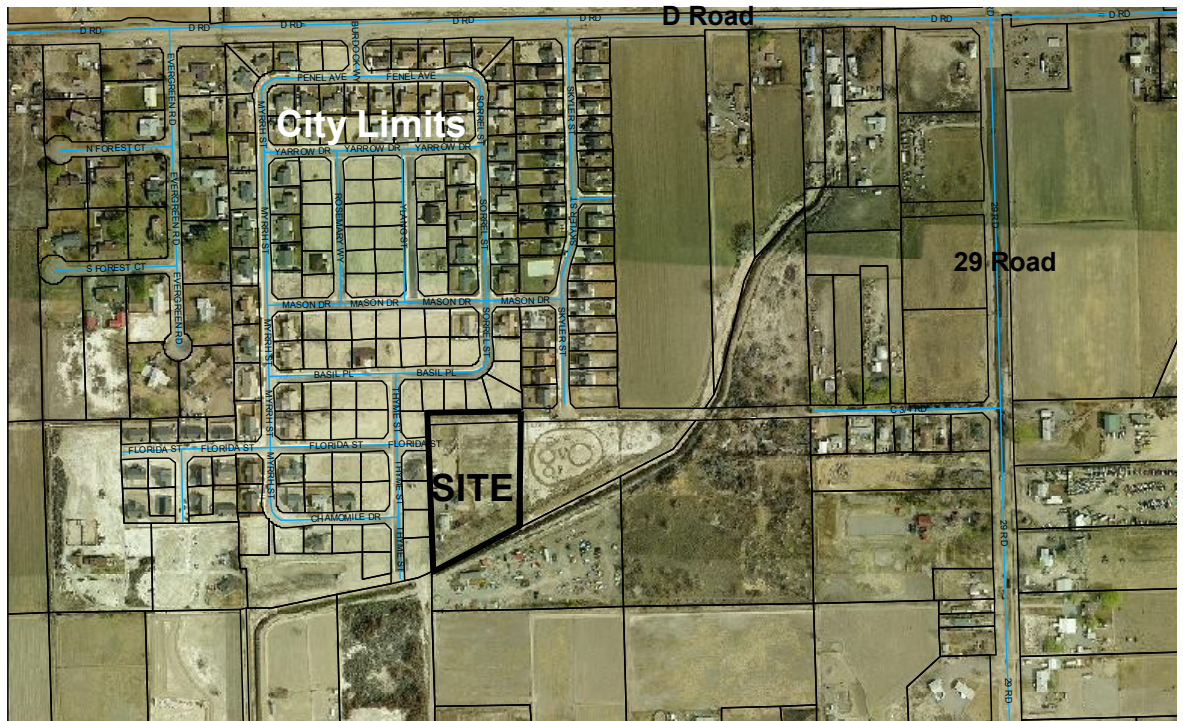
Site Location Map

Figure 1



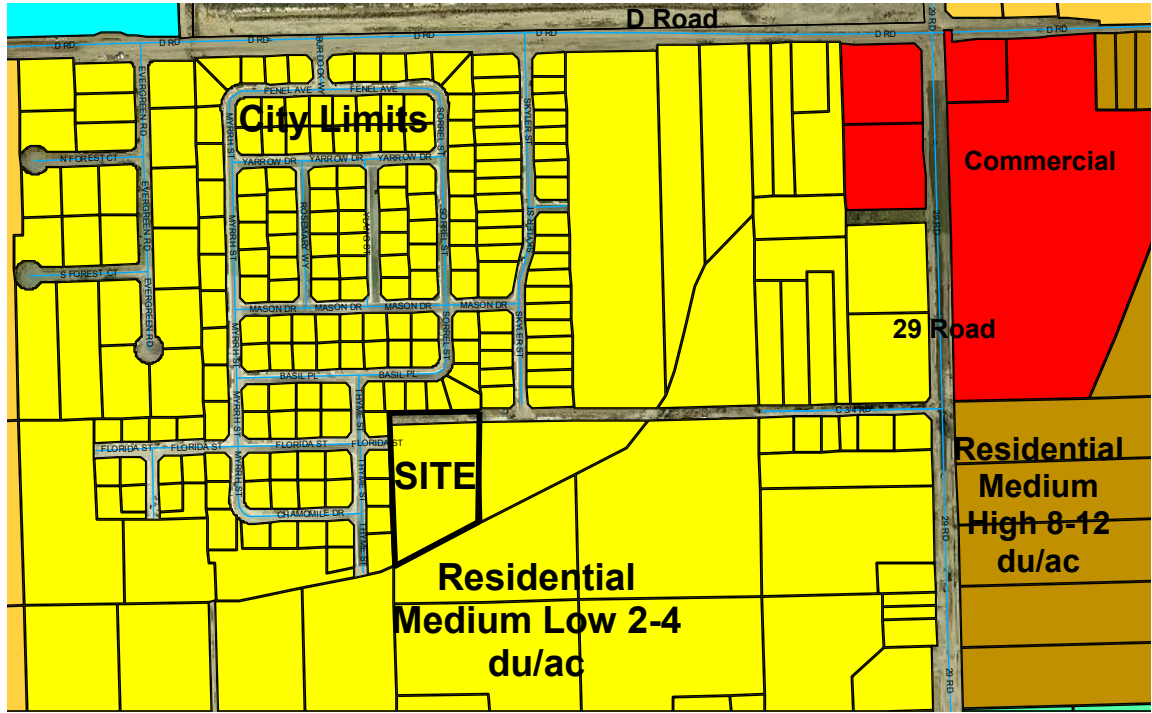
Aerial Photo Map

Figure 2



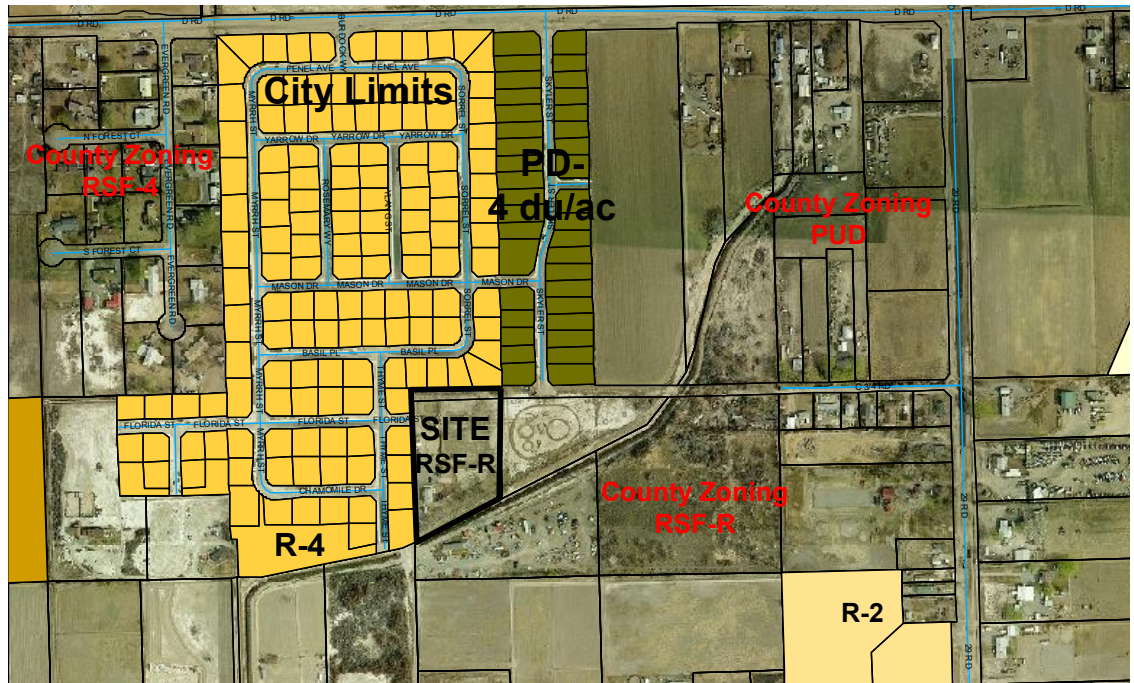
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



**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 2nd of May, 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**

JONES ANNEXATION

**LOCATED AT 2858 C ½ ROAD AND A PORTION OF THE FLORIDA STREET
RIGHT OF WAY**

WHEREAS, on the 2nd day of May, 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:

JONES ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 19, 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 Southeast corner of Lot 1 of Jensen Subdivision A Replat of A portion of Lots 4-6, Bevier Subdivision, as same is recorded in Book 4369, Page 169, Public Records of Mesa County Colorado, and assuming the South line of said Lot 1 bears S64°37'01"W with all other bearings contained herein being relative thereto; thence S64°37'01"W along said South line a distance of 350.78 feet to a point on the East line of White Willows, Filing Two as same is recorded in Book 3855, Pages 821-823, Public Records of Mesa County Colorado; thence N00°01'58"E along said East line a distance of 546.82 feet to a point on the North line of Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence S89°32'05"E along said North line a distance of 316.15 feet; thence S00°04'07"E along the East line of said Lot 1, a distance of 393.92 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 3.42 acres (148,885 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>
May 4, 2007
May 11, 2007
May 18, 2007
May 25, 2007

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

JONES ANNEXATION

APPROXIMATELY 3.42 ACRES

**LOCATED AT 2858 C ½ ROAD AND A PORTION OF THE FLORIDA STREET
RIGHT OF WAY**

WHEREAS, on the 2nd day of May, 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:

JONES ANNEXATION

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 19, 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 Southeast corner of Lot 1 of Jensen Subdivision A Replat of A portion of Lots 4-6, Bevier Subdivision, as same is recorded in Book 4369, Page 169, Public Records of Mesa County Colorado, and assuming the South line of said Lot 1 bears S64°37'01"W with all other bearings contained herein being relative thereto; thence S64°37'01"W along said South line a distance of 350.78 feet to a point on the East line of White Willows, Filing Two as same is recorded in Book 3855, Pages 821-823, Public Records of Mesa County

Colorado; thence N00°01'58"E along said East line a distance of 546.82 feet to a point on the North line of Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 19; thence S89°32'05"E along said North line a distance of 316.15 feet; thence S00°04'07"E along the East line of said Lot 1, a distance of 393.92 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 3.42 acres (148,885 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 the West Ouray Rezone
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject	West Ouray Rezone, located at 302 W Ouray Avenue						
Meeting Date	May 2, 2007						
Date Prepared	April 18, 2007				File #RZ-2007-034		
Author	Faye Hall			Associate Planner			
Presenter Name	Faye Hall			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: Request to rezone two properties with a combined acreage of 1.18 acres, located at 302 W. Ouray Avenue, from R-8 (Residential, 8 units per acre) to C-1 (Light Commercial).

Budget: N/A

Action Requested/Recommendation: Introduce a proposed ordinance and set a public hearing for May 16, 2007.

Background Information: See attached Staff Report/Background Information

Attachments:

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

STAFF REPORT / BACKGROUND INFORMATION				
Location:		302 W. Ouray Avenue		
Applicants:		Owner: Gene Taylor Representative: Blythe Group – Justin Stein		
Existing Land Use:		Vacant		
Proposed Land Use:		Community Activity Building		
Surrounding Land Use:	North	Commercial – Bassett Furniture		
	South	Residential		
	East	Commercial – Mesa Music		
	West	Commercial – Gene Taylor’s and Residential		
Existing Zoning:		R-8		
Proposed Zoning:		C-1		
Surrounding Zoning:	North	C-1		
	South	R-8		
	East	C-1		
	West	C-1 and R-8		
Growth Plan Designation:		Commercial		
Zoning within density range?	X	Yes		No

Staff Analysis:

This property was annexed in 1890 as part of the Mobley’s addition annexation. The parcel is located in the Carpenter’s Subdivision No. 2 and was zoned V (Vacant). In 1970 an ordinance was passed to rezone the property from V (Vacant) to C-1 (Light Commerce). At some point between 1970 and 1984 the property was rezoned to RMF-64 (Residential Multi-Family 64 units per acre). All this time the property has remained vacant and has had no structures built on it.

The Growth Plan was implemented in 1996. Currently, the northern parcel has a Future Land Use designation of Commercial. The southern parcel just went through a Growth Plan Amendment on April 4, 2007 and changed the Future Land Use Designation from Residential Medium and Commercial to Commercial.

The Growth Plan Amendment was needed in order to rezone the property from R-8 (Residential 8 units per acre) to C-1 (Light Commercial). Also, the alleys that run between these parcels, and Peach Street which borders the property to the west, are in the process of being vacated. The applicant is requesting the rezone in order to accommodate a Community Building for people in the area to

use for various things from playing games to hosting events. This would not be allowed in an R-8 Zone District.

In order for the rezone 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. as follows:

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

Response: The zoning was not done in error at the time of adoption

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

Response: There has been a change of character in the neighborhood due to new growth trends and deterioration of the residential character of the area. This area is starting to see revitalization with the expansion of commercial facilities.

3. The proposed rezone 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 rezone request is in a growing Commercial area that includes Gene Taylor's Sporting Goods Store, Bassett Furniture, and Mesa Music. The rezone does conform to the Growth Plan as the Future Land Use designation is Commercial.

4. 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: Public services are available to this property as they have been made available with the other Commercial properties that are in this vicinity.

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

Response: There is a need for more Light Commercially zoned property in this area to accommodate the growing community and the visible change in character that this area is experiencing.

6. The community will benefit from the proposed zone.

Response: The community will benefit from the Light Commercial zone district in that the intention of rezoning this property is to allow for a Community Building which will allow the residents in this area to utilize the facility for local functions.

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. **C-2**
- b. **R-O**
- c. **B-1**
- d. **B-2**

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 C-1 district to be consistent with the Growth Plan, and Sections 2.6 of the Zoning and Development Code.

Site Location Map

Figure 1



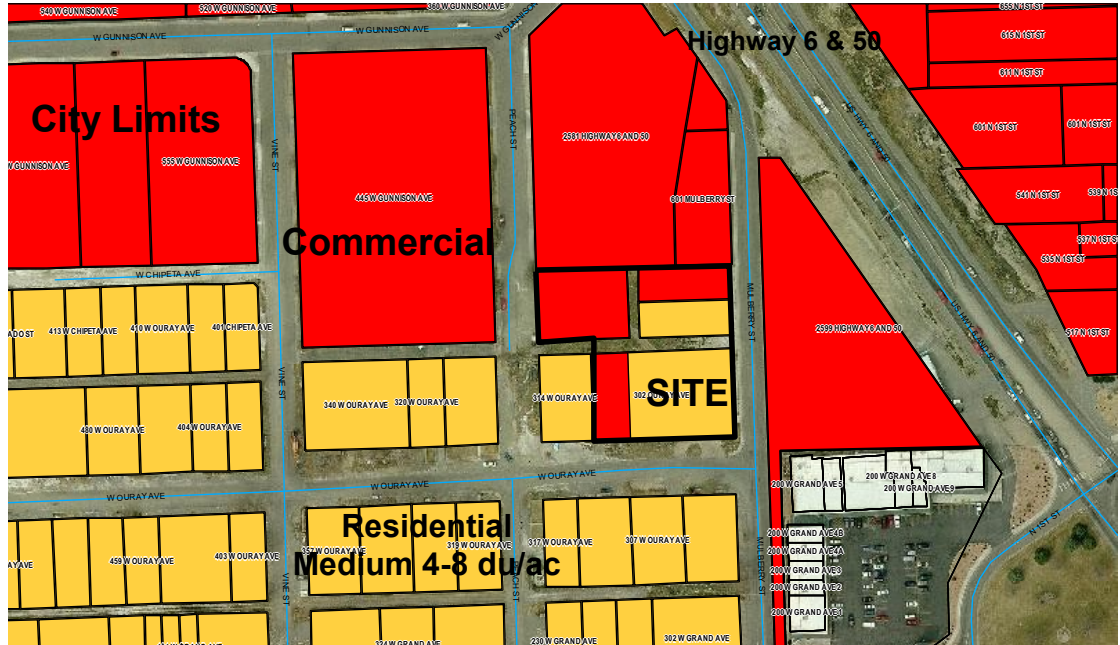
Aerial Photo Map

Figure 2



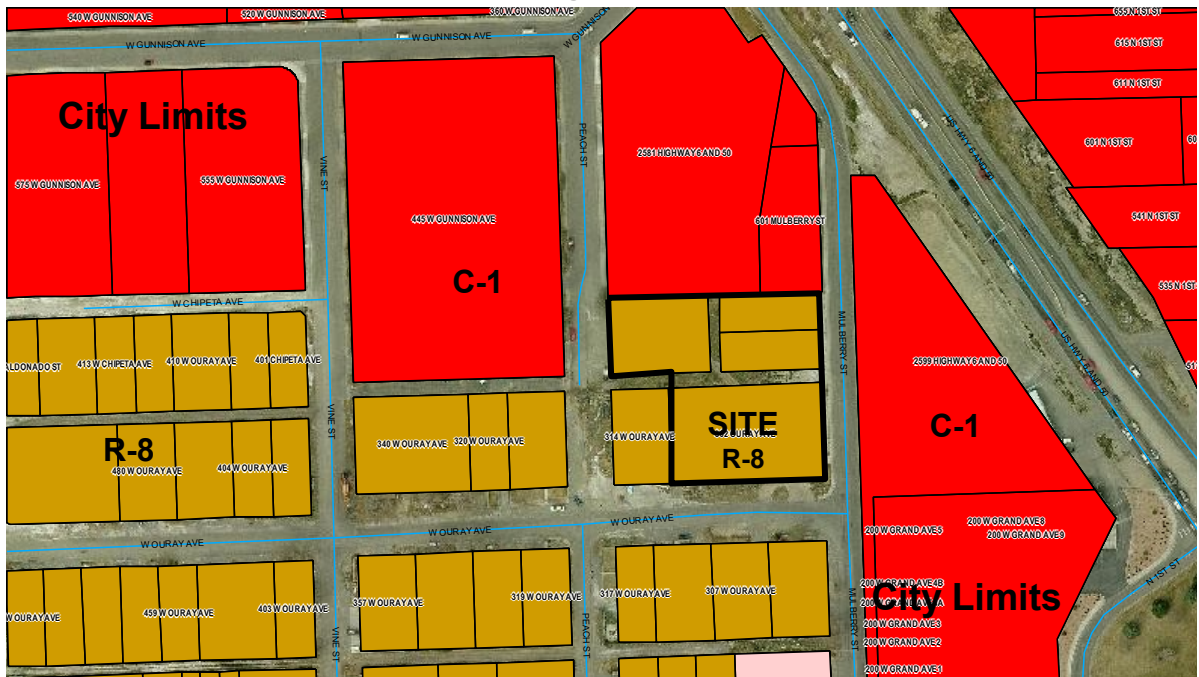
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE WEST
OURAY REZONE TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 302 W. OURAY AVENUE

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 rezoning the West Ouray Rezone to the C-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 C-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 C-1 (Light Commercial).

