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

**WEDNESDAY, MAY 16, 2007, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance  
Invocation – Chaplain David Frost, Good News Jail & Prison  
Chaplain

**Proclamations / Recognitions**

Proclaiming May 11 -18, 2007 as “A Time of Remembrance and Reflection on the Early Beginnings of our Country and the 400<sup>th</sup> Anniversary of Jamestown” in the City of Grand Junction

**Citizen Comments**

**Election of Mayor and Mayor Pro Tem/Administer Oaths of Office and Council Assignments for 2007-2008**

[Attach 1](#)

**a. Election of Mayor and Mayor Pro Tem**

Administer Oaths of Office

**b. Council Assignments**

Resolution No. 71-07 – A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards and Organizations

®Action: Adopt Resolution No. 71-07

**\*\*\* CONSENT CALENDAR \*\*\*®**

\*\*\* Indicates New Item

® Requires Roll Call Vote

1. **Minutes of Previous Meetings** [Attach 2](#)

*Action: Approve the Summary of the April 30, 2007 Workshop and the Minutes of the April 18, 2007 and May 2, 2007 Executive Sessions and the May 2, 2007 Regular Meeting*

2. **Setting a Hearing on the Newton Annexation, Located at 2320 H Road** [File #ANX-2007-101] [Attach 3](#)

Request to annex 11.44 acres, located at 2320 H Road. The Newton Annexation consists of one parcel and is a three part serial annexation.

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

Resolution No. 72-07 – 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, Newton Annexation, Located at 2320 H Road and Includes Portions of the 23 Road and H Road Rights-of-Way

®Action: *Adopt Resolution No. 72-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Newton Annexation No. 1, Approximately 0.46 Acres, Includes Portions of the 23 Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Newton Annexation No. 2, Approximately 0.67 Acres, Includes Portions of the 23 Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Newton Annexation No. 3, Approximately 10.31 Acres, Located at 2320 H Road Including Portions of the H Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for June 20, 2007*

Staff presentation: Adam Olsen, Associate Planner

3. **Setting a Hearing on the Sky View Annexation, Located at 2881 D Road** [File #ANX-2007-085] [Attach 4](#)

Request to annex 13.89 acres, located at 2881 D Road. The Sky View Annexation consists of two parcels and is located to the east of the Skyler Subdivision and west of 29 Road.

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

Resolution No. 73-07 – 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, Sky View Annexation, Located at 2881 D Road and Also Includes a Portion of the D Road and Florida Street Rights-of-Way

®Action: *Adopt Resolution No. 73-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sky View Annexation, Approximately 13.89 Acres, Located at 2881 D Road and Also Includes a Portion of the D Road and Florida Street Rights-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for June 20, 2007*

Staff presentation: Faye Hall, Associate Planner

4. **Setting a Hearing on the Street Property Annexation, Located at 623 29 ½ Road** [File #ANX-2007-107] [Attach 5](#)

Request to annex 1.49 acres, located at 623 29 ½ Road. The Street Property Annexation consists of one parcel and is located directly east of the Forrest Run Subdivision.

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

Resolution No. 74-07 – 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, Street Property Annexation, Located at 623 29 ½ Road and a Portion of the 29 ½ Road Right-of-Way

®Action: *Adopt Resolution No. 74-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Street Property Annexation, Approximately 1.49 Acres, Located at 623 29 ½ Road and a Portion of the 29 ½ Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for June 20, 2007*

Staff presentation: Faye Hall, Associate Planner

5. **Setting a Hearing on the Senatore Annexation, Located at 2302 E Road** [File #ANX-2007-074] [Attach 6](#)

Request to annex 3.07 acres, located at 2302 E Road. The Senatore Annexation consists of one parcel and is a two part serial annexation containing portions of 23 Road and E Road Right-of-Way.

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

Resolution No. 75-07 – 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, Senatore Annexation, Located at 2302 E Road, Including Portions of 23 Road and E Road Rights-of-Way

®Action: *Adopt Resolution No. 75-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Senatore Annexation No. 1, Approximately 0.72 Acres of 23 Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Senatore Annexation No. 2, Approximately 2.35 Acres, Located at 2302 E Road Including Portions of 23 Road and E Road Rights-of-Way

Action: *Introduction of Proposed Ordinances and Set a Hearing for June 20, 2007*

Staff presentation: Lori V. Bowers, Senior Planner

6. **Setting a Hearing to Amend the Parking Code** [Attach 7](#)

Proposed amendment to the parking code allowing peace officers working traffic enforcement to park in areas of the City where parking is not normally allowed.

Proposed Ordinance Amending Part of Chapter 36 of the City of Grand Junction Code of Ordinances Relating to Parking

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

Staff presentation: John Shaver, City Attorney

7. **Setting a Hearing to Repeal Ordinance No. 2575, Concerning Emergency Medial Services** [Attach 8](#)

The County adopted a county-wide ambulance regulatory system. Based on the successful implementation of the County resolution, the City no longer needs its ordinance and by this ordinance the existing ordinance will be repealed. The proposed ordinance repeals Ordinance No. 2575, which is codified as Article IV, Sections 18-86 – 18-101 of the Grand Junction Code of Ordinances, Emergency Medical Services.