A parcel of land situate in the NE ¼ of Section 15, Township One South, Range One West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

All that part of Block one in Carpenter's Sub-division No.2, Reception Number 9732, Mesa County records, described as follows:

Lots 1 through 8, together with Lots 15 through 22, together with the vacated north-south alley, together with all that portion of the vacated east-west alley lying east of the westerly line of said Lot 15;

AND ALSO that portion of vacated street right-of-way described as follows: All that portion of vacated Ouray Avenue lying between Lots 15 through 22 in Block One of Carpenter's Sub-division No.2 and the northerly right-of-way line of Ouray Avenue as relocated, together with all that portion of vacated Peach

Street lying north of the westerly extension of the northerly line of the east-west alley in said Block One.

CONTAINING 1.18 Acres (51,401 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

**Setting a Hearing on the 1st Supplemental Appropriation Ordinance for 2007
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	1st Supplemental Appropriation Ordinance for 2007					
Meeting Date	May 2nd, 2007					
Date Prepared	04/24/07				File #	
Author	Lanny Paulson			Financial Planning Manager		
Presenter Name	Lanny Paulson			Financial Planning Manager		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda	X	Consent	Individual Consideration

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

Budget: Pursuant to statutory requirements the appropriation adjustments are at the fund level as specified in the ordinance. The total appropriation for all funds combined is \$27,787,148. The following provides a summary of the requests by fund.

General Fund #100

- \$100K carryover in Council Contributions for the Palisade River Park.
- \$241K remaining balance in the Contingency account.
- \$869K for the Police Department including funds for facility improvements, the county-wide Cop Link implementation, in-car video systems for patrol cars, swat vehicles, radios for the wireless network, vehicle storage, and Communication Center Charges.
- \$813K transfer to the Sales Tax CIP Fund for Police Department property acquisitions.
- \$135K impact of the increase in the minimum wage rate.

E-911 Special Revenue Fund #101

\$2.6 million increase in the transfer to the Communications Center Fund for Comm.Center/E-911 expenditures.

VCB Fund #102

\$171K To complete the building improvement/remodel project and have curb and gutter installed along Visitor's Way.

Parkland Expansion Fund #105

\$600K transfer to the Sales Tax CIP Fund for the installation of synthetic turf at Lincoln Park Stadium. The City's share of the \$850K project is \$200K; the additional \$400K transfer is to finance the contributions from the School District (\$300K) and Mesa State (\$100K) to be repaid over the next three years. The remaining \$250K is funded as follows; \$100K from PIAB, \$100K from JUCO, and a \$50K Bronco donation.

Economic Development Fund #108

\$677K required to appropriate the total commitments for 2007.

Sales Tax CIP Fund #201

The list of projects that comprise the \$10.5 million budget request are compiled on Pages 2 and 3 of Attachment #2.

Storm Drainage Improvements Fund #202

The majority of the \$1.3M budget request is the carryover of unexpended funds for the "Big Pipe" project.

TIF CIP Fund #203

\$241K for the TIF's contribution for enhancements to the 7th Street Reconstruction project.

Riverside Parkway Fund #204

\$976K carryover of unexpended funds.

Facilities Fund #208

\$950K carryover of the unexpended budget for the Parks Maintenance Facility project.

Water Fund #301

\$1.4 million for water system infrastructure improvements including the Somerville Supply and Diversion project and the purchase and repairs to Grand Mesa Reservoir #1.

Two Rivers Convention Center Fund #303

The majority \$295K request is for the HVAC project and the impact of the increase in the minimum wage rate.

Swimming Pools Fund #304

The majority \$76K request is due to the impact of the increase in the minimum wage rate.

Golf Course Funds #305 & 306

\$19K is due to the impact of the increase to minimum wage rate and \$15K for upgrades to the Pinion Grill.

Ambulance Transport Fund #310

\$66K carryover from 2006 for ambulance equipment purchases.

Equipment Fund #402

In addition to an \$86K carryover for equipment replacements the budget adjustment includes \$192K for the purchase of electric golf carts and \$100K for the E-85 fueling site.

Communications Center Fund #405

Carryover requests for E-911 equipment purchases total \$1.24 million; an additional request for approximately \$1.23 million is for the Comm. Center remodel as approved by the E-911 Board. Additional personnel costs in the amount of \$439K are requested as follows (Radio Project Manager \$100K, Overtime \$146K, and \$196K for five Telecommunicator over hires).

P.I.A.B. Fund #703

\$100K transfer to the Sales Tax CIP Fund for P.I.A.B.'s contribution to the installation of Synthetic Turf.

Joint Sewer Fund #900

The total carryover of \$1.2 million is for capital improvements to the system, \$513K of which is for interceptor repair and replacement projects.

Action Requested/Recommendations: First Reading of the appropriation ordinance on May 2, 2007 and adoption of the ordinance following the public hearing on May 16, 2007.

Attachments:

Budget Request by Fund/Department
Proposed ordinance

Background Information: The first supplement appropriation ordinance is adopted every year at the time to carry-forward unexpended appropriations for capital project and equipment purchases not completed in the prior year and to appropriate additional funds for approved projects.

2007 1st Supplemental Appropriation
Budget Requests by Fund/Department

Fund # 100 General Fund	Department	Carry Forward	Additional Request	Total Change	Description
	City Administration	\$ 4,000	\$ -	\$ 4,000	Council Contributions, Energy Office
	City Administration	\$ 100,000	\$ -	\$ 100,000	Council Contributions, Palisade River Park
	City Administration	\$ (152,000)	\$ -	\$ (152,000)	Hospice Drainage, Moved to CIP Fund
	City Administration	\$ (80,000)	\$ -	\$ (80,000)	Mesa State Traffic Imprv., Moved to CIP Fund
	City Administration	\$ (650,000)	\$ -	\$ (650,000)	549 Noland Property Acq., Moved to CIP Fund
	City Administration	\$ 87,000	\$ -	\$ 87,000	Neighborhood Programs
	City Administration	\$ 240,000	\$ -	\$ 240,000	City Council Contingency
	City Administration	\$ 37,000	\$ -	\$ 37,000	City Clerk, Code Project
	Subtotal			\$ (414,000)	
	Police Department	\$ -	\$ 166,988	\$ 166,988	Comm Center Charges: Addtl. OT & Overhires
	Police Department	\$ -	\$ 21,000	\$ 21,000	Vehicle Storage, Bomb Truck & Comm. Vehicle
	Police Department	\$ 9,989	\$ -	\$ 9,989	Tac Net compatible radios
	Police Department	\$ -	\$ 40,032	\$ 40,032	Field reporting software & tablet Pc,s
	Police Department	\$ -	\$ 36,550	\$ 36,550	900 Mhz Radios for Wireless Network
	Police Department	\$ 85,000	\$ 17,000	\$ 102,000	Patrol In-Car Video
	Police Department	\$ 21,358	\$ 205	\$ 21,563	Motorcycle, ordered in 2006 delivered in 2007
	Police Department	\$ 21,358	\$ 205	\$ 21,563	Motorcycle, ordered in 2006 delivered in 2007
	Police Department	\$ -	\$ 135,000	\$ 135,000	County-wide CopLink implementation
	Police Department	\$ -	\$ 45,000	\$ 45,000	Bar-Coding System for Crime Lab
	Police Department	\$ 27,107	\$ -	\$ 27,107	Complete Records Management upgrade
	Police Department	\$ -	\$ 35,000	\$ 35,000	Additional needed for Swat Van
	Police Department	\$ 30,000	\$ -	\$ 30,000	Swat Transport Vehicle ordered but not received
	Police Department	\$ -	\$ 176,857	\$ 176,857	General Fund's share of facility improvements
	Subtotal			\$ 868,649	
	Fire Department	\$ -	\$ 24,658	\$ 24,658	Comm Center Charges: Addtl. OT & Overhires
	Fire Department	\$ 10,149	\$ -	\$ 10,149	Fire Records Management System
	Fire Department	\$ 27,000	\$ -	\$ 27,000	Diesel Exhaust System - St.#1
	Fire Department	\$ 18,000	\$ -	\$ 18,000	Emergency Generator FS#4
	Fire Department	\$ 74,000	\$ -	\$ 74,000	Mobile Data Terminals
	Fire Department	\$ 1,354	\$ -	\$ 1,354	Swift Water Rescue Boat
	Fire Department	\$ 20,000	\$ -	\$ 20,000	Candidate Physical Ability Test
	Subtotal			\$ 175,161	
	Public Works & Planning	\$ 35,000	\$ -	\$ 35,000	Planning Office Remodel
	Public Works & Planning	\$ 73,506	\$ -	\$ 73,506	South Downtown Redevelopment Plan
	Public Works & Planning	\$ 125,000	\$ -	\$ 125,000	North Avenue Redevelopment Plan
	Public Works & Planning	\$ 24,000	\$ -	\$ 24,000	Neighborhood Entrance Signage
	Public Works & Planning	\$ -	\$ 26,565	\$ 26,565	Federal Minimum Wage Rate Increase
	Public Works & Planning	\$ -	\$ 9,000	\$ 9,000	DDA Traffic Control, Farmer's Market
	Subtotal			\$ 293,071	
	Parks & Recreation	\$ 27,260	\$ -	\$ 27,260	Sculpture - George Crawford
	Parks & Recreation	\$ -	\$ 35,000	\$ 35,000	Fireworks Display to be sponsored by the City
	Parks & Recreation	\$ -	\$ 3,500	\$ 3,500	Laser Printer
	Parks & Recreation	\$ -	\$ 5,500	\$ 5,500	Synthetic Turf Groomer, Stadium
	Parks & Recreation	\$ -	\$ 102,322	\$ 102,322	Federal Minimum Wage Rate Increase
	Subtotal			\$ 173,582	
	Transfer-Out to Other Funds	\$ -	\$ 40,222	\$ 40,222	TRCC Operating Subsidy
	Transfer-Out to Other Funds	\$ -	\$ 23,358	\$ 23,358	LP Pool Operating Subsidy
	Transfer-Out to Other Funds	\$ -	\$ 11,679	\$ 11,679	OM Pool Operating Subsidy (50%)
	Transfer-Out to Other Funds	\$ -	\$ 813,000	\$ 813,000	CIP: Property Acquisition, Police Bldg.
	Transfer-Out to Other Funds	\$ 152,000	\$ -	\$ 152,000	Hospice Drainage, Moved to CIP Fund
	Transfer-Out to Other Funds	\$ 80,000	\$ -	\$ 80,000	Mesa State Traffic Imprv., Moved to CIP Fund
	Transfer-Out to Other Funds	\$ 650,000	\$ -	\$ 650,000	549 Noland Property Acq., Moved to CIP Fund
	Transfer-Out to Other Funds	\$ -	\$ 241,000	\$ 241,000	CIP: From Contingency, 7th St. / Pitkin to Grand
	Transfer-Out to Other Funds	\$ -	\$ 60,000	\$ 60,000	CIP: From Contingency, Pear Park
	Subtotal			\$ 2,071,259	
	TOTAL: FUND # 100	\$ 1,098,081	\$ 2,069,641	\$ 3,167,722	

2007 1st Supplemental Appropriation
Budget Requests by Fund/Department

Fund # 101 E-911 Special Revenue	Department	Carry Forward	Additional Request	Total Change	Description
Transfer-Out to Fund #405	Police Department	\$ -	\$ 2,625,376	\$ 2,625,376	Communications Center E-911 Expenditures
		\$ -	\$ -	\$ -	
TOTAL: FUND # 101				\$ 2,625,376	

Fund # 102 Visitor & Convention Bureau	Department	Carry Forward	Additional Request	Total Change	Description
Horizon Drive Landscaping	VCB and Public Works	\$ -	\$ 27,000	\$ 27,000	Curb & gutter along Visitor's Way requested by the VCB.
Visitor Center Improvements	VCB	\$ 143,786	\$ -	\$ 143,786	Project completion scheduled for April 2007.
TOTAL: FUND # 102				\$ 170,786	

Fund # 105 Parkland Expansion	Department	Carry Forward	Additional Request	Total Change	Description
Synthetic Turf, LP Stadium	Parks & Recreation	\$ -	\$ 600,000	\$ 600,000	City Share \$200K, Finance School Dist. #51's \$300K and Mesa State's \$100K to be repaid over 3 years.
		\$ -	\$ -	\$ -	
TOTAL: FUND # 105				\$ 600,000	

Fund # 108 Economic Development	Department	Carry Forward	Additional Request	Total Change	Description
Economic Development Incentives	City Administration	\$ 160,750	\$ 516,244	\$ 676,994	Amount required to appropriate total commitments, net of labor allocation.
		\$ -	\$ -	\$ -	
TOTAL: FUND # 108				\$ 676,994	

Fund # 2011 Sales Tax CIP Fund	Department	Carry Forward	Additional Request	Total Change	Description
Affordable Housing Initiative	Neighborhood Services	\$ 365,343	\$ -	\$ 365,343	Balance needed for commitments in 2007.
Land Acquisition, Future Site	Police Department	\$ -	\$ 813,000	\$ 813,000	Land Acquisition and Needs Assessment
Contract Street Maintenance	Public Works & Planning	\$ 67,374	\$ (166,956)	\$ (99,582)	\$47,492 allocated to 2007 Alleys and \$119,464 to 7th Street
Alley Improvement District	Public Works & Planning	\$ 67,178	\$ 47,492	\$ 114,670	Includes 2006 Contract Final Payment \$67,178 and 2007 total project cost of \$427,492
Street Light Installations	Public Works & Planning	\$ 66,667	\$ -	\$ 66,667	Encumbered/committed \$66K for ongoing projects
Riverside Levee Project	Public Works & Planning	\$ 68,224	\$ -	\$ 68,224	Complete in 2007
Signal Communications	Public Works & Planning	\$ 86,971	\$ 3,537	\$ 90,508	Encumbered/committed \$55K for design
29 Rd Viaduct (1/2 County)	Public Works & Planning	\$ 42,899	\$ 60,000	\$ 102,899	Additional for staff time associated with the corridor. These are costs that will be project costs to be split evenly with Mesa County. Mesa County is responsible for all project costs in 2007 and 2008.
24 Rd / I-70 Interchange	Public Works & Planning	\$ 596,569	\$ -	\$ 596,569	Complete Fall 2007
PSCO Steam Plant	Public Works & Planning	\$ 180,555	\$ -	\$ 180,555	Project not complete
Horizon Drive Landscaping	Public Works & Planning	\$ 120,413	\$ 62,270	\$ 182,683	Additional includes \$35,000 in additional requests from Horizon Drive Bid (offsetting revenue over 5 years to concrete (in lieu of crushed granite) space between curb and gutter and sidewalk. Remaining \$27,000 to curb and gutter Visitors Way for Visitors and Convention Bureau funded by transfer from the VCB Fund #102.
Facilities Improvements	Public Works & Planning	\$ 115,644	\$ -	\$ 115,644	Projects to be completed in 2007