Proposed Ordinance Repealing Ordinance No. 2575 Codified as Chapter 18, Section 86 – 101 of the City of Grand Junction Code of Ordinances, Concerning Emergency Medical Services

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

Staff presentation: John Shaver, City Attorney

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

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

8. **Public Hearing – 2007 CDBG Program Year Funding for the 2007 Action Plan** [Attach 9](#)

Consideration of funding requests for the CDBG 2007 Program Year allocations and set a public hearing for June 20, 2007 to adopt the CDBG 2007 Action Plan.

*Action: 1) Receive Public Input Regarding the Allocation of the City's 2007 CDBG Funds, 2) Consider the CDBG City Council Subcommittee Recommendations for the 2007 Program Year Action Plan, and 3) Set a Public Hearing for Adoption of the CDBG 2007 Action Plan, year 2 of the 2006 Five-year Consolidated Plan, for June 20, 2007*

Staff presentation: Kathy Portner, Neighborhood Services Manager

9. **Public Hearing – West Ouray Rezone, Located at 302 W. Ouray Avenue** [File #RZ-2007-034] [Attach 10](#)

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).

Ordinance No. 4080 – An Ordinance Rezoning the Property Known as the West Ouray Rezone to C-1 (Light Commercial), Located at 302 W. Ouray Avenue

*®Action: Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4080*

Staff presentation: Faye Hall, Associate Planner

10. **Public Hearing – Miller Annexation, Located at 450 Wildwood Drive** [File #GPA-2006-239] [Attach 11](#)

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

**a. Accepting Petition**

Resolution No. 76-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Miller Annexation, Located at 450 Wildwood Drive is Eligible for Annexation

**b. Annexation Ordinances**

Ordinance No. 4081 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 1, Approximately 0.002 Acres, Located in Portions of the South Broadway and Wildwood Drive Rights-of-Way

Ordinance No. 4082 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 2, Approximately 0.01 Acres, Located in Portions of the South Broadway and Wildwood Drive Rights-of-Way

Ordinance No. 4083 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 3, Approximately 0.73 Acres, Located in a Portion of the Wildwood Drive Right-of-Way

Ordinance No. 4084 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 4, Approximately 2.10 Acres, Located at 450 Wildwood Drive and Including a Portion of the Wildwood Drive Right-of-Way

Ordinance No. 4085 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Miller Annexation No. 5, Approximately 32.86 Acres, Located at 450 Wildwood Drive

*®Action: Adopt Resolution No. 76-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4081, 4082, 4083, 4084, and 4085*

Staff presentation: Kristen Ashbeck, Senior Planner

11. **Public Hearing – 1<sup>st</sup> Supplemental Appropriation Ordinance for 2007**

[Attach 12](#)

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

Ordinance No. 4086 – An Ordinance Making Supplemental Appropriations to the 2007 Budget of the City of Grand Junction

*®Action: Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4086*

Staff presentation: Laurie Kadrich, Acting City Manager  
Jodi Romero, Financial Operations Manager

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

12. **Other Business**

13. **Adjournment**

**Attach 1**

**Election of Mayor and Mayor Pro Tem/Administer Oaths of Office and  
Council Assignments for 2007-2008**

**RESOLUTION NO. \_\_-07**

**A RESOLUTION APPOINTING AND ASSIGNING  
CITY COUNCILMEMBERS TO REPRESENT THE CITY  
ON VARIOUS BOARDS AND ORGANIZATIONS**

Be it resolved by the City Council of the City of Grand Junction that:

1. Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

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

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



Date: May 11, 2007

To: Mayor and City Council

Re: City Council Assignments

**CITY COUNCIL FORMAL ASSIGNMENTS**

Individual Members are assigned for each of the following:

<b>Board/Organization</b>	<b>Meeting Day/Time/Place</b>	<b>2006-2007 Assignments</b>	<b>2007-2008 Assignments</b>
Downtown Development Authority	2 <sup>nd</sup> Thursday @ 7:30 am @ Whitman Educational Center	Jim Doody	
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 11:30 am @ 1011 N. 10 <sup>th</sup>	Teresa Coons	
Walker Field Public Airport Authority	3 <sup>rd</sup> Tuesday @ 5:15 pm @ Airport (3 <sup>rd</sup> Floor)	Gregg Palmer	
Associated Governments of Northwest Colorado	2 <sup>nd</sup> Thursday - different municipalities	Jim Doody	
Parks Improvement Advisory Board (PIAB)	3 <sup>rd</sup> Thursday @ 8:00 am (as needed) @ Parks & Rec. Administration	Doug Thomason	
Parks & Recreation Advisory Committee	3 <sup>rd</sup> Thursday @ noon @ Two Rivers	Doug Thomason	
Mesa County Separator Project Board (PDR)	Quarterly @ 750 Main St.	Doug Thomason	
MC Community Transit Steering Committee (GVRTC)	4 <sup>th</sup> Monday @ 3:00 pm @ Old Courthouse (multipurpose room)	Bonnie Beckstein	
Riverview Technology Corporation	2 <sup>nd</sup> Friday, quarterly, @ noon @ Incubator	Gregg Palmer	
Grand Junction Economic Partnership	4 <sup>th</sup> Wednesday of every other month @ 7:00 am @ Airport, 3 <sup>rd</sup> floor	Bruce Hill	
Economic Partners	Meets 1 <sup>st</sup> Wednesday @ 9 am @ Chamber	Jim Spehar, Bruce Hill and City Manager	
Business Incubator	1 <sup>st</sup> Wednesday @	Bruce Hill	