2007 1st Supplemental Appropriation
Budget Requests by Fund/Department

Development Project Cost Share	Public Works & Planning	\$ 30,494		\$ 30,494	Will be used on Struthers Ave in 2007
El Poso Street I.D.	Public Works & Planning	\$ 61,000		\$ 61,000	2007 completion of undergrounding.
TCP - Local Improvements	Public Works & Planning	\$ 191,340		\$ 191,340	Projects to be completed in 2007
TCP - Pear Park Property	Public Works & Planning	\$ 228,000	\$ 60,000	\$ 288,000	\$60,000 needed for City share of property purchase for school walking route / out of contingency per City Council 3/7/07
Facility Energy Improvements	Public Works & Planning	\$ 40,000		\$ 40,000	Projects to be completed in 2007
TCP - F 1/2 Rd Parkway	Public Works & Planning	\$ 278,777		\$ 278,777	F 1/2 Rd to Market St will be completed in Spring 2007
Bridge 26.5 and F.6 (City Share)	Public Works & Planning	\$ 46,846		\$ 46,846	Project to be completed in 2007
Major Bridge Repair	Public Works & Planning	\$ 182,831		\$ 182,831	Project to be completed in 2007
Property Acquisitions	Public Works & Planning	\$ -	\$ 650,000	\$ 650,000	Originally budgeted in Fund #100. Funded by General Fund Transfer. Purchase of Any Auto (Dave Murphy) at 549 Noland. Approved by City Council 11/29/06.
Hospice / D Drain improvements	Public Works & Planning	\$ -	\$ 152,000	\$ 152,000	Originally budgeted in Fund #100. Funded by General Fund Transfer. Council approved 11/29/06 for contribution to Hospice.
Mesa State Improvements	Public Works & Planning	\$ -	\$ 80,000	\$ 80,000	Originally budgeted in Fund #100, Funded by General Fund Transfer. Council approved 11/29/06 for 12th St curb and gutter from Mesa Ave north to Orchard Ave
7th St. (Pitkin - Grand)	Public Works & Planning	\$ 111,601	\$ 681,464	\$ 793,065	Per approved Construction Contract (excludes Water Fund Portion of \$57,065)
	Subtotal			\$ 4,213,190	
Tennis Court Resurfacing	Parks & Recreation	\$ 21,671	\$ -	\$ 21,671	Project not started yet
Cemetery Development	Parks & Recreation	\$ 17,263	\$ -	\$ 17,263	Not complete
Outdoor Sign - Stadium	Parks & Recreation	\$ 18,329	\$ -	\$ 18,329	This will be for Sign Stone Work
Paradise Hills Development	Parks & Recreation	\$ 13,927	\$ -	\$ 13,927	Not complete
Darla Jean Park Improvements	Parks & Recreation	\$ 7,840	\$ -	\$ 7,840	Not complete
Seal Coat Existing Trails	Parks & Recreation	\$ 53,625	\$ -	\$ 53,625	Not complete
Restroom Facility Reconstruction	Parks & Recreation	\$ 357,306	\$ -	\$ 357,306	Not complete
Park Irrigation System	Parks & Recreation	\$ 36,133	\$ -	\$ 36,133	Not complete
Pear Park School Gym	Parks & Recreation	\$ 67,632	\$ -	\$ 67,632	Not complete
Stadium North RR Roof	Parks & Recreation	\$ 1,576	\$ -	\$ 1,576	Total amount expended and encumbered.
Stadium Locker Room Roof	Parks & Recreation	\$ 3,042	\$ -	\$ 3,042	Locker room roof warranty
Columbine PA System	Parks & Recreation	\$ 7,500	\$ -	\$ 7,500	Not complete
Tamarisk Removal	Parks & Recreation	\$ -	\$ -	\$ -	Not complete
Artificial Turf, LP Stadium	Parks & Recreation	\$ -	\$ 850,000	\$ 850,000	Funding Sources: City Share = \$200K from the Parkland Expansion Fund, JUCO = \$100K, Bronco Grant = \$50K, PIAB = \$100K (Transfer-In), Parkland Expansion Fund Transfer of \$400,000 to finance Mesa State College's \$100K Share and School Dist. #51's \$300K Share, to be paid back to the Parkland Expansion Fund in 3 equal annual installments 2008 thru 2010.
	Subtotal			\$ 1,455,844	
Big Pipe Storm Drainage Project	Transfer-Out to Other Funds	\$ -	\$ 3,400,000	\$ 3,400,000	Carry Forward balance from 2006
TRCC Section"A" Dividing Door	Transfer-Out to Other Funds	\$ -	\$ (120,000)	\$ (120,000)	Move \$120K to HVAC Project, G39900
TRCC River Room Lighting	Transfer-Out to Other Funds	\$ -	\$ (115,000)	\$ (115,000)	Move \$115K to HVAC Project, G39900
TRCC HVAC	Transfer-Out to Other Funds	\$ 200,507	\$ 235,000	\$ 435,507	Based on construction contract approved by CC
TRCC Roof Repair	Transfer-Out to Other Funds	\$ -	\$ 25,000	\$ 25,000	Based upon construction estimate
Avalon Concession Remodel	Transfer-Out to Other Funds	\$ -	\$ 30,000	\$ 30,000	Project was originally split between 2006 & 2007
LP Pool, Diving Board Replacement	Transfer-Out to Other Funds	\$ 15,000	\$ -	\$ 15,000	Diving Board replacement in 2007
OM Pool, A&E for Waterslide	Transfer-Out to Other Funds	\$ 7,500	\$ -	\$ 7,500	Project to be completed in 2007
	Subtotal			\$ 3,678,007	
TOTAL: FUND # 2011		\$ 3,777,577	\$ 6,747,807	\$ 10,525,384	

Fund # 202 Storm Drainage Imprv.	Department	Carry Forward	Additional Request	Total Change	Description
Drainage Master Plan	Public Works & Planning	\$ 43,000	\$ -	\$ 43,000	2007 Completion
Storm Drainage Improvements	Public Works & Planning	\$ 12,000	\$ -	\$ 12,000	2007 Completion
Ranchman's Ditch Drainage	Public Works & Planning	\$ 1,237,300	\$ -	\$ 1,237,300	2007 Completion of Phase I / Start Phase II
28 Rd Detention Basin Imp.	Public Works & Planning	\$ 19,400	\$ -	\$ 19,400	2007 Completion
		\$ -	\$ -	\$ -	
TOTAL: FUND # 202				\$ 1,311,700	

2007 1st Supplemental Appropriation
Budget Requests by Fund/Department

Fund # 203 TIF / CIP	Department	Carry Forward	Additional Request	Total Change	Description
Transfer-Out to Fund #2011	DDA	\$ -	\$ 241,000	\$ 241,000	7th Street Improvements, DDA's contribution for project enhancements.
		\$ -	\$ -	\$ -	
TOTAL: FUND # 203				\$ 241,000	

Fund # 204 Riverside Parkway	Department	Carry Forward	Additional Request	Total Change	Description
Riverside Parkway Project	Public Works & Planning	\$ 976,000	\$ -	\$ 976,000	Unexpended appropriations
		\$ -	\$ -	\$ -	
TOTAL: FUND # 204				\$ 976,000	

Fund # 208 Facilities	Department	Carry Forward	Additional Request	Total Change	Description
Parks Maintenance Facility	Parks & Recreation	\$ 950,100	\$ -	\$ 950,100	Project not complete
		\$ -	\$ -	\$ -	
TOTAL: FUND # 208				\$ 950,100	

Fund # 301 Water Fund	Department	Carry Forward	Additional Request	Total Change	Description
Water Line Replacements	Streets & Utilities	\$ 36,000	\$ 165,000	\$ 201,000	Additional funds needed to complete projects in 2007 prior to roads being reconstructed, Orchard Avenue 12th to 15th and Glenwood 5th to 7th, along with already bid out project on Santa Clara.
Somerville Supply Diversion	Streets & Utilities	\$ 850,000	\$ -	\$ 850,000	Complete the project that didn't get started until Jan 2007.
Grand Mesa #1 Repairs	Streets & Utilities	\$ -	\$ 300,000	\$ 300,000	Funds needed to complete repairs to Grand Mesa Reservoir No. 1 once acquired from Company.
Water Rights Purchase	Streets & Utilities	\$ 16,000	\$ -	\$ 16,000	Funds to purchase Grand Mesa Reservoir No. 1
BLM / USFS Fire Mgmt. Plan	Streets & Utilities	\$ -	\$ 52,000	\$ 52,000	Funds needed to match grant funds for watershed fire management programs.
TOTAL: FUND # 301				\$ 1,419,000	

Fund # 303 Two Rivers C.C.	Department	Carry Forward	Additional Request	Total Change	Description
TRCC "A" Section Dividing Door	Parks & Recreation	\$ -	\$ (120,000)	\$ (120,000)	Move \$120,000 to the HVAC Project, G39900
TRCC Roof Repair/Replacement	Parks & Recreation	\$ -	\$ 25,000	\$ 25,000	Revised based upon bid amount
HVAC in River Rooms	Parks & Recreation	\$ 200,507	\$ 235,000	\$ 435,507	Higher costs based upon the construction contract approved City Council.
TRCC River Room Lighting	Parks & Recreation	\$ -	\$ (115,000)	\$ (115,000)	Project will be proposed in 2008-2009 budget, current funds will be moved to the HVAC Project #G39900.
Remodel Concessions - Avalon	Parks & Recreation	\$ -	\$ 30,000	\$ 30,000	To be completed with other planned projects.
Minimum Wage Impact	Parks & Recreation	\$ -	\$ 40,222	\$ 40,222	Impact of Federal Minimum Wage Rate
TOTAL: FUND # 303				\$ 295,729	

2007 1st Supplemental Appropriation
Budget Requests by Fund/Department

Fund # 3041 Lincoln Park Swimming Pool		Department	Carry Forward	Additional Request	Total Change	Description
LP Pool Diving Board Replacement		Parks & Recreation	\$ 15,000	\$ -	\$ 15,000	Project not complete
Part-Time Wages		Parks & Recreation	\$ -	\$ 23,358	\$ 23,358	Impact of Federal Minimum Wage Rate
TOTAL: FUND # 3041					\$ 38,358	

Fund # 3042 O.M. Swimming Pool		Department	Carry Forward	Additional Request	Total Change	Description
A & E for Waterslide		Parks & Recreation	\$ 15,000	\$ -	\$ 15,000	Project not complete
Part-Time Wages		Parks & Recreation	\$ -	\$ 23,358	\$ 23,358	Impact of Federal Minimum Wage Rate
TOTAL: FUND # 3042					\$ 38,358	

Fund # 305 Lincoln Park Golf Course		Department	Carry Forward	Additional Request	Total Change	Description
Part-Time Wages		Parks & Recreation	\$ -	\$ 6,429	\$ 6,429	Impact of Federal Minimum Wage Rate
		Parks & Recreation	\$ -	\$ -	\$ -	
TOTAL: FUND # 305					\$ 6,429	

Fund # 306 Tiara Rado Golf Course		Department	Carry Forward	Additional Request	Total Change	Description
Pinion Grill Remodel		Parks & Recreation	\$ 15,000	\$ -	\$ 15,000	Upgrades to the Pinion Grill
Part-Time Wages		Parks & Recreation	\$ -	\$ 13,053	\$ 13,053	Impact of Federal Minimum Wage Rate
TOTAL: FUND # 306					\$ 28,053	

Fund # 310 Ambulance Transport		Department	Carry Forward	Additional Request	Total Change	Description
Specialty Equipment		Fire Department	\$ 62,875	\$ -	\$ 62,875	Ambulance equipment purchases not yet completed
Facility Improvements		Fire Department	\$ 3,318	\$ -	\$ 3,318	Remodel project still in progress.
TOTAL: FUND # 310					\$ 66,193	

Fund # 402 Equipment		Department	Carry Forward	Additional Request	Total Change	Description
Vehicle & Machinery Purchases		City Administration	\$ 30,000	\$ 192,170	\$ 222,170	The carryforward amount is for a Swat Van. The additional appropriation request is for the purchase of 90 electric golf carts.
Other Capital Equipment		City Administration	\$ 44,000	\$ -	\$ 44,000	TAC Net Units
Bldg. & Facility Improvements		City Administration	\$ 12,000	\$ -	\$ 12,000	Facility Improvements - Storage
Bldg. & Facility Construction - New		City Administration	\$ -	\$ 100,000	\$ 100,000	E-85 Fueling Site
TOTAL: FUND # 402					\$ 378,170	

2007 1st Supplemental Appropriation
Budget Requests by Fund/Department

Fund # 405 Communications Center	Department	Carry Forward	Additional Request	Total Change	Description
Mobile Comm. Command Post	Police Department	\$ 77,180	\$ -	\$ 77,180	Mobile Communication Vehicle. \$586,519 has been encumbered. \$13,481 carried forward to set up 911 answering points in Mesa County.
Radio Infrastructure	Police Department	\$ 1,078,843	\$ -	\$ 1,078,843	Radio infrastructure - will be reimbursed with the DOLA grant
E911 Upgrade/Replacement	Police Department	\$ 75,000	\$ 10,550	\$ 85,550	E9-1-1 software, server, and PC upgrade and replacement. \$10,550 additional request is from the 06 Activity 81100- Account D02100 and should have been combined to this account during the 06 Revised budget process
UPS (Backup Power Unit)	Police Department	\$ -	\$ 50,000	\$ 50,000	Comm. Center's share of the UPS unit (not activity number yet - waiting Counsel approval)
Bldg. Remodel	Police Department	\$ -	\$ 1,233,681	\$ 1,233,681	Comm. Center Remodel
Radio Project Manager/Technician	Police Department	\$ -	\$ 100,122	\$ 100,122	Radio Project Manager/Technician to manage migration to 800 MHZ and maintain radio system
Org. 441: Overtime	Police Department	\$ -	\$ 142,890	\$ 142,890	2007 Revised overtime
Org. 441: 5 Telecommunicator Overhires	Police Department	\$ -	\$ 195,780	\$ 195,780	Additional overhires - amount includes salary and benefits
TOTAL: FUND # 405				\$ 2,964,046	

Fund # 703 P.I.A.B.	Department	Carry Forward	Additional Request	Total Change	Description
Transfer-Out to CIP Fund	Parks & Recreation	\$ 100,000	\$ -	\$ 100,000	PIAB's contribution for the Synthetic Turf
TOTAL: FUND # 703				\$ 100,000	

Fund # 902-906 Joint Sewer	Department	Carry Forward	Additional Request	Total Change	Description
Plant Backbone Improvements	Streets & Utilities	\$ 342,568	\$ -	\$ 342,568	A. Basin & L.S. SCADA Project/Replace Anaerobic Digester Boiler. Raw Sewage wet well rehab.
Special Projects	Streets & Utilities	\$ 185,000	\$ -	\$ 185,000	Mixing Zone Study, and Basin study for Comprehensive Plan
Flow Monitoring Stations	Streets & Utilities	\$ 25,000	\$ -	\$ 25,000	Complete installation of flow monitoring sites on Grand Ave., River Trunk, & South Side interceptors
Interceptor Repair and Replacement	Streets & Utilities	\$ 513,082	\$ -	\$ 513,082	Complete Duck Pond LS Elimination project, River Road Interceptor rehabilitation, Misc Phase 3 Riverside Parkway sewer lines not previously identified.
Sewerline Repl in Collection Syst.	Streets & Utilities	\$ 50,000	\$ -	\$ 50,000	added \$50k to Pepsi Lift Station Elimination project.
Sewerline Repl / Alley Reconstruction	Streets & Utilities	\$ 82,100	\$ -	\$ 82,100	additional funds requested to cover costs for alleys not yet identified when 06' Rev budget was prepared.
Trunk Line Extension	Streets & Utilities	\$ 10,000	\$ -	\$ 10,000	Repair damage to irrigation ditch due to unstable trench conditions.
TOTAL: FUND # 900				\$ 1,207,750	

TOTAL ALL FUNDS	\$ 27,787,148
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ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE
2007 BUDGET OF THE CITY OF GRAND JUNCTION**

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

That the following sums of money be appropriated from unappropriated fund
balance and additional revenue to the funds indicated for the year ending
December 31, 2007, to be expended from such funds as follows:

FUND NAME	FUND #	APPROPRIATION
General	100	\$ 3,167,722
E-911 Special Revenue	101	\$ 2,625,376
Visitor & Convention Bureau	102	\$ 170,786
Parkland Expansion	105	\$ 600,000
Economic Development	108	\$ 676,994
Sales Tax Capital Improvements	201	\$ 10,525,384
Storm Drainage Capital Improvements	202	\$ 1,311,700
DDA, TIF Capital Improvements	203	\$ 241,000
Riverside Parkway Capital Project	204	\$ 976,000
Facilities	208	\$ 950,100
Water	301	\$ 1,419,000
Two Rivers Convention Center	303	\$ 295,729
Swimming Pools	304	\$ 76,716
Lincoln Park Golf Course	305	\$ 6,429
Tiara Rado Golf Course	306	\$ 28,053
Ambulance Transport Fund	310	\$ 66,193
Equipment	402	\$ 378,170
Communications Center	405	\$ 2,964,046
Parks Improvement Advisory Board	703	\$ 100,000
Joint Sewer	900	\$ 1,207,750
TOTAL ALL FUNDS		\$ 27,787,148

INTRODUCED AND ORDERED PUBLISHED this ____ day of _____, 2007.

PASSED AND ADOPTED this ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Attach 8
Two Rivers Convention Center Roof Restoration
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Two Rivers Convention Center Roof Restoration					
Meeting Date	May 2, 2007					
Date Prepared	April 24, 2007					
Author	Scott Hockins		Senior Buyer			
Presenter Name	Joe Stevens Jay Valentine		Parks & Recreations Director Purchasing Manager			
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
	Workshop	X	Formal Agenda			Consent X Individual Consideration

Summary: This approval request is for the award of a construction contract to re-roof the concourse section of Two Rivers Convention Center.

Budget: A budget amount of \$65,000 has been allocated in the 2007 Two Rivers Convention Center Capital Improvement Project (CIP) budget. The additional \$21,300 will come from the General Fund Contingency Account.

Action Requested/Recommendation: Authorize the City Purchasing Division to enter into a contract, in the amount of \$86,300 with Roofmasters Roofing & Sheet Metal for the Restoration of the Roof at Two Rivers Convention Center.

Attachments: N/A

Background Information: The roof over the concourse area at Two Rivers Convention Center, which was not restored as part of the remodel, is in disrepair due to age and condition. The proposed work includes restoring the roof by removing the existing roof and wet insulation, installing new insulation, and applying a flood and gravel surface with hot asphalt, and coating the exposed roof in new rock. The finished roof will receive a 30 year water tight warranty including labor and materials. The solicitation was issued in conjunction with the Fire Station #1 Roof Restoration, and was advertised in The Daily Sentinel, posted on Bidnet (a governmental solicitation website), and sent to a source list of contractors including the Western Colorado Contractors Association (WCCA).

The three companies submitted responsive and responsible bids in the following amounts:

- Roofmasters Roofing & Sheet Metal- Hays, Kansas \$86,300
- B&M Roofing of Colorado- Frederick, Colorado \$87,760
- Black Roofing, Inc.- Boulder, Colorado \$99,780

Attach 9
Persigo Wet Well Rehabilitation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA								
Subject		Persigo WWTP Raw Sewage Wet Well Rehabilitation						
Meeting Date		May 2, 2007						
Date Prepared		April 24, 2007				File #		
Author		Bret Guillory / Mike Curtis		Utility Engineer Project Engineer				
Presenter Name		Trent Prall		Engineering Manager				
Report results back to Council		X	No		Yes	When		
Citizen Presentation			Yes	X	No	Name		
	Workshop	x	Formal Agenda			Consent	x	Individual Consideration

Summary: Award a construction contract for rehabilitation of the Raw Sewage Wet Well at the Persigo Waste Water Treatment Plant and, approve a deductive change order to the contract based on value engineering.

Budget: Project No.: Fund 904 - Activity F06400

Project Costs:

<u>Item</u>	<u>Estimated Cost</u>
Construction Contract	\$508,955.75
<u>Change Order No. 1 (after award and signed contract)</u>	<u>-\$195,500.00</u>
Net Construction Contract	\$313,455.75
Bypass Pumping (City contract with Wagner Rents)	\$25,000.00
Design	\$4,000.00
Construction Administration and Inspection	<u>\$2,000.00</u>
Totals:	\$344,455.75

Backbone System Improvements	\$535,235
Persigo WWTP Wet Well Rehabilitation	
Engineering and Admin	\$6,000
Construction Contract	\$508,956
Change Order No. 1	-\$195,500
Bypass Pumping Contract (Wagner Rents)	\$25,000
Other Projects	\$190,000
Total Estimated Expenditures	\$534,456
Remaining Balance	\$779

Sufficient funds have been budgeted in 2007 to complete this project.