	7:30 am @ Incubator		
Grand Mesa Slopes Steering Committee	As needed - various locations	Jim Spehar	
Colorado Association of Ski Towns (CAST)	Meets six times a year – including at CML Conference	Teresa Coons	
Colorado Water Congress	Meets 3-4 times a year in Denver	Jim Spehar	
Chamber Transportation Committee	Meets as needed	Bonnie Beckstein	
FEMA Funding Board	Meets quarterly	Teresa Coons	
Western Colorado Water, Inc. (WCW, Inc.)	Meets 2 <sup>nd</sup> Monday at 7:00 p.m.	Jim Spehar	
Parking Management Advisory Group (PMAG)	As needed	Gregg Palmer	
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	Bruce Hill Jim Spehar	
EMS Study Group	Meets 4 <sup>th</sup> Monday at 3:00 at County Administration (3 <sup>rd</sup> Floor)	Gregg Palmer	
Methamphetamine Task Force	Meets 1 <sup>st</sup> Thursday at 7:30 a.m. @City Hall Auditorium	Teresa Coons	
5-2-1 Drainage Authority	Meets the 4 <sup>th</sup> Wednesday of month at 3:30 p.m. in the Old Courthouse in Multi Purpose Room	Jim Doody	
Youth Council	Meets 2 <sup>nd</sup> & 4 <sup>th</sup> Thursday during the school year @ 7:00 pm in the Administration Conference Room	Doug Thomason	

**NO COUNCIL MEMBER ASSIGNMENTS**

Individual Members will not be assigned to serve as a liaison to the following. To assure good communications the entire City Council will meet with these on an annual or as needed basis as indicated.

Meet with Annually

VCB

Riverfront Commission

Meet with as Needed

Museum of Western Colorado

MC Enterprise Zone Comm.

Meet with Semi-Annually

School District 51

(Separate Memo not part of the Resolution)

Date: May 11, 2007

To: Mayor and City Council

Re: Other City Council Commitments

Under "Other Council Commitments", these are not formal assignments made by Council but rather are either elected positions or appointments made by other entities, with Council's support. This is provided for informational purposes only.

"Strategic Plan Committees" are ad hoc committees created to address specific goals in the current Strategic Plan (2007-2008).

**Other Council Commitments** **2006-2007**

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National League of Cities Community & Economic Steering Committee (1 year term) Meets 4 times a year	Bruce Hill
Colorado Municipal League President Meets many times per year	Jim Spehar
Policy Committee (1 year term) Meets 2 times a year	Bruce Hill, Bonnie Beckstein

**Strategic Plan Committees**

**Teams to be determined.**

**Last year's teams:**

**Team #1 :** Using zoning and infrastructure as tools to encourage development along major corridors and citizen-based planning.

**City Council Member(s): Palmer, Spehar**

**Team #2:** Better local utilization of I-70 as a transportation corridor and funding options (including bonds) to accelerate road construction.

**City Council Member(s): Hill, Beckstein**

**Team #3:** Re-evaluate the Parks Master Plan.

**City Council Member(s): Hill, Thomason**

**Team #4:** Weeds

**City Council Member(s):** **Palmer, Thomason**

**Team #5:** Shelter & Housing

**City Council Member(s):** **Spehar, Coons**

**Carryover from Previous Year:** Gateway & Beautification

**City Council Member(s):** **Hill, Doody**

Separate Memo not part of the Resolution

Date: April 28, 2006

To: Mayor and City Council

Re: Other City Council Commitments

Under "Other Council Commitments", these are not formal assignments made by Council but rather are either elected positions or appointments made by other entities, with Council's support. This is provided for informational purposes only.

"Strategic Plan Committees" are ad hoc committees created to address specific goals in the current Strategic Plan (2005-2006).

**Other Council Commitments** **2005-2006**

National League of Cities Community & Economic Steering Committee (1 year term) Meets 4 times a year	Bruce Hill
Colorado Municipal League Board of Directors (1 year term) Meets many times per year (Vice President/Incoming President)	Jim Spehar
Policy Committee (1 year term) Meets 2 times a year	Bruce Hill

**Strategic Plan Committees**

**Team #1** : Using zoning and infrastructure as tools to encourage development along major corridors and citizen-based planning.

City Council Member(s): **Palmer, Spehar**

**Team #2**: Better local utilization of I-70 as a transportation corridor and funding options (including bonds) to accelerate road construction.

City Council Member(s): **Hill, Beckstein**

**Team #3**: Re-evaluate the Parks Master Plan.

City Council Member(s): **Hill, Thomason**

**Team #4:** Weeds

**City Council Member(s):** **Palmer, Thomason**

**Team #5:** Shelter & Housing

**City Council Member(s):** **Spehar, Coons**

**Carryover from Last Year:** Gateway & Beautification

**City Council Member(s):** **Hill, Doody**

**Attach 2  
Minutes of Previous Meetings**

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP SUMMARY  
April 30, 2007**

The City Council of the City of Grand Junction, Colorado met on Monday, April 30, 2007 at 7:07 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. Councilmember Bonnie Beckstein was absent.

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

- 1. INFILL/REDEVELOPMENT PROGRAM:** Tim Moore, Director of Public Works and Planning, introduced the review of the Infill/Redevelopment program. He deferred to Ivy Williams, Development Services Supervisor, to present the topic. She reviewed the history of the policy, including the goals and policies from the Strategic Plan from which the policy was initiated. Since adoption there have been 21 applications, thirteen were not accepted as they did not meet the definitions. Five projects were approved with the incentives ranging from \$3,000 to \$105,000. There are three applications pending. There was one application, Fairmount Hall on 12<sup>th</sup> Street; for which the request was granted despite there being a structure existing on the property which is one of the exclusions. It was granted because it was thought that the request met the intent of the policy. The policy minimum acreage is two acres but there have been applications for slightly smaller parcels that could qualify under the intent. Ms. Williams referred to a list of considerations for Council. The first consideration was a review of the current incentives.

Councilmember Palmer stated it was his intent not to preclude a qualified parcel just on the basis of an existing structure on a small portion of the property.

Councilmember Spehar agreed.

Councilmember Coons suggested a separate discussion between infill and redevelopment. For redevelopment, she did not feel a two acre minimum should be the hard and fast rule.

Councilmember Palmer agreed noting it should be the project itself; the purpose is troubled vacant land and infill pieces. Regarding redevelopment, it is the opportunity to change a site that is unsightly or unusable, but not to subsidize remodels. It is better to set accurate expectations.



Councilmember Spehar agreed; the purpose is not to help pay for a new roof. Regarding the two acre limit, he thought one less than two acres came before them previously. Ms. Williams responded that it was probably an infill project where there is no acreage requirement.

Councilmember Spehar noted that a requirement that the incentive had to provide for a public benefit was adopted later, which avoids the maintenance and design feature requests.

Councilmember Hill agreed. He recalled the discussions during the development of this policy; the Strategic Plan goals urged the adoption of the policy but trying to focus the policy was difficult. There are still other barriers. Making a difficult site easier to develop and make that flexibility available to all applicants are two barriers. Trying to tweak something that isn't working is not the best track; the incentives are only available to a few.

Councilmember Palmer pointed out that Council knew the program was going to be a work in process. Making infill/development easier is a good idea, but this program is for the projects that are particularly tricky.

Councilmember Spehar disagreed with abandoning the policy altogether.

Councilmember Hill likened the policy to the traffic calming policy which was very awkward. The thing the City is doing already is making things better for business. Ms. Williams agreed noting the newly adopted Code changes help some of those situations.

City Manager Varley noted that it is a good discussion; the intent is to change behavior but this program has thus far not proven to be the case.

City Attorney Shaver noted the reason for the acreage limitation was to encourage assemblage of parcels.

Councilmember Spehar expressed that it does appear that the program is not working and another tact needs to be taken.

Councilmember Palmer pointed out that there are still a number of smaller parcels that still are not developed and keeping the policy adds one more tool to the toolbox for such developments.

Councilmember Hill asked if the tool exists without the policy; such as with a variance. City Attorney Shaver said yes and prior to the policy there were such occasional situations. Because of those occasional requests, the policy was developed to treat them uniformly which doesn't happen as they are typically addressed on a case by case basis. Councilmember Hill suggested taking the

\$250,000 per year budgeted for the program and investing it in the community instead.

Councilmember Palmer said the City is doing that anyway, evidenced by the growth but the policy advertises to the developers there is relief for developing difficult properties.

Councilmember Hill countered that they are not hearing the need for the policy from the development community.

Councilmember Spehar, rethinking his position, felt the policy has been received with a resounding “yawn” so there is probably a better use of the funds.

Councilmember Coons felt that developers are thinking up things to ask for incentives.

Ms. Williams reviewed some of the pending applications. She felt they may meet the intent more than some in the past.

Councilmember Coons asked if the Planning Department has provided some education so that requests are more in-line with the intent. Ms. Williams said not that she knows of but they have worked with the Development Engineers and the Planners to gather comments from developers who are provided information on the policy.

Council President Doody thought the policy is a great tool as it promotes creativity. The policy being so loose has caused some issues but the policy just needs to be nurtured.

Ms. Williams suggested the density bonus incentive should be removed as it already exists in the Code. Councilmember Spehar advised, if it is duplicative, he has no problem removing it.

Ms. Williams pointed out that expedited review would be difficult with current work load. Councilmember Spehar agreed, noting something else would have to be put aside to expedite an application.

Ms. Williams asked if Council would be willing to place a time limit on the use of the funds and this could be extended if requested. Ms. Williams suggested a two-year time limit.

Councilmember Spehar agreed as long as there is an option for an extension. He suggested the three pending applications come through the process and then Council can make a decision on the continuation of the policy, making these minor changes.

**Action summary:** City Council agreed to allow the three pending applications to come through the process and in the meantime to make the minor adjustments to the policy: deleting density bonuses and expedited review from the list of incentives and to place a time frame for use of the funds once granted, with an option to renew.