Action Requested/Recommendation: Authorize the City Manager to execute a contract for the Persigo WWTP Raw Sewage Wet Well Rehabilitation with Guildner Pipeline Maintenance, Inc. in the amount of \$508,955.75, and approve a deductive Change Order with Guildner Pipeline Maintenance, Inc. in the amount of \$195,500 for a net construction contract of \$313,455.75 after Change Order No. 1.

Attachments: None

Background Information:

Bids for the project were opened on April 10, 2007. One bid was submitted by Guildner Pipeline Maintenance, Inc. in the amount of \$508,955.75. The following bid was received:

Bidder	From	Bid Amount
Guildner Pipeline Maintenance, Inc.	Commerce City	\$508,955.75
Engineers Estimate		\$271,720

The Persigo WWTP has been in operation since January 1984. The wastewater enters the plant through a parshall flume that meters the volume of wastes to be treated. Next it goes through stepscreen units that screen out coarse solids larger than 1/4-inch. Then it goes to the grit chambers that remove any heavy inorganics, such as gravel, coffee grounds, eggshells etc. The wastewater then flows into the Raw Sewage Pump Station through the Raw Sewage Wet Well, where it is then pumped to the primary clarifiers.

The concrete surfaces of the three chambers that make up the Raw Sewage Wet Well have deteriorated over time due to hydrogen sulfide gases generated in the sewage. The Hydrogen sulfide gasses, when exposed to water and air break down to form sulfuric acid that attacks the cementitious material in the

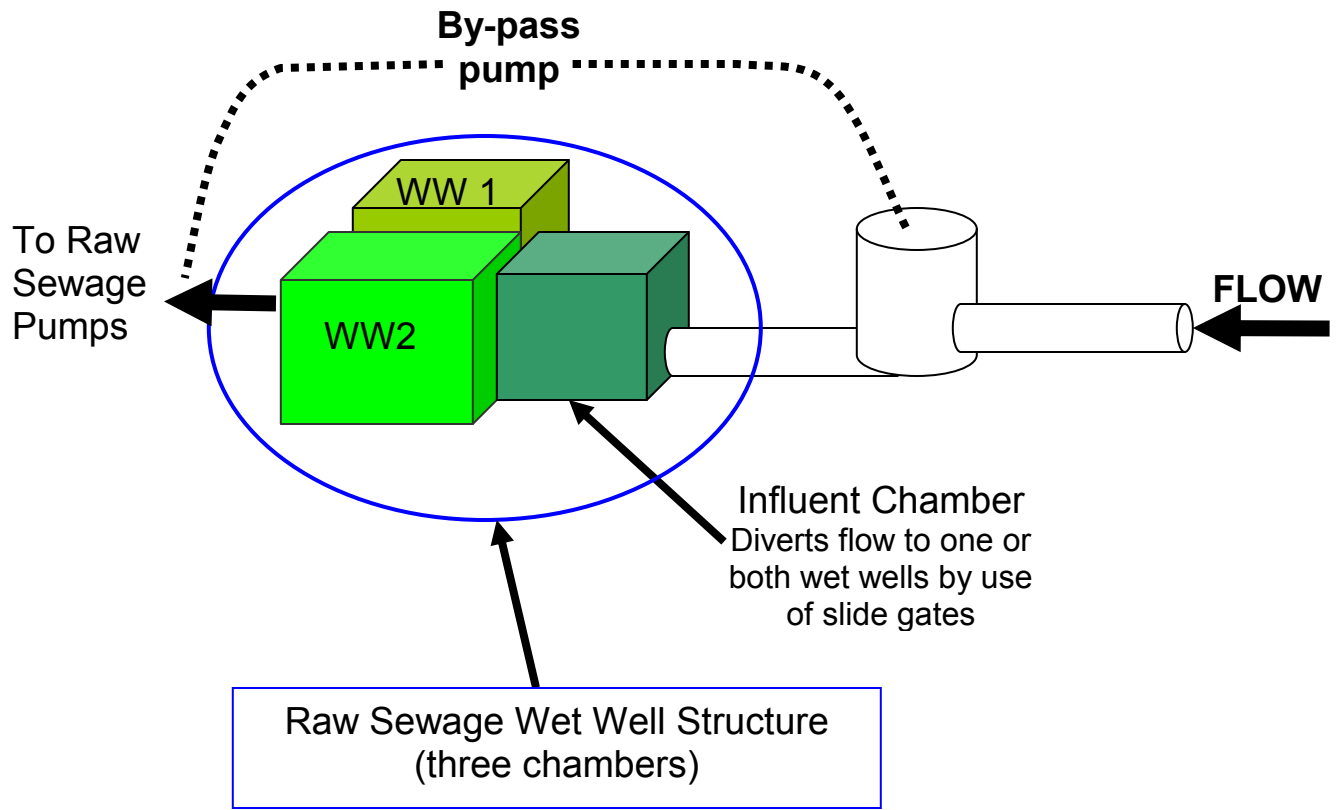
concrete. Sealing the concrete surface by use of a liner will eliminate further deterioration of the concrete surfaces within the Raw Sewage Wet Well. The liner will essentially form a new interior coating within the structure that will seal and protect the concrete surfaces from further deterioration.

The Contractor, Guildner Pipeline Maintenance, Inc., and City Staff have pursued a value engineering option for this project that will reduce the cost by an estimated \$170,500. This alternative will reduce the amount of bypass pumping and allow lining of two of the three chambers without the need to bypass pump all of the average daily flow of 8.2 million gallons per day.

After award of the contract and contract signatures, Change Order No. 1 will be issued to delete the bypass pumping from Guildner Pipeline's contract and a pay item added for Guildner to assist in assembling piped components for the bypass pumping. The City will issue a contract to Wagner Rents to bypass pump the sewage for approximately 2 weeks. Guildner Pipeline will line the influent chamber during the pumped sewage bypass and Persigo WWTP crews will repair existing slide gates in the influent chamber (See Figure 1) that control flow to either wet well 1 or 2. After lining of the influent chamber and repair of the slide gates, Persigo WWTP personnel will use the slide gates to divert all of the sewage flow into one wet well, allowing rehabilitation of the other wet well. After the first wet well is lined, the sewage flow will be diverted to the lined wet well, and the second wet well rehabilitated.

The contractor is scheduled to start on May 14, 2007. Construction will take approximately a month with completion scheduled for June 8, 2007.

Figure 1



**Attach 10
Riverside Parkway Traffic Signal Video Detection System**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		Riverside Parkway Traffic Signal Video Detection System								
Meeting Date		May 2, 2007								
Date Prepared		April 11, 2007								
Author		Susan J. Hyatt				Senior Buyer				
Presenter Name		Trent Prall				Engineering Manager				
Report results back to Council		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When				
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name				
<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Formal Agenda			<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Individual Consideration	

Summary: Allow the purchase of vehicle detection systems for Riverside Parkway traffic signals. This request is for 21 vehicle detection systems, which will be installed as part of the traffic signal construction for intersections on the Parkway Project Phase II and Phase III.

Budget: Funds are in the Riverside Parkway construction budget.

Action Requested/Recommendation: Authorize the Purchasing Division to purchase the Traffic Signal Video Vehicle Detection System from Traffic Signal Controls, Inc. of Longmont, CO in the amount of \$80,598.

Background Information: The Transportation Engineering Division is constructing the traffic signals on the Riverside Parkway. This purchase will be a piggyback onto a Colorado Department of Transportation (CDOT) contract, which provides the best price based on the high volume of units.

The video detection system includes the video cameras, cables, cabinet detection cards and hardware for each approach where vehicle detection is required. City standards now require new traffic signal installations to be constructed using video detection in place of in-pavement detection loops. Capital construction cost of video detection when compared to contractor installed in-pavement detection loops are similar, however the video has the added advantage of less maintenance over the life of the equipment as it is not impacted by milling and other in-roadway construction projects.

Research has shown there are no local vendors available to provide these systems.

Attach 11
Public Hearing – Brady South Annexation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Brady South Annexation Located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road					
Meeting Date	May 2, 2007					
Date Prepared	April 25, 2007				File # GPA-2007-051	
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			Consent X Individual Consideration

Summary: Request to annex 12.62 acres, located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road. The Brady South Annexation consists of three parcels.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution accepting the petition for the Brady South 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:		347 and 348 27-1/2 Road and 2757 C-1/2 Road	
Applicants:		SLB Enterprises LLC	
Existing Land Use:		Vacant – Abandoned Buildings	
Proposed Land Use:		Commercial/Industrial	
Surrounding Land Use:	North	Vacant and Commercial	
	South	Colorado River	
	East	Large Lot Residential	
	West	Vacant – Future Park Site	
Existing Zoning:		I-2 (Mesa County)	
Proposed Zoning:		I-1	
Surrounding Zoning:	North	CSR and I-1	
	South	N/A	
	East	RSF-R (Mesa County)	
	West	CSR	
Growth Plan Designation:		Industrial (I) – West Parcel and Estate 2-5 ac/du (2 eastern parcels)	
Zoning within density range?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

STAFF ANALYSIS:

Annexation: This annexation area consists of 12.62 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 Brady South Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;

- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

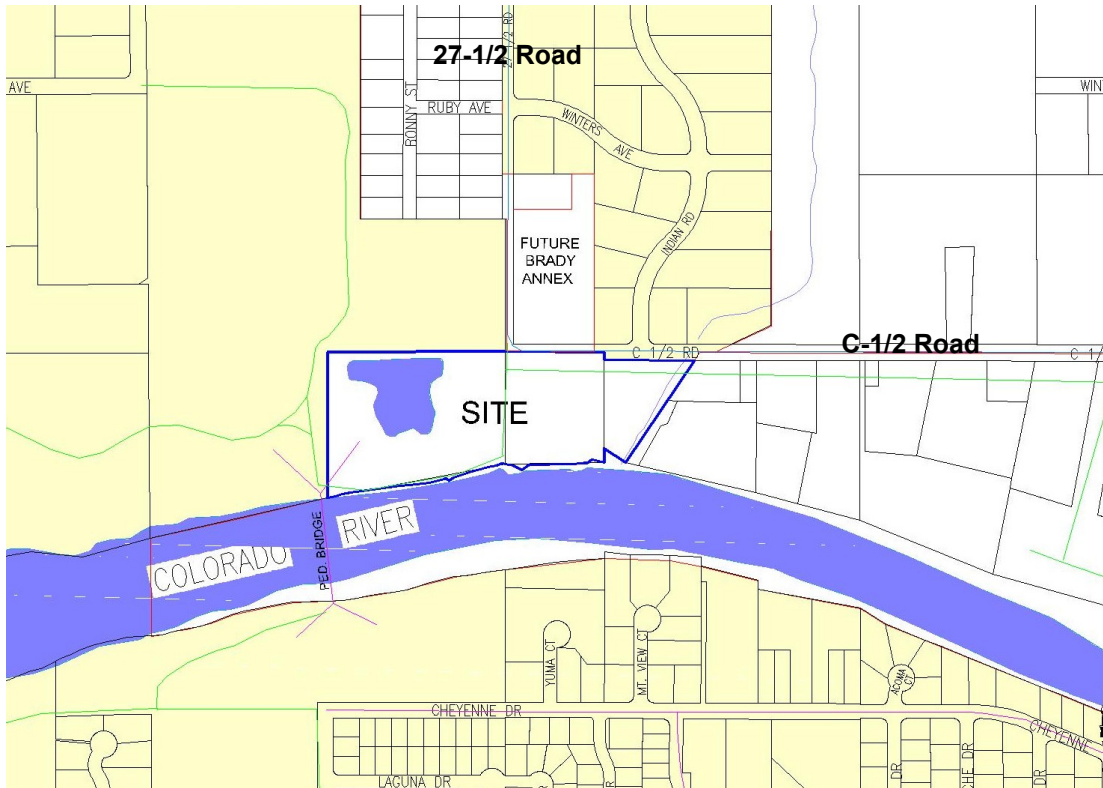
The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
March 21, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
TBD	Planning Commission considers Zone of Annexation
TBD	Introduction Of A Proposed Ordinance on Zoning by City Council
TBD	Zoning by City Council
May 2, 2007	Acceptance of Petition and Public Hearing on Annexation
June 3, 2007	Effective date of Annexation

BRADY SOUTH ANNEXATION SUMMARY

File Number:	GPA-2007-051	
Location:	347 and 348 27-1/2 Road and 2757 C-1/2 Road	
Tax ID Number:	2945-244-00-080, 2945-244-00-081 and 2945-244-00-202	
Parcels:	Three (3)	
Estimated Population:	None – Proposed Non-Residential Use	
# of Parcels (owner occupied):	NA	
# of Dwelling Units:	NA	
Acres land annexed:	12.62	
Developable Acres Remaining:	12.62 (proposed redevelopment)	
Right-of-way in Annexation:	C-1/2 Road	
Previous County Zoning:	I-2	
Proposed City Zoning:	I-1	
Current Land Use:	Vacant with Abandoned Buildings	
Future Land Use:	Commercial/Industrial	
Values:	Assessed:	\$181,660
	Actual:	\$626,400
Address Ranges:	347 27-1/2 Road and 2751-2757 C-1/2 Road (odd only)	
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation District
	Fire:	Grand Junction Rural Fire
	Irrigation/ Drainage:	Grand Valley Irrigation and Grand Junction Drainage District
	School:	MCVSD 51

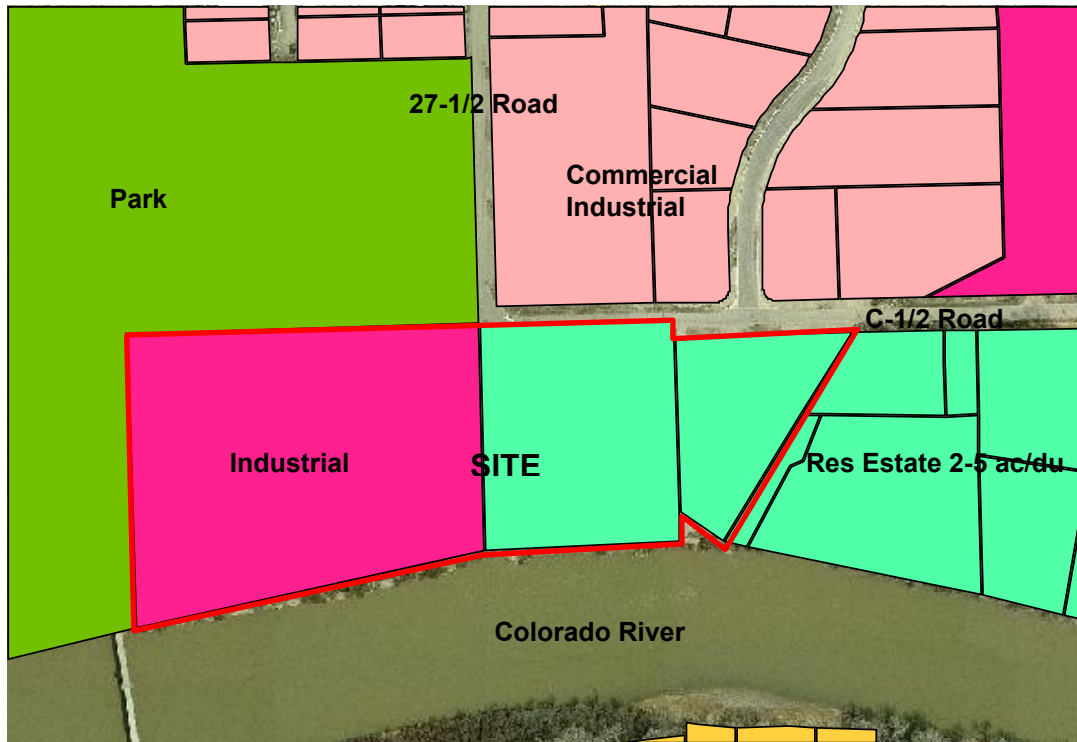
Site Location Map



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 SOUTH ANNEXATION

LOCATED AT 347 AND 348 27-1/2 ROAD AND 2757 C-1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 21st 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 SOUTH ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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 Northwest corner of that certain parcel of land described in Book 4172, Page 725, Public Records of Mesa County, Colorado, and assuming the North line of the NE 1/4 SW 1/4 bears N89°57'02"E with all other bearings contained herein being relative thereto; thence N89°57'02"E along said North line a distance of 664.62 feet to the Northeast corner of said NE 1/4 SW 1/4; thence along the North line of the NW 1/4 SE 1/4 of said Section 24 and along the South line of the Elite Towing Annexation No. 1, City of Grand Junction, Ordinance Number 3101 the following 3 courses: (1) S89°46'25"E a distance of 367.65 feet; (2) S00°08'41"W a distance of 30.00 feet; (3) S89°46'25"E a distance of 335.33 feet to the Northeast corner of said parcel; thence S33°59'39"W along the East line of said parcel a distance of 457.37 feet; thence along the South line of said parcel the following 2 courses: (1) N55°57'21"W a distance of 97.06 feet; (2) S00°08'40"W a distance of 47.47 feet to a point on the North Bank of the Colorado River; thence meandering Westerly along said North Bank to a point on the West line of said parcel; thence N00°06'10"W along said West line a distance of 534.28 feet, more or less, to the Point of Beginning.