Council President Doody called a recess at 8:29 p.m.

The meeting reconvened at 8:37 p.m.

2. **MOUNTAIN RAIL FOR I-70 CORRIDOR:** Tim Moore, Director of Public Works and Planning, provided Council with the history of the Rocky Mountain Rail Authority and the Colorado Rail Association and reviewed the current goals of the organization. CDOT has applied for a grant for a feasibility study for the 11<sup>th</sup> corridor and they need 20% match for the grant plus some more funding to manage the grant. Twenty percent of the grant is \$311,500, which has been raised. The thought is to place a question on the ballot to form a statewide authority to fund a rail system in 2008.

Council President Doody advised that the non-profit organization needs some funding for their travel and to provide education on this proposal. With all the congestion, it may be time to consider another mode of transportation for the I-70 corridor.

Councilmember Coons said it appears that the I-70 Corridor group and the Rail group are working against each other. She asked if there is any thought of getting these two groups together.

City Manager Varley was involved in some of these discussions back when they were first being developed, under the old ISTEA program. He has had conversations with some of the organizers and they have offered to come to speak and clarify their position and also include members from the other groups. Dr. Flo Raitano was a name mentioned.

Council President Doody advised there is no pressure for the City to provide any funds but the Rail group does ask that Council keep up and be at the table.

Councilmember Coons said she is interested in pursuing the feasibility of rail but would like to wait until hearing Dr. Flo Raitano first.

Councilmember Spehar agreed, he sees it being some time before rail is brought out this far west.

Councilmember Palmer agreed, pointing out they have the funding they need now and it appears this is way out in the future.

Councilmember Hill noted that transportation is in peril in Colorado and he agrees with being at the table to help solve Colorado's transportation problem.

Councilmember Spehar agreed and felt the statement that a ballot measure in 2008 is unrealistic.

Councilmember Thomason questioned whether a seat at the table provided any benefit.

**Action summary:** Council President Doody recognized the good discussion but there was not resolution at this time.

3. **PROPOSED RESOLUTION REQUESTING AN INCREASE IN THE NUMBER OF COUNTY COMMISSIONERS:** Council President Doody reviewed a proposed resolution asking Mesa County Commissioners to initiate the process to increase the number of their members. He discussed some of the concerns the other Town Boards and City Councils have. They do not feel they have sufficient representation on the Board of County Commissioners. The elected Commissioners many times come from within the City of Grand Junction so the other municipalities do not feel they have sufficient representation.

Councilmember Thomason asked if there is opposition to the proposal.

Council President Doody said he hasn't heard a grassroots swell for the change.

Councilmember Palmer said he has. He doesn't have a problem with an increase. Five is probably a better number but he would be concerned with how they are elected.

Councilmember Hill said once the population reaches a certain point, State Law allows for five Commissioners. The reality is that all five of them may come from the City. Currently all three districts are elected at large. Regardless of whether there are Commissioners in Palisade and Fruita, they will still need to be in town for public hearings. There will be costs. He would support the resolution to put the question before the constituents.

Councilmember Coons agreed about taking it to a vote. However, since the reason is for representation from Fruita and Palisade, if the Commissioner is elected from those two districts, they are being elected by a much smaller population versus at large; they will probably be from the City. She has no problem supporting the resolution.

Councilmember Spehar said unless the County goes home-rule, the representatives will have to be elected at-large. This issue has come up several times before and held up over the home rule issue. He felt it would be impossible to design districts to create rural Commissioners due to population

requirements. However, he sees value in more opinions on the board. The measure will probably get bogged down in costs and salaries, but he would support the resolution.

Councilmember Thomason said he would support the resolution to place the question before the voters.

**Action summary:** City Council directed staff to place the resolution on the Wednesday meeting agenda.

## **ADJOURN**

The meeting adjourned at 9:18 p.m.

## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**April 18, 2007**

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, April 18, 2007 at 5:00 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Jim Doody. City Attorney John Shaver was present later in the meeting.

Council President Doody called the meeting to order.

Councilmember Beckstein moved to go into executive session for personnel matters under Section 402 (4) (f)(I) of the Open Meetings Law relative to City Council employee City Attorney John Shaver and Council will not be returning to open session. Councilmember Thomason seconded the motion. The motion carried.

The City Council convened into executive session at 5:10 p.m.

Stephanie Tuin, MMC  
City Clerk

## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**May 2, 2007**

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, May 2, 2007 at 5:30 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Jim Doody. Absent was Councilmember Bonnie Beckstein (she joined the meeting at 6:30 p.m.). Also present were City Manager David Varley, Deputy City Manager Laurie Kadrich and City Attorney John Shaver.

Council President Doody called the meeting to order.

Councilmember Hill moved to go into executive session for determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators under Section 402(4)(e) of the Open Meetings Law and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under Section 402(4)(a) of the Open Meetings Law and Council will not be returning to open session. Councilmember Coons seconded the motion. The motion carried.

The City Council convened into executive session at 5:46 p.m.

Stephanie Tuin, MMC  
City Clerk

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

**May 2, 2007**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of May 2007, at 7:08 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 Spehar led in the pledge of allegiance. The audience remained standing for the invocation by Jim Hale, Spirit of Life Christian Fellowship Church.

**Presentations**

**GJ 101 Graduate Certificate Presentations**

GJ101 Graduates were asked to come forward and receive their certificates.

**Presentation of Appreciation Plaque to Outgoing City Councilmember Jim Spehar**

Council President Doody presented Councilmember Spehar with a plaque expressing appreciation for his eight years of service on City Council and then read a proclamation proclaiming May 4, 2007 as "Jim Spehar Day."

**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**

There were none.

## **CONSENT CALENDAR**

Councilmember Hill read the items on the Consent Calendar.

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

### 1. **Minutes of Previous Meetings**

*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]

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

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

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

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

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

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

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*

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

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*

7. **Setting a Hearing on the 1<sup>st</sup> Supplemental Appropriation Ordinance for 2007**

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*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Two Rivers Convention Center Roof Restoration**

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

Jay Valentine, Purchasing Manager, reviewed this item. The corridor in the older part of the Convention Center was not reroofed during the remodel. The roof is now at the end of its life and the result has been a leaky roof.

Council President Doody asked why it was not taken care of in the remodel. Mr. Valentine said due to budget constraints, the roof on the old side of the building was not addressed, as well as the HVAC system.

Councilmember Hill agreed as he served on the building committee and at the time there were still some years left on the roof life.

Councilmember Coons referred to the shortfall in this budget item and asked if that is due to higher construction costs.

Mr. Valentine answered affirmatively, plus contractors are busy and there aren't that many contractors that want the job; plus the Two River's roof is a difficult job due to the difficult access.

Councilmember Thomason asked if it will affect activities at the Convention Center. Mr. Valentine said it will be done at the same time as the HVAC so there won't be additional interference.

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

### **Persigo Wet Well Rehabilitation**

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.

Trent Prall, Engineering Manager, reviewed this item. He explained what a wet well is and that the request is to put in a new lining as the current lining is 34 years old. There was only one bid received and it was well over the engineer's estimate. Bypass pumping was one of the higher cost items so they discussed another alternative with the contractor that reduces the amount of bypass pumping and allows lining of two of three chambers without bypass pumping.

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

### **Riverside Parkway Traffic Signal Video Detection System**

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.

Trent Prall, Engineering Manager, reviewed this item. He lauded the use of technology for traffic control. Usually these devices have been installed small pieces at a time, but this purchase is a large package for the Riverside Parkway. The Transportation Division is working on transitioning all of the traffic lights in town. The resolution is low and only used for traffic control and study.

Councilmember Beckstein asked the purpose. Mr. Prall replied it triggers the light and adjusts cycle times when traffic backs up.

Councilmember Beckstein asked if the data is used for traffic study. Mr. Prall said it can, but due to personnel resources that capability is limited.

Councilmember Palmer asked about available vendors, as the report said there are none locally. Mr. Prall said this vendor is from the State Contract. Councilmember Palmer pointed out that experience has shown that the State Contract is not always the best price.

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

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

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.

The public hearing was opened at 8:15 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item. She described the site, which is the old rendering plant. It is about 12.5 acres and there are existing structures on the site. The owner would like to redevelop the parcel. Only the annexation is being considered at this time as the property will need to go through the Growth Plan Amendment process prior to zoning. Both Staff and the Planning Commission find the request meets the annexation criteria and recommend approval.

Council President Doody asked the City Attorney about the property line adjacent to the river and if any property extends into the river. Mr. Shaver advised that any part of the property that extends past the river line would be included in the annexation and thus in the City's jurisdiction. Many times the property line depends on the ebb and flow of the river.

Councilmember Hill asked how the Riverfront Commission could approach this private owner to acquire public river access. City Attorney Shaver said that can be approached during the development review process.

Councilmember Coons asked if there is any public dedication of internal roads. Senior Planner Ashbeck said there are no internal roads planned that she is aware of, but Robert Jones is here to represent the applicant and can answer questions. The idea of a trail along the river has been discussed with the owner and he seemed amenable to the idea.

Robert Jones II, Vortex Engineering, 255 Valley Vista Drive, Fruita, representing the applicant, was present to answer questions. He stated the owner has already spent a considerable amount of money on the property for clean up.

There were no public comments.

The public hearing was closed at 8:22 p.m.

**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

Councilmember Hill moved to adopt Resolution No. 68-07 and adopt Ordinance No. 4073 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing – 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).

The public hearing was opened at 8:24 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item. She pointed out that the annexation was approved at the last meeting and the item before Council for consideration is just the zoning of the property. The Future Land Use Map identifies the property as Commercial/Industrial. The property is currently zoned I-2 in the County which does not conform to the Growth Plan. The request is to zone the property I-1. The Planning Commission found the request is consistent with the Growth Plan and found the request meets the rezone criteria. They and Staff recommend approval.

Council President Doody asked if the primary difference between I-2 and I-1 is the outside storage. Ms. Ashbeck replied yes and also the landscaping requirements.

Robert Jones II, Vortex Engineering, 255 Valley Vista Drive, Fruita was present representing the applicant. He addressed some of the rezone criteria, specifically #2 where there has been a change in character in the neighborhood and #3 the compatibility where the property is surrounded almost completely by industrial zoned property. The property will provide industrial and commercial amenities to the area.