Said parcel contains 12.62 acres (549,691 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of May, 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 SOUTH ANNEXATION

APPROXIMATELY 12.62 ACRES

LOCATED AT 347 AND 348 27-1/2 ROAD AND 2757 C-1/2 ROAD

WHEREAS, on the 21st 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 2nd 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 SOUTH ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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 Northwest corner of that certain parcel of land described in Book 4172, Page 725, Public Records of Mesa County, Colorado, and assuming the North line of the NE 1/4 SW 1/4 bears N89°57'02"E with all other bearings contained herein being relative thereto; thence N89°57'02"E along said North line a distance of 664.62 feet to the Northeast corner of said NE 1/4 SW 1/4; thence along the North line of the NW 1/4 SE 1/4 of said Section 24 and along the South line of the Elite Towing Annexation No. 1, City of Grand Junction,

Ordinance Number 3101 the following 3 courses: (1) S89°46'25"E a distance of 367.65 feet; (2) S00°08'41"W a distance of 30.00 feet; (3) S89°46'25"E a distance of 335.33 feet to the Northeast corner of said parcel; thence S33°59'39"W along the East line of said parcel a distance of 457.37 feet; thence along the South line of said parcel the following 2 courses: (1) N55°57'21"W a distance of 97.06 feet; (2) S00°08'40"W a distance of 47.47 feet to a point on the North Bank of the Colorado River; thence meandering Westerly along said North Bank to a point on the West line of said parcel; thence N00°06'10"W along said West line a distance of 534.28 feet, more or less, to the Point of Beginning.

Said parcel contains 12.62 acres (549,691 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 21st day of March, 2007 and ordered published.

ADOPTED the _____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Attach 12
Public Hearing – Zoning the Brady Trucking Annexation
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA									
Subject		Zoning the Brady Trucking Annexation, located at 356 27-1/2 Road							
Meeting Date		May 2, 2007							
Date Prepared		April 25, 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		X	Yes		No	Name	Robert Jones, Vortex Engineering		
	Workshop	X	Formal Agenda				Consent	X	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: Hold a public hearing and adopt proposed ordinance.

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 (Available upon second reading)
5. 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.

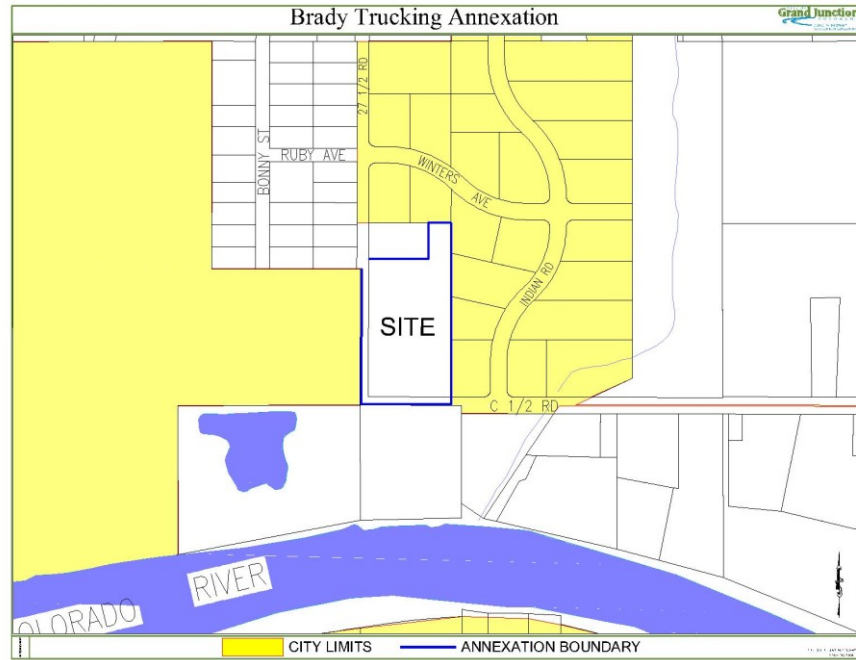
Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- e. General Commercial (C-2)
- f. Industrial/Office Park (I-0)

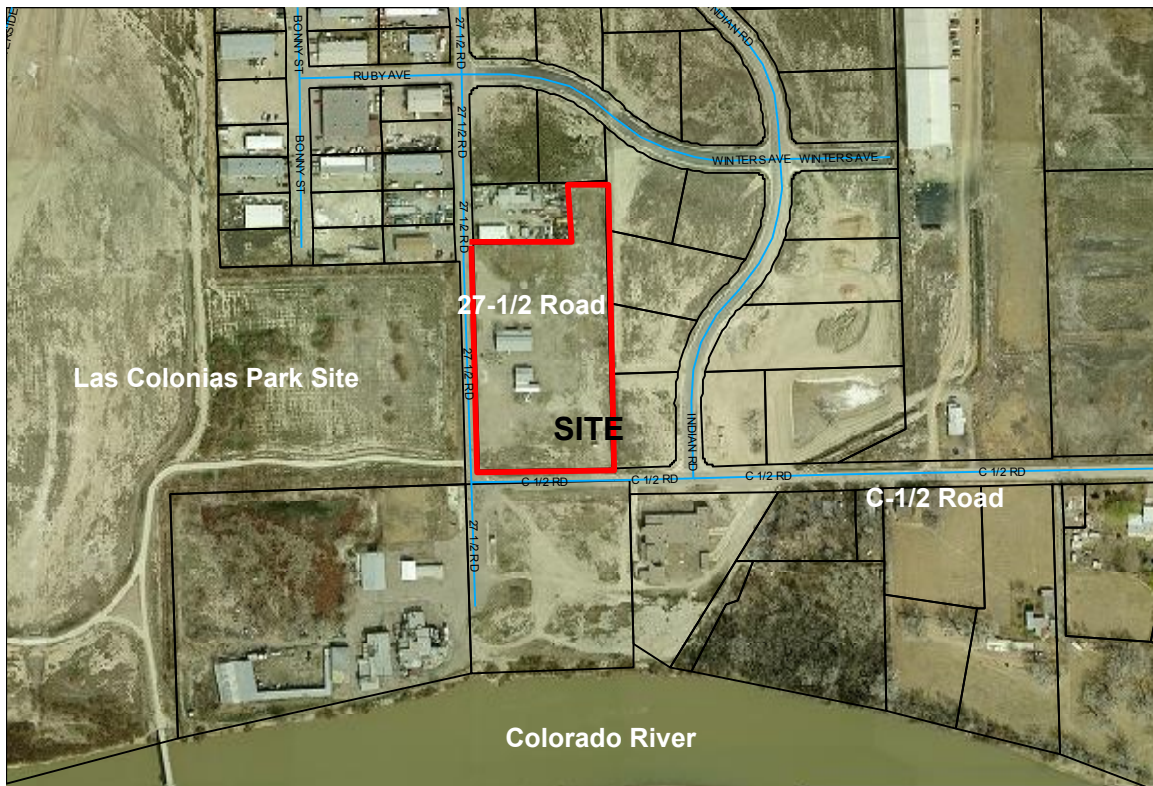
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

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.

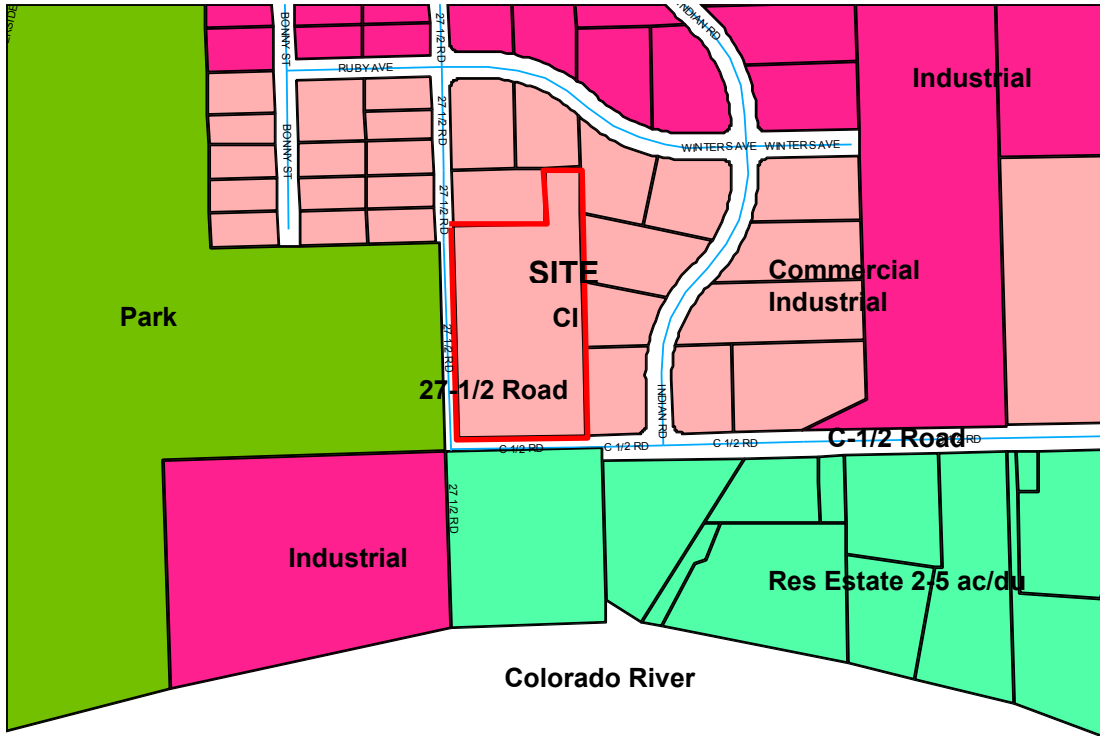
Site Location Map



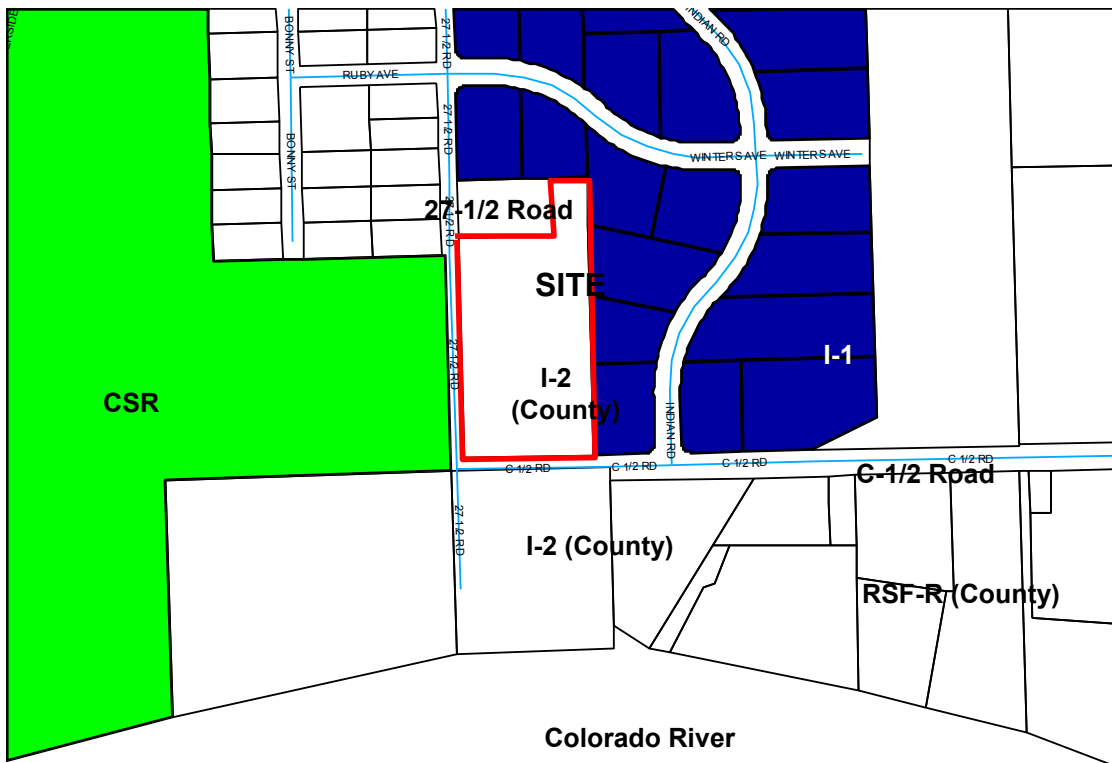
Aerial Photo Map



Future Land Use Map



Existing City/County Zoning



PLANNING COMMISSION MINUTES TO FOLLOW

**GRAND JUNCTION PLANNING COMMISSION
APRIL 10, 2007 MINUTES
7:00 p.m. to 9:07 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Lynn Pavelka-Zarkesh, Tom Lowrey, Bill Pitts, Reggie Wall and Patrick Carlow (1st alternate). Commissioner William Putnam was absent.

In attendance, representing the City's Community Development Department, was Lisa Cox (Planning Manager).

Also present were Jamie Kreiling (Assistant City Attorney), Scott Peterson, Eric Hahn, Kristen Ashbeck and Adam Olsen.

Lynn Singer was present to record the minutes.
There were 19 interested citizens present during the course of the hearing.

I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

II. APPROVAL OF MINUTES

There were no minutes available for consideration.

III. CONSENT AGENDA

Available for consideration were items:

- | | |
|------------------------|---|
| 1. PP-2006-185 | PRELIMINARY SUBDIVISION PLAN – Dominguez Estates South |
| 2. ANX-2007-035 | ZONE OF ANNEXATION – Brady Trucking Annexation |
| 3. ANX-2007-045 | ZONE OF ANNEXATION – River Bend Annexation |
| 4. CUP-2007-010 | CONDITIONAL USE PERMIT – Rocky Mountain Cummins |

Chairman Dibble briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak up if they wanted any of the items pulled for additional discussion. At citizen request, items 1 and 3 were pulled for

Full Hearing and item 2 was pulled at the request of Commissioner Lowrey for Full Hearing. No objections or revisions were received from the audience or planning commissioners on the remaining Consent Agenda item.

MOTION: (Commissioner Cole) “Mr. Chairman, I move approval of Consent Agenda item 4, CUP-2007-010.”

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

IV. FULL HEARING

1. PP-2006-185 PRELIMINARY SUBDIVISION PLAN – Dominguez Estates South

Request approval of the Preliminary Subdivision Plan to develop 16 single family lots on 4.4 acres in a RSF-4 (Residential Single Family-4 units/acre) zone district.

PETITIONER: Jim Cagle
LOCATION: 2921 E-7/8 Road
STAFF: Scott Peterson

PETITIONER’S PRESENTATION

Keith Ehlers of Ciavonne, Roberts and Associates, representing petitioner, made a PowerPoint presentation in support of the Dominguez Estates South preliminary subdivision plan. Mr. Ehlers addressed concerns of the neighbors with regard to the additional traffic which will be generated by this subdivision. Petitioner is proposing a landscape buffer along with fencing that will be between the subdivision and the existing neighborhood. A stub road will also be provided.

STAFF’S PRESENTATION

Scott Peterson, Senior Planner, with the Department of Public Works and Planning, addressed the Commission with regard to the preliminary subdivision plan for Dominguez Estates South. As explained by Mr. Peterson, the subject property is south of Patterson Road and east of 29 Road. The proposal is for 16 lots on 4.4 acres. Current zoning is R-4 with adjacent county zoning of RSF-4 and RMF-8 to the south. Access will be constructed as part of phase 1 to Dawn Drive and also to Bookcliff Avenue to the east. A stub street to the north will be provided upon the development of Dominguez Estates.

Eric Hahn, Department of Public Works and Planning, explained that all of the connections will be built with the exception of E-7/8 Road.

PUBLIC COMMENT

For:

No one spoke in favor of the request.

Against:

Zane Reeves, 2909 E-7/8 Road, spoke on behalf of the neighborhood. Mr. Reeves stated that it was their understanding that E-7/8 Road was going to be part of the connection into those subdivisions. He raised the question of what would dictate future plans for development and raised a question with setback issues with an existing house in the neighborhood.

STAFF’S REBUTTAL

Scott Peterson stated that with regard to future development, development or annexation would be triggered if they were to subdivide the property into additional lots or if another structure was built on the property. At that time, the city would obtain the necessary right-of-way for E-7/8 Road. “So if these properties don’t develop, or stay the same, one house/one lot, like I said, the likelihood of getting the full E-7/8 right-of-way is very small.” Regarding the setbacks, again as the property is not inside city limits, it would be considered a non-conforming structure since it does not meet setback requirements for the zoning district. If the property was annexed, it would be through a development application.

DISCUSSION

Commissioner Cole stated that he believes the requirements and concerns of the public are met and would, therefore, support this request. Commissioners Lowrey, Wall and Pitts concur.

Chairman Dibble stated, “I think the City is seeking qualified and logical infill projects and this seems to meet the criteria very well and I’d be in favor of it.”

MOTION: (Commissioner Cole) “Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Dominguez Estates South, PP-2006-185, with the findings and conclusions listed in the staff report.”

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

2. ANX-2007-035ZONE OF ANNEXATION – Brady Trucking Annexation

Request approval to zone 3.5 acres from a County I-2 to a City I-2 (General Industrial) zone district and to construct a combination office warehouse building.

PETITIONER: Jennifer Brady
LOCATION: 356 27½ Road
STAFF: Kristen Ashbeck

PETITIONER’S PRESENTATION

Robert Jones II of Vortex Engineering (255 Vista Valley Drive, Fruita) stated that he is applicant’s representative. Mr. Jones stated that the subject property is

approximately 4 acres located in the northeastern corner of C½ Road and 27½ Road. The existing site zoning is I-2 (General Industrial) under Mesa County. Applicant is requesting annexation and zoning of this property to the I-1 (Light Industrial) zone district. He stated that there has been a change of character in the neighborhood due to the installation of public facilities, new growth trends, and the Riverside Parkway development, among others. The subject site is surrounded by industrial properties with the exception of the property to the west which is presently vacant. The Growth Plan designates this area as commercial/industrial classification. He further stated that this rezoning is consistent with the purpose and intent of the Growth Plan. "This annexation and zoning provides the opportunity for quality infill projects in a region that desperately needs industrial zoned property for development and, therefore, we are respectfully requesting approval of the annexation and proposed I-1 zoning for these properties."

STAFF'S PRESENTATION

Kristen Ashbeck of the City Planning Department addressed the Commission regarding the proposed Brady Trucking Annexation. She stated that the site is currently being annexed as there is a concurrent site plan review for expansion of the existing building. Ms. Ashbeck clarified that applicant is requesting an I-1 zone district rather than I-2. She further stated that adequate public facilities and services are available. "The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs." Accordingly, staff finds that it is consistent with the Growth Plan and meets the review criteria and is recommending approval of the I-1 zone.

QUESTIONS

- Commissioner Pitts asked what type of development is being proposed. Ms. Ashbeck stated that there is an existing trucking business and a proposed expansion of the same.
- Chairman Dibble asked how far the site is from C½ Road to the river at the shortest distance. Ms. Ashbeck stated that it was approximately an eighth of a mile.
- Chairman Dibble asked if there has recently been an increase in industrial use applications in the area. Kristen stated that she is not specifically aware of it in this area but there are currently a number of applications along the parkway.
- Commissioner Pavelka-Zarkesh asked where the 100 year flood plain falls. Ms. Ashbeck stated that it goes a little bit north of C½ Road.

Commissioner Lowrey voiced his disagreement with the proposal. He stated that he believes this area should be developed in an office park type economy rather than industrial economy.

PUBLIC COMMENTS

No one spoke either for or against this proposal.

PETITIONER'S REBUTTAL

Robert Jones II addressed some of the concerns raised. Applicant is working with staff to try to get the riverfront trail along the river. Regarding the need for industrial properties, he stated, "It's a simple supply and demand lesson. Industrial zoned property, the price of it has doubled and tripled in areas in the last two and three years. And that says one thing – there's not enough of it and there's a great demand for it." He further stated that he believes this property meets the purpose and intent of the Growth Plan as well as the Zoning and Development Code.

QUESTIONS

- Chairman Dibble inquired about what is being proposed as far as structures. Mr. Jones stated the proposal is for an approximate 14,000 square foot office/shop combination with some outdoor storage. There would be landscaping as well as some dedication of right-of-way along 27½ Road and C½ Road with some multi-purpose easements.
- Chairman Dibble asked why the I-1 zone district was chosen over the I-O zone district. Robert Jones stated that I-O zones are very restrictive with regard to light industrial uses and do not allow outdoor storage. He believes the I-O zone district does not fit the area nor does it fit the existing zoning surrounding it.

DISCUSSION

Commissioner Cole stated that he does support the application for I-1 zoning.

Commissioner Pitts stated that he anticipates the area south of C½ Road to the river as being light industrial and supports the proposal.

Commissioner Pavelka-Zarkesh believes that the industrial zoning can be worked into this area. She further stated that she thinks it will provide a resource to the community – long-term and short-term.

Commissioner Wall thinks the I-O makes more sense than the I-1.

Commissioner Lowrey agreed with Commissioner Wall. He does not believe industrial will be appropriate in the area and would like to see the least intensive use zoning. He further stated that he could support I-O because of the associated restrictions and controls to make it more compatible with future development.

Commissioner Carlow stated that he would support the proposal.

Chairman Dibble stated that as the property to the east is already identified as I-1 and with proper screening and landscaping, he believes I-1 is compatible with the I-1 to the east.

MOTION: (Commissioner Cole) “Mr. Chairman, on Zone of Annexation, #ANX-2007-035, I move that the Planning Commission forward to the City Council a recommendation of approval of the Light Industrial (I-1) zone district for Brady Trucking Annexation with the facts and conclusions listed in the staff report.”

Commissioner Pitts seconded the motion. A vote was called and the motion passed by a vote of 5-2 with Commissioners Wall and Lowrey opposed.

3. ANX-2007-045 ZONE OF ANNEXATION – River Bend Subdivision Annexation

Request approval to zone 4.93 acres from a County PUD (Planned Unit Development) to a City RMF-8 (Residential 8/u/ac) zone district.

PETITIONER: Julie Gilbert
LOCATION: South of Dry Fork Way
STAFF: Adam Olsen

STAFF’S PRESENTATION

Adam Olsen, Associate Planner, made a PowerPoint presentation regarding the River Bend Subdivision Annexation. The existing PUD was platted in the County in the early 1980s but never constructed. The existing PUD consists of both single-family and townhomes. The property to the east was recently annexed into the City with a zoning of R-4 and to the west is a state wildlife area. The river trail also runs through the southernmost lots within the PUD, which lots are not included in this annexation. The Future Land Use Map designates the area as residential-medium, 4 to 8 units per acre. The existing PUD has a density of 6.4 units per acre. Mr. Olsen stated that staff recommends the Planning Commission forward a recommendation of approval of the R-8 zone to the City Council finding that the requested zone is consistent with the Growth Plan and that the review criteria of the Zoning and Development Code have been met.

QUESTIONS

- Chairman Dibble inquired if the property to the north is Planned Development. Mr. Olsen stated that the existing PUD is still within the County.
- Chairman Dibble asked if there would be access/egress going up to D Road. Mr. Olsen stated that there would be an access through there; just to the north along D Road through the existing PUD and then to the east through Heron’s Nest.
- Commissioner Pitts asked if there was a stub road going into the Heron’s Nest Subdivision. Adam stated that Heron’s Nest has a temporary access to D Road to the north but that would be shifted once property to the east is developed.

PETITIONER'S PRESENTATION

Tom Logue, 537 Fruitwood Drive, Grand Junction, stated that they have considered three options for future development of the property – to develop it as it is platted in its current state; look at a completely new layout given some of the constraints, such as stub roads and location of sewer lines; and utilizing the R-8 underlying zone and consider a PUD application. They have done a zone comparison between existing zoning and the requested R-8, R-5 and R-4. In most developments, there is approximately 30% inefficiencies which would include dedicated road right-of-ways, setbacks from other areas, easements, etc.

Mr. Logue stated that the property is compatible with the surrounding neighborhood in terms of density and lot size; R-8 conforms with the Growth Plan and the adopted Pear Park neighborhood plan. In addition to the sewer mains, there are adequately sized domestic water mains for domestic service as well as fire protection. The property is also located near existing neighborhood schools, emergency services would be provided and finally the property is located within the city's growth area.

QUESTIONS

- Chairman Dibble asked if applicant is considering replatting the property in a different configuration rather than what has been presented. Mr. Logue stated that it has been discussed because they do not have a definitive zone to work around.

PUBLIC COMMENTS

Lillian Wheeler, secretary/treasurer for Riverbend Townhome Association, 399 Sunnyside Court, #D, stated that they have four primary concerns as follows: (1) They were told that part of the subject property is in the flood plain and could never be built on; (2) street access - They currently have 98 units with over 200 cars using one entrance and one exit; (3) the possibility of connecting out on 31 Road; and (4) irrigation water.

STAFF'S REBUTTAL

Adam Olsen stated that with regard to the flood plain issue, none of the subject property is within the 100 year flood plain. However, a small portion of the subject property is within the 500 year flood plain but there are no special regulations that need to be followed. As far as access to the west, that is state land and there is no future access points there.

PETITIONER'S REBUTTAL

Mr. Logue stated that they anticipate extension of a street between D Road and D½ Road. Prior to submittal to planning, applicant will hold a public meeting.

DISCUSSION

Commissioner Pitts stated that he is concerned with the ingress and egress. However, he is satisfied with the interconnectivity.

Commissioner Carlow stated that without a specific zoning, applicant is unable to address all issues raised.

Commissioner Lowrey stated, "I think all the time I've been on the Planning Commission this may be the most incompatible one I've seen." He went on to say that usually the more dense developments are closer to the major arterials. He is concerned also with the proximity to the river and the pond. He thinks R-4 zoning would be more compatible than R-8 and as proposed is incompatible with the surrounding areas.

Commissioner Pavelka-Zarkesh agrees with Commissioner Lowrey. Considering the open space and the river, she believes R-5 would be more suitable.

Chairman Dibble stated that he believes R-8 would be compatible with the area.

Commissioner Wall stated that he concurs with Chairman Dibble.

MOTION: (Commissioner Wall) "Mr. Chairman, on Zone of Annexation, #ANX-2007-045, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-8 (Residential 8 du/ac) zone district for River Bend Annexation with the facts and conclusions listed in the staff report."

Commissioner Carlow seconded the motion. A vote was called and the motion passed by a vote of 5-2 with Commissioners Cole and Lowrey opposed.

With no objection, the public hearing was adjourned at 9:07 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

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

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 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.

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

INTRODUCED on first reading the 18th day of April, 2007 and ordered published.

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

ATTEST:

President of the Council

City Clerk

Attach 13
Public Hearing – River Bend Annexation and Zoning
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	River Bend Annexation and Zoning, located south of Dry Fork Way, Crystal Drive, and Sunnyside Circle					
Meeting Date	May 2, 2007					
Date Prepared	April 26, 2007				File #ANX-2007-045	
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 6.47 acres, located south of Dry Fork Way, Crystal Drive and Sunnyside Circle, to R-8 (Residential 8du/ac). The River Bend Annexation consists of 24 parcels and portions of rights-of-way of Sunnyside Circle, Crystal Drive, Yampa Way, Stillwater Avenue and Dry Fork Way. This annexation is a three part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the River Bend 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 Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

STAFF REPORT/BACKGROUND INFORMATION			
Location:		South of Dry Fork Way, Crystal Drive and Sunnyside Circle	
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:

ANNEXATION:

This annexation area consists of 6.47 acres of land and is comprised of 24 parcels and portions of rights-of-way of Sunnyside Circle, Crystal Drive, Yampa Way, Stillwater Avenue, and Dry Fork 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 River Bend 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 21, 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	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 3, 2007	Effective date of Annexation and Zoning

RIVER BEND ANNEXATION SUMMARY

File Number:	ANX-2007-045
Location:	South of Dry Fork Way, Crystal Drive, and Sunnyside Circle
Tax ID Numbers:	2943-222-05-009 2943-222-05-010 2943-222-05-011 2943-222-05-012 2943-222-06-001 2943-222-06-002 2943-222-06-003 2943-222-06-004 2943-222-06-005 2943-222-06-006 2943-222-06-007 2943-222-06-008 2943-222-06-009 2943-222-06-010 2943-222-07-001 2943-222-07-002 2943-222-07-013 2943-222-07-014 2943-222-07-015 2943-222-07-016 2943-222-08-001 2943-222-08-002 2943-222-08-003 2943-222-08-005
Parcels:	24
Estimated Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	6.47
Developable Acres Remaining:	6.47
Right-of-way in Annexation:	Sunnyside Circle, Stillwater Avenue, Yampa Way, Dry Fork Way, Crystal Drive
Previous County Zoning:	PUD
Proposed City Zoning:	R-8
Current Land Use:	Vacant
Future Land Use:	Residential
Values:	Assessed: \$19,440

	Actual:	\$67,200
Address Ranges:		3176-383 Sunnyside Circle 3112-3121 Stillwater Avenue 3114-3120 Yampa Way 376 ½-378 Dry Fork Way
Special Districts:	Water:	Clifton
	Sewer:	Central Grand Valley
	Fire:	Clifton
	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 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.

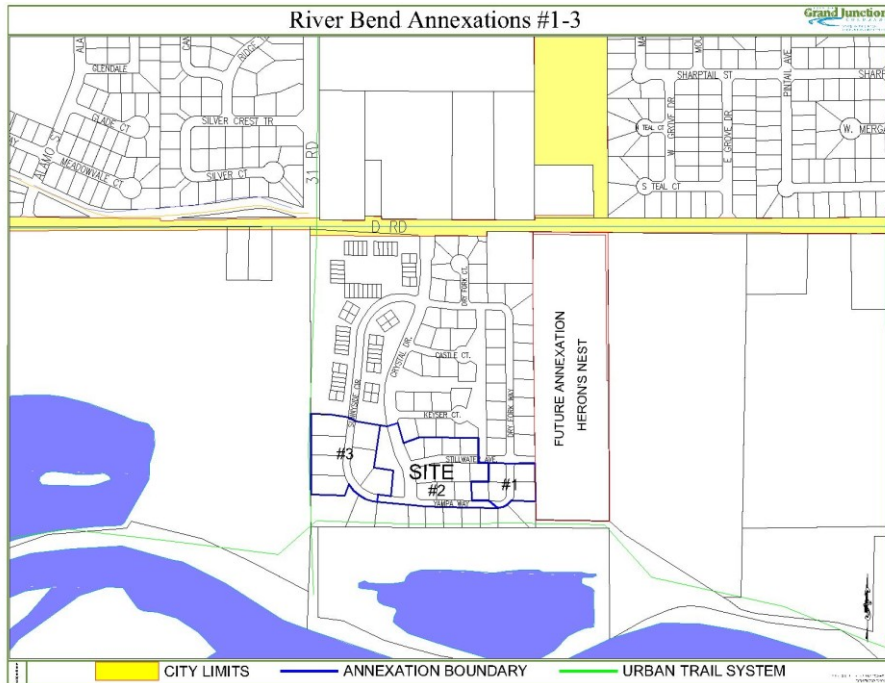
- g. R-4
- h. R-5

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.

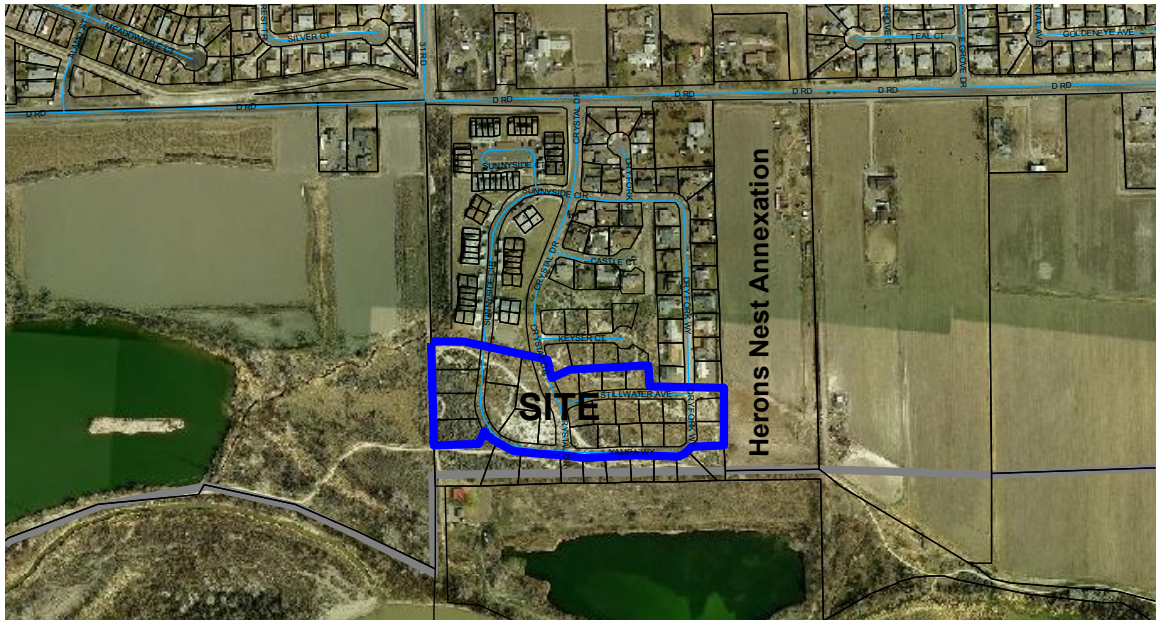
Site Location Map

Figure 1



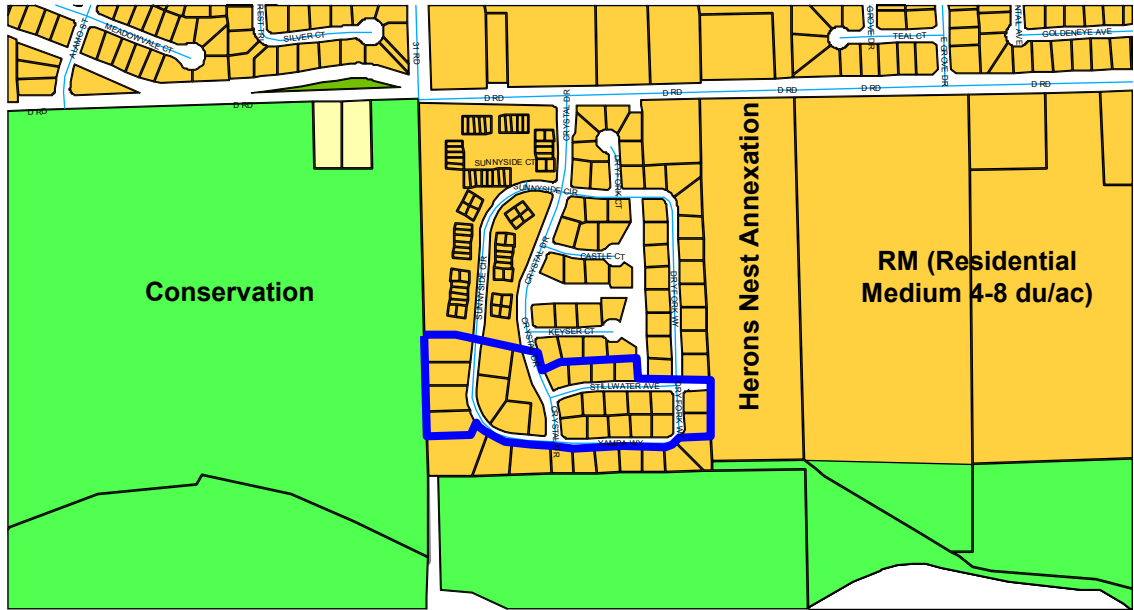
Aerial Photo Map

Figure 2



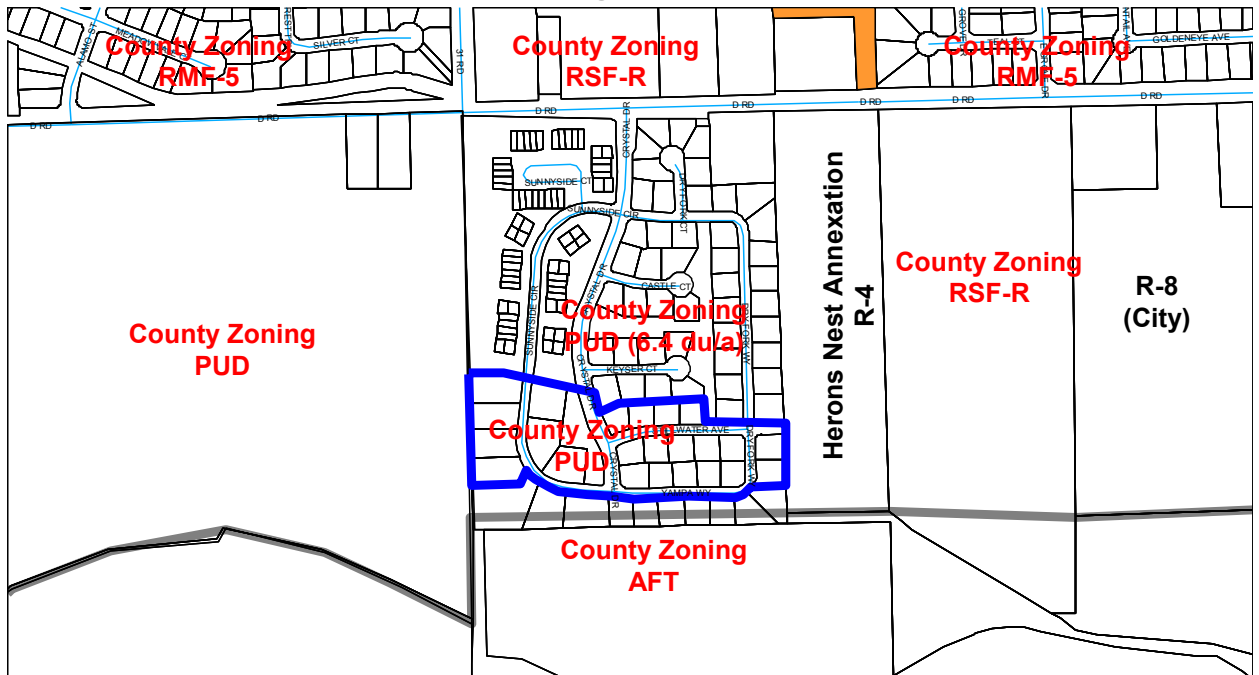
Future Land Use Map

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**

RIVER BEND ANNEXATION

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

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 21st 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:

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 its 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.