There were no public comments.

The public hearing was closed at 8:30 p.m.

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

Councilmember Hill moved to adopt Ordinance No. 4074 and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Council President Doody called a recess at 8:32 p.m.

The meeting reconvened at 8:44 p.m.

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

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.

The public hearing was opened at 8:44 p.m.

Adam Olsen, Associate Planner, reviewed this item. He described the location of the property and the surrounding properties. To the west is a wildlife area. There are existing structures on the site. The requested zone is compatible with the Future Land Use Designation of residential medium, 4 to 8 units per acre. He reviewed the goals of the Growth Plan relative to this request. He described the zoning of surrounding properties, noting the compatibility with the requested zoning.

Tom Logue, 537 Fruitwood Drive, was present on behalf of the applicant. He was available for any questions.

There were no public comments.

The public hearing was closed at 8:47 p.m.

Councilmember Hill asked about the property to the south. Mr. Olsen stated it is privately owned and has one house existing on it. It is designated as Conservation on the Future Land Use Map. To the west is the wildlife conservation area.

### **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

Councilmember Spehar moved to adopt Resolution No. 69-07 and adopt Ordinance Nos. 4075, 4076, 4077, and 4078 and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Councilmember Hill said he appreciated the applicant maximizing the zoning. He pointed out the subdivision to the north is already developed and will most likely never be annexed as it will not be enclaved. Hence the area will remain a patchwork of City and County jurisdiction.

Councilmember Spehar said cooperation with the County can occur for coverage in such mixed jurisdictional areas.



**Public Hearing – Walker Field Airport Master Plan Amendment** [File #PLN-2007-032]

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

The public hearing was opened at 8:53 p.m.

Ronnie Edwards, Associate Planner, reviewed this item. She described the request and identified the areas which will be developed as aeronautical and those areas that will be developed as non-aeronautical and aeronautical/ commercial. Since the development was a major change, the Airport was required to go through the Master Plan amendment process. The Planning Commission and Staff recommend approval.

Councilmember Coons asked about the timing on the improvements. Ms. Edwards said the Airport has proceeded on putting the infrastructure improvements out to bid, so the construction will be soon.

Rex Tippetts, Airport Manager, was present. He stated this process has taken a year and a half. The roads really need to be redone and he appreciates the assistance of the City Staff. He feels the improvements will really improve visitors' first impression of Grand Junction when arriving at the airport. Mr. Tippetts described the parking lot improvements and some of the landscaping elements.

Councilmember Palmer advised the airport has had incredible support from the tenants, especially West Star. Mr. Tippetts said that is an understatement as the plan was not fully funded and the tenants stepped up to help.

There were no public comments.

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

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

Councilmember Palmer moved to adopt Ordinance No. 4079 and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Request to Initiate Process to Increase to a Five Member County Board of Commissioners**

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.

Council President Doody reviewed the discussion that took place at Monday's workshop. Staff was directed to place the consideration on this agenda for the Council's review.

Councilmember Beckstein said she has been in favor of looking into this change for a couple of years. The population of Mesa County has grown such that warrants a look at this option.

Councilmember Coons is in support of the resolution because the increase in number will allow more diversity of opinion. However, widening the representation on the basis of geography may not be possible due to the requirements placed on population of districts.

Councilmember Hill is not fully supportive of the specific resolution but is supportive of the constituents having the discussion and having a say in the possibility of an increase. Therefore the issue is worthy of public debate.

Councilmember Spehar will support the resolution. Since being on City Council he can appreciate the value of the diversity of opinion. The decisions from five will still reflect the values of the community but will create more discussion and more opinions. He agreed with Councilmember Coons' point that it may not affect the geographical representation of the Commissioners.

Councilmember Palmer agreed and said he would support the resolution.

Councilmember Thomason said he would support the resolution so the voters can decide.

Council President Doody noted the other Mayors in Mesa County feel that this is the vehicle to get the process to the Commissioners.

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

Councilmember Spehar moved to adopt Resolution No. 70-07. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

## **Other Business**

Councilmember Palmer commented that as a new councilmember four years ago, Councilmember Spehar was generous with his time and was a good mentor. He expressed his appreciation for his service.

Councilmember Hill lauded Councilmember Spehar's activity in this community all these years and it was fulfilling to see him take on the role as President of the Colorado Municipal League and he appreciated his service.

Councilmember Coons stated it's been a lot of fun voting with and against Councilmember Spehar and is doubtful he will be absent from public service.

Councilmember Beckstein said it has been an interesting time and Councilmember Spehar has kept her thinking. She wished him the best.

Councilmember Thomason, also being a fellow Lion with Councilmember Spehar, appreciated his service and historical input.

Councilmember Spehar said one of the great things about this community is the number of people that step up to give back to the community, like the GJ101 graduates, who were present tonight.

Council President Doody expressed his appreciation of Councilmember Spehar's leadership on the EMS transfer.

## **Adjournment**

The meeting adjourned at 9:24 p.m.