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of May, 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**

RIVER BEND ANNEXATION NO. 1

APPROXIMATELY 0.93 ACRES

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

WHEREAS, on the 21st 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 2nd day of May, 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:

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.

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

INTRODUCED on first reading on the 21st 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**

RIVER BEND ANNEXATION NO. 2

APPROXIMATELY 3.13 ACRES

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

WHEREAS, on the 21st 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 2nd day of May, 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:

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.

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

INTRODUCED on first reading on the 21st day of March, 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**

RIVER BEND ANNEXATION NO. 3

APPROXIMATELY 2.41 ACRES

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

WHEREAS, on the 21st 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 2nd day of May, 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:

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.

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

INTRODUCED on first reading on the 21st day of March, 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 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:

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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.

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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 this 18th day of April, 2007 and ordered published.

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

ATTEST:

President of the Council

City Clerk

**Attach 14
Public Hearing – Walker Field Airport Master Plan Amendment
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject		Walker Field Airport Master Plan Amendment				
Meeting Date		May 2, 2007				
Date Prepared		April 12, 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			Consent X Individual Consideration

Summary: Approval 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: Hold a Public Hearing and Consider Final Passage of 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 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?		N/A	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:

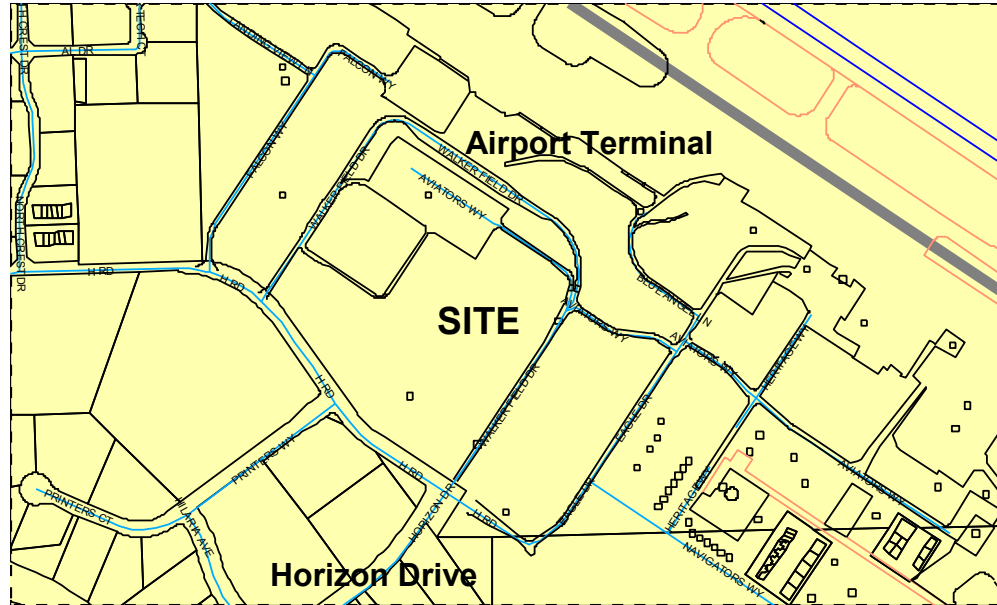
Planning Commission recommended approval of the requested Amendment to the Walker Field Airport Master Plan, PLN-2007-032, to the City Council with the findings and conclusions listed above.

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

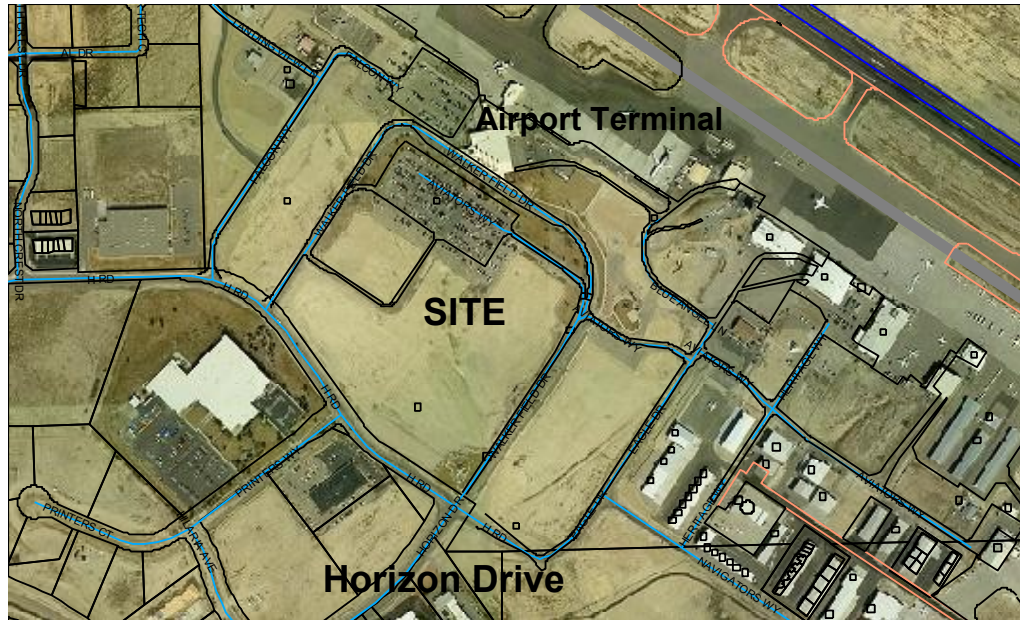
Site Location Map

Figure 1



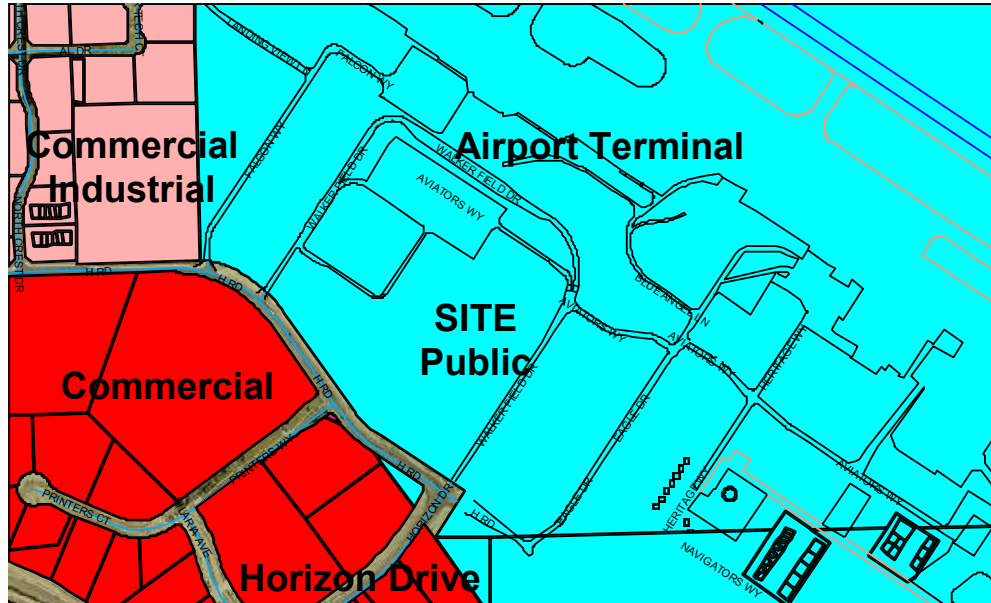
Aerial Photo Map

Figure 2



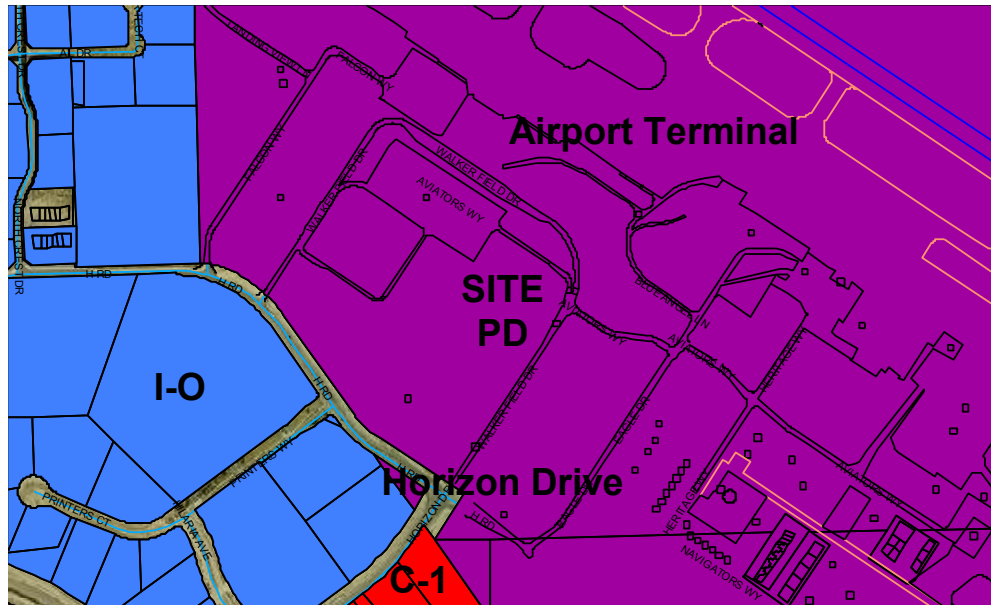
Future Land Use Map

Figure 3

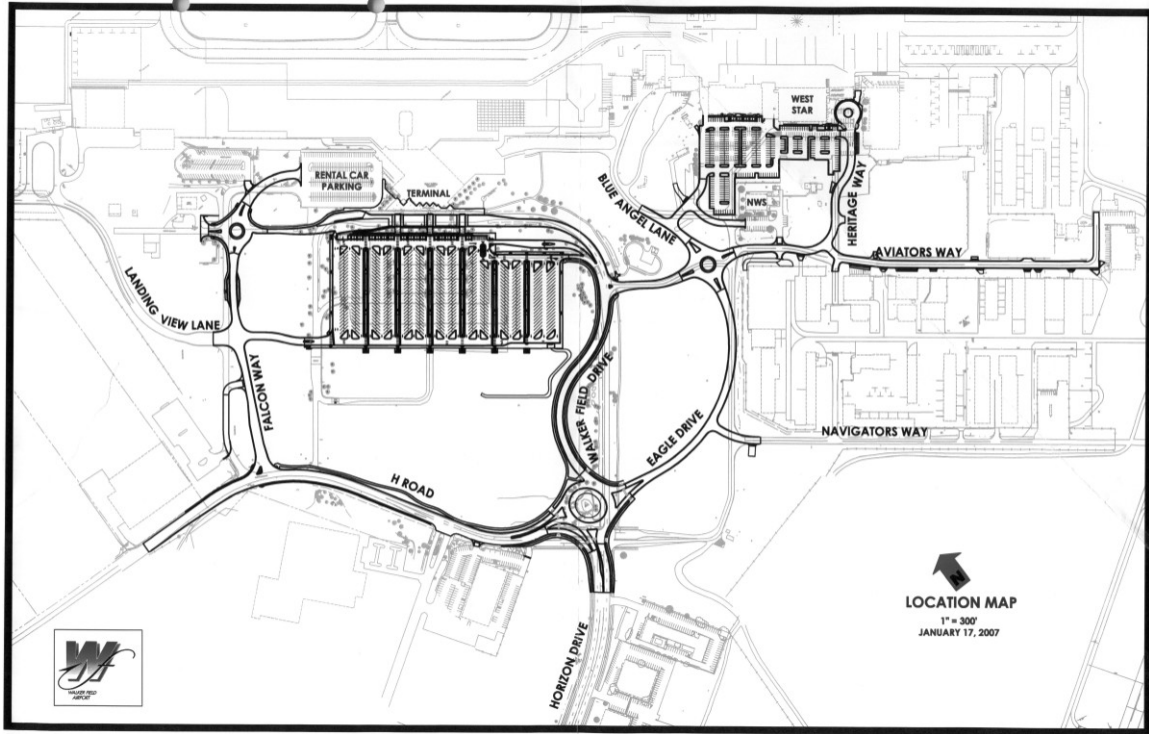


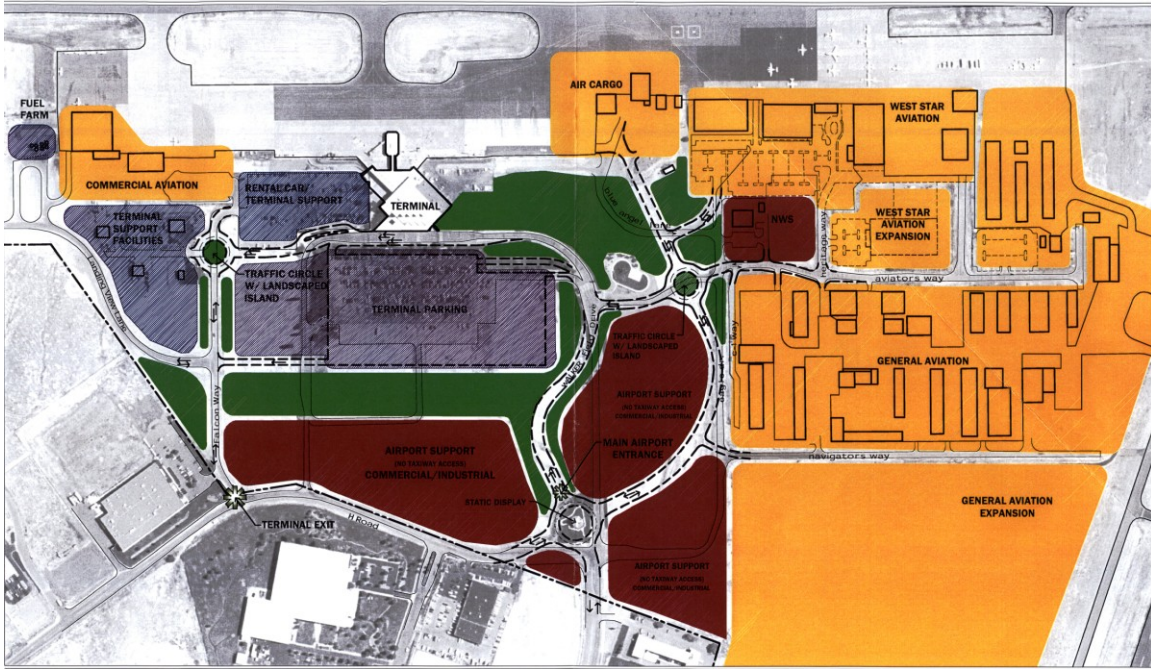
Existing City and County Zoning

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."

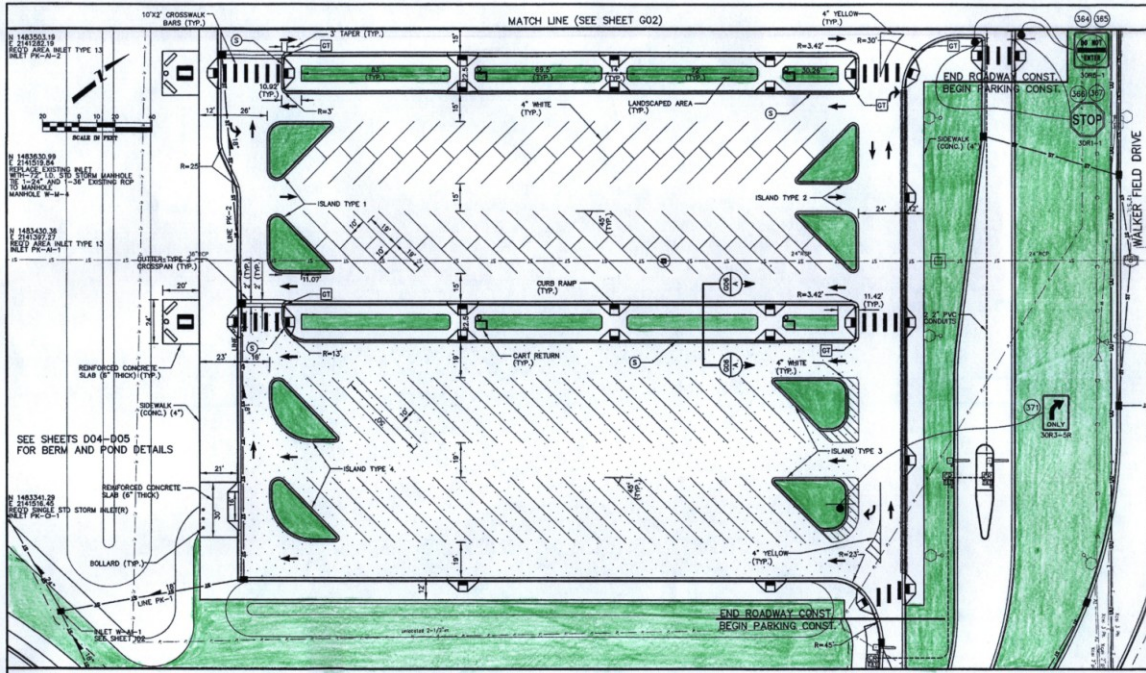




Conceptual Landside Access Plan - Alternative 'H'

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





NOTE:
 - 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.
 - ALL DIMENSIONS SHOWN ARE TO LIP OF GUTTER.

LEGEND:
 [Symbol] OVERSIZED VEHICLES PAVEMENT SECTION
 [Symbol] CONCRETE CURB WITH SPALL GUTTER (1.5' WIDE)
 [Symbol] CONCRETE CURB WITH SPALL GUTTER (2' WIDE)
 [Symbol] GUTTER TRANSITION

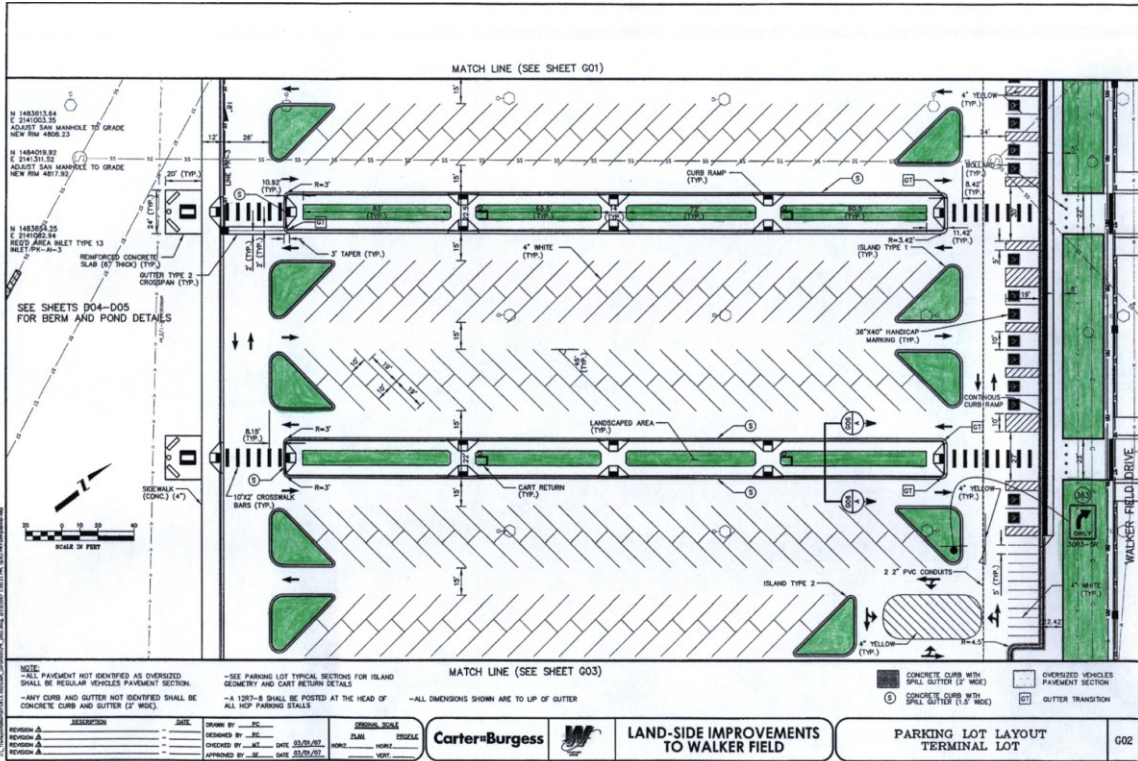
REVISION	DATE	DESCRIPTION
REVISION A		
REVISION B		
REVISION C		
REVISION D		

DRAWN BY: J.C.
 DESIGNED BY: J.C.
 CHECKED BY: J.C. DATE: 03/07/07
 APPROVED BY: J.C. DATE: 03/07/07

Carter Burgess
LAND-SIDE IMPROVEMENTS TO WALKER FIELD

PARKING LOT LAYOUT TERMINAL LOT

G03



MATCH LINE (SEE SHEET G01)

MATCH LINE (SEE SHEET G03)

NOTE:
 -ALL PAVEMENT NOT IDENTIFIED AS OVERSIZED SHALL BE REGULAR VEHICLES PAVEMENT SECTION.
 -ANY CURB AND GUTTERS NOT IDENTIFIED SHALL BE CONCRETE CURB AND GUTTER (2" WIDE).
 -SEE PARKING LOT TYPICAL SECTIONS FOR ISLAND GEOMETRY AND CART RETURN DETAILS.
 -A 1207-S SHALL BE POSTED AT THE HEAD OF ALL HOT PARKING ISLANDS.
 -ALL DIMENSIONS SHOWN ARE TO LIP OF GUTTER.

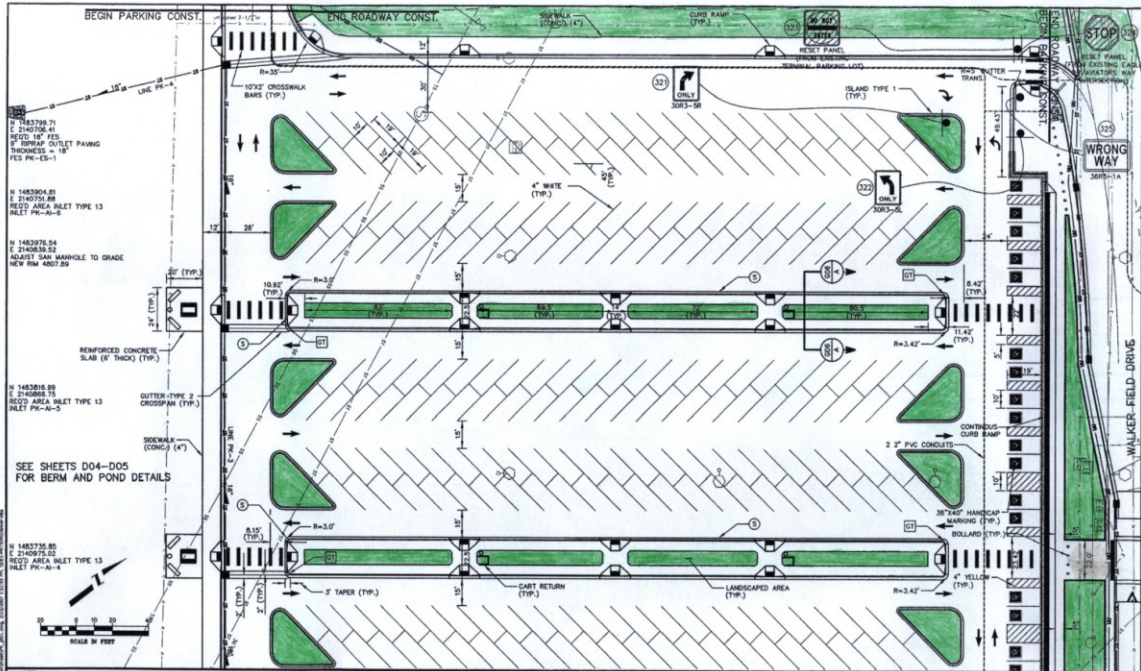
LEGEND:
 [Symbol] CONCRETE CURB WITH SPILL GUTTER (2" WIDE)
 [Symbol] CONCRETE CURB WITH SPILL GUTTER (1.5" WIDE)
 [Symbol] OVERSIZED VEHICLES PAVEMENT SECTION
 [Symbol] GUTTER TRANSITION

DESIGNER	DATE	DRAWN BY	SCALE
REVISION A		DESIGNED BY	SCALE
REVISION B		CHECKED BY	SCALE
REVISION C		APPROVED BY	SCALE

Carter-Burgess **LAND-SIDE IMPROVEMENTS TO WALKER FIELD**

PARKING LOT LAYOUT TERMINAL LOT

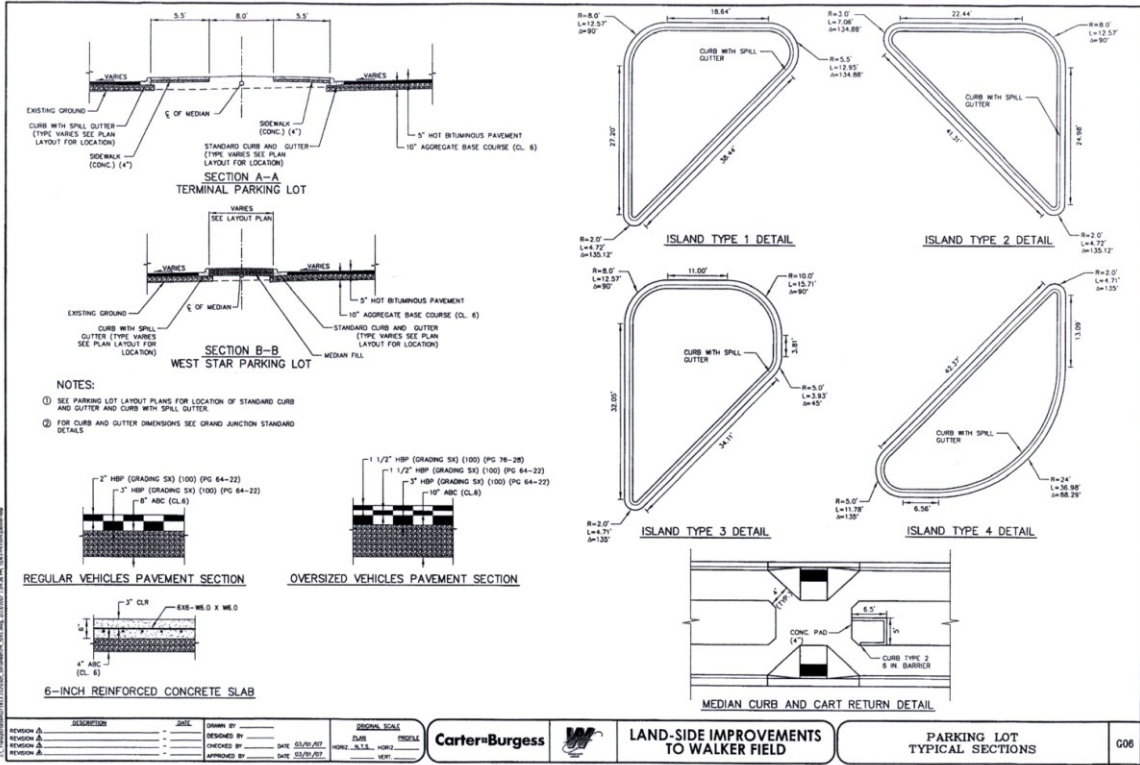
G02



MATCH LINE (SEE SHEET G02)
 -SEE PARKING LOT TYPICAL SECTIONS FOR ISLAND GEOMETRY AND CART RETURN DETAILS
 -SEE SHEETS D04-D05 FOR BERM AND POND DETAILS
 -ALL DIMENSIONS SHOWN ARE TO TOP OF GUTTER
 -4" 100'-0" SHALL BE POSTED AT THE HEAD OF ALL HCP PARKING STALLS
 -ALL PAVERMENTS NOT IDENTIFIED AS OVERSIZED SHALL BE REGULAR VEHICLES PAVEMENT SECTION
 -ANY CURB AND GUTTER NOT IDENTIFIED SHALL BE CONCRETE CURB AND GUTTER (2" WIDE)
 -SIGN TO BE RESET
 -CONCRETE CURB WITH SPILL GUTTER (2" WIDE)
 -CONCRETE CURB WITH SPILL GUTTER (1.0" WIDE)
 -OVERSIZED VEHICLES PAVEMENT SECTION
 -GUTTER TRANSITION

REVISION	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	APPROVED BY	DATE	SCALE	ORIGIN
REVISION A								
REVISION B								
REVISION C								
REVISION D								

Carter Burgess 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 18th day of April, 2007.

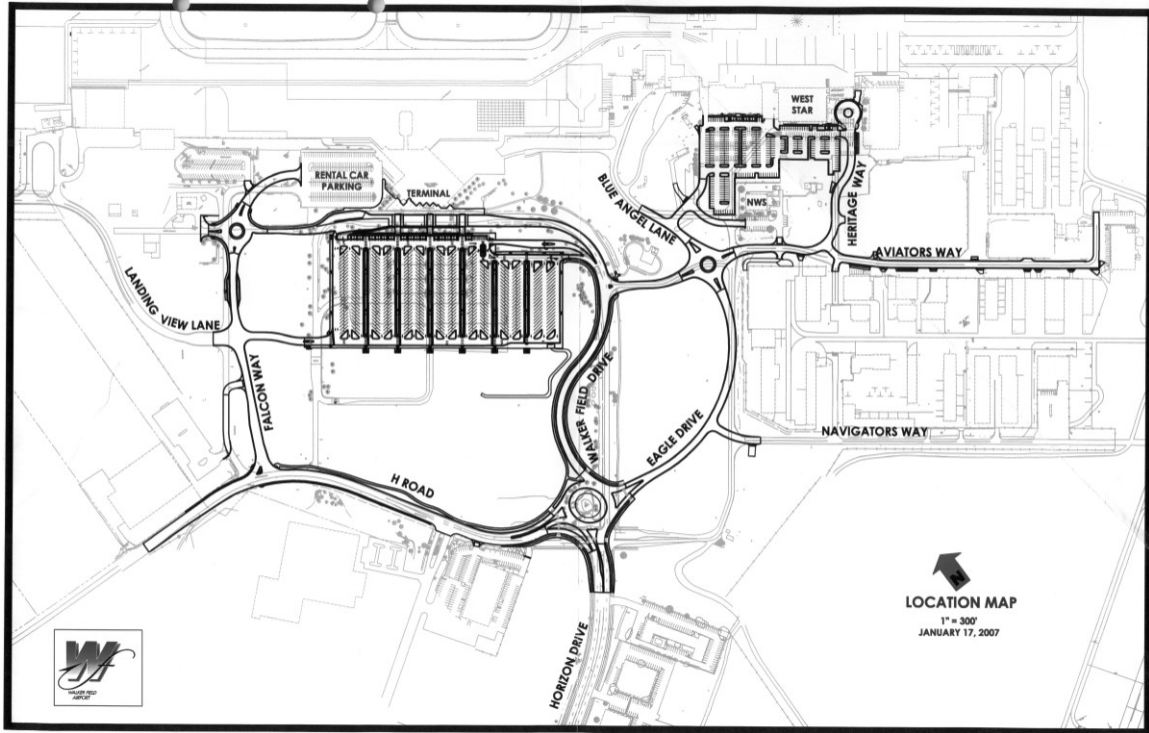
PASSED and ADOPTED this ____ day of _____, 2007.

Attest:

President of the Council

City Clerk

Exhibit "A"



Attach 15

Support of a Five Member County Board of Commissioners

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Support of a Five Member County Board of Commissioners				
Meeting Date		April 30, 2007				
Date Prepared		April 26, 2007			File #	
Author		Stephanie Tuin		City Clerk		
Presenter Name		Jim Doody Laurie Kadrich		Mayor Deputy City Manager		
Report results back to Council		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
						Individual Consideration

Summary: Mayor Doody is bringing forward a resolution requesting that the Mesa County Commissioners initiate the process to increase the number of County Commissioners from three to five.

Budget: N/A

Action Requested/Recommendation: Consider the request from the Mayor to schedule a resolution of support on a formal agenda asking the Mesa County Commissioners to initiate the process to increase from three to five members.

Attachments: Proposed Resolution

Background Information: The Mayors of the municipalities within Mesa County have discussed a change in the number of County Commissioners, increasing the number from three to five. The Mayors (Jim Doody, Grand Junction, Don Cramer, DeBeque, Doug Edwards, Palisade, Jim Adams, Fruita and Frank Jones, Collbran) support taking the resolution to their respective governing bodies for their consideration. Both Fruita and Palisade have adopted the resolution and DeBeque and Collbran will be considering it in the near future.

RESOLUTION NO. ____07

A RESOLUTION REQUESTING THAT THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS INITIATE THE REQUIRED PROCEDURE TO INCREASE THE NUMBER OF COMMISSIONERS SERVING ON THE MESA COUNTY BOARD OF COUNTY COMMISSIONERS FROM THREE TO FIVE

Recitals.

The residents of Mesa County have been well served by the Board of County Commissioners.

Effective and high quality representation is paramount to creating a high performing governmental structure.

The two cities and three towns in Mesa County are represented by seven elected representatives and Mesa County residents are represented by three elected at large representatives.

As the County continues to increase in population, it would be prudent to continue to represent the residents in the most effective manner possible.

Increasing the number of County Commissioners serving Mesa County would increase the political stability of the community by spreading the authority of the board over more elected officials and would increase the amount of representation the residents of Mesa County receive.

Increasing the number of County Commissioners would increase the equality of the geographic representation of all parts of the County and would better serve each individual community.

It is in the best interest of all the residents of the County to increase the number of representatives on the Board of County Commissioners.

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

1. The City of Grand Junction strongly supports increasing the number of County Commissioners serving Mesa County from three to five.
2. Understanding that Colorado State Law defines a procedure for increasing the number of County Commissioners serving a county, the City of Grand Junction respectfully requests that the Mesa County Board of County Commissioners initiate the required

procedure to increase the number of Commissioners serving Mesa County.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2007.

CITY OF GRAND JUNCTION

Mayor

ATTEST:

City Clerk