Stephanie Tuin, MMC  
City Clerk

**Attach 3**  
**Setting a Hearing on the Newton Annexation**  
**Attach 3**  
**Setting a Hearing on the Newton Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>	Newton Annexation - Located at 2320 H Road						
<b>Meeting Date</b>	May 16, 2007						
<b>Date Prepared</b>	May 4, 2007				File #ANX-2007-101		
<b>Author</b>	Adam Olsen			Associate Planner			
<b>Presenter Name</b>	Adam Olsen			Associate Planner			
<b>Report results back to Council</b>		Yes	X	No	<b>When</b>		
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>		
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** Request to annex 11.44 acres, located at 2320 H Road. The Newton Annexation consists of one parcel and is a three part serial annexation.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt a Resolution referring the petition for the Newton Annexation and introduce the proposed Ordinance and set a hearing for June 20, 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/County Zoning
4. Resolution Referring Petition
5. Annexation Ordinances

**STAFF REPORT / BACKGROUND INFORMATION**

<b>Location:</b>	2320 H Road		
<b>Applicants:</b>	Terry and Debbie Newton-Owners		
<b>Existing Land Use:</b>	Residential/Agriculture		
<b>Proposed Land Use:</b>	Residential/Agriculture		
<b>Surrounding Land Use:</b>	<b>North</b>	Agriculture	
	<b>South</b>	Residential/Agriculture	
	<b>East</b>	Residential	
	<b>West</b>	Residential/Agriculture	
<b>Existing Zoning:</b>	RSF-R (County)		
<b>Proposed Zoning:</b>	R-E		
<b>Surrounding Zoning:</b>	<b>North</b>	AFT (County)	
	<b>South</b>	RSF-R (County)	
	<b>East</b>	RSF-R (County)	
	<b>West</b>	AFT (County)	
<b>Growth Plan Designation:</b>	Estate (2-5 ac/du)		
<b>Zoning within density range?</b>	<b>x</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 11.44 acres of land and is comprised of one parcel and is a three part serial annexation. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

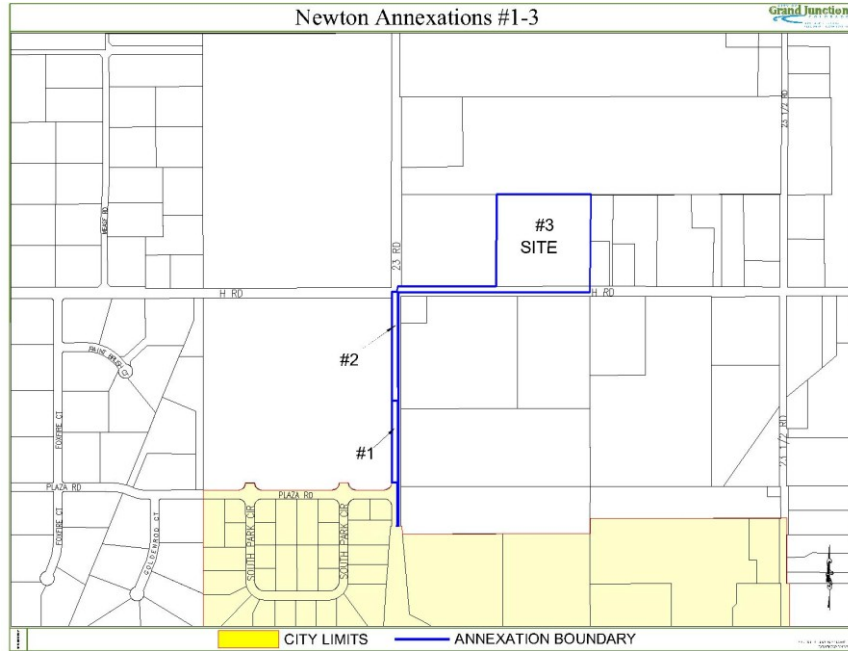
<i><u>ANNEXATION SCHEDULE</u></i>	
May 16, 2007	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
May 22, 2007	Planning Commission considers Zone of Annexation
June 6, 2007	Introduction of a Proposed Ordinance on Zoning by City Council
June 20, 2007	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 22, 2007	Effective date of Annexation and Zoning

**NEWTON ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2007-101	
<b>Location:</b>	2320 H Road	
<b>Tax ID Number:</b>	2701-293-00-106	
<b>Parcels:</b>	1	
<b>Estimated Population:</b>	2	
<b># of Parcels (owner occupied):</b>	1	
<b># of Dwelling Units:</b>	1	
<b>Acres land annexed:</b>	11.44	
<b>Developable Acres Remaining:</b>	10.31	
<b>Right-of-way in Annexation:</b>	1.13 (23 Road and H Road)	
<b>Previous County Zoning:</b>	RSF-R	
<b>Proposed City Zoning:</b>	R-E	
<b>Current Land Use:</b>	Residential/Agriculture	
<b>Future Land Use:</b>	Estate (2-5 ac/du)	
<b>Values:</b>	<b>Assessed:</b>	\$30,170
	<b>Actual:</b>	\$372,300
<b>Address Ranges:</b>	2318-2324 (Even Only)	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	Persigo
	<b>Fire:</b>	GJ Rural
	<b>Irrigation/ Drainage:</b>	Grand Junction Drainage
	<b>School:</b>	District 51
	<b>Pest:</b>	n/a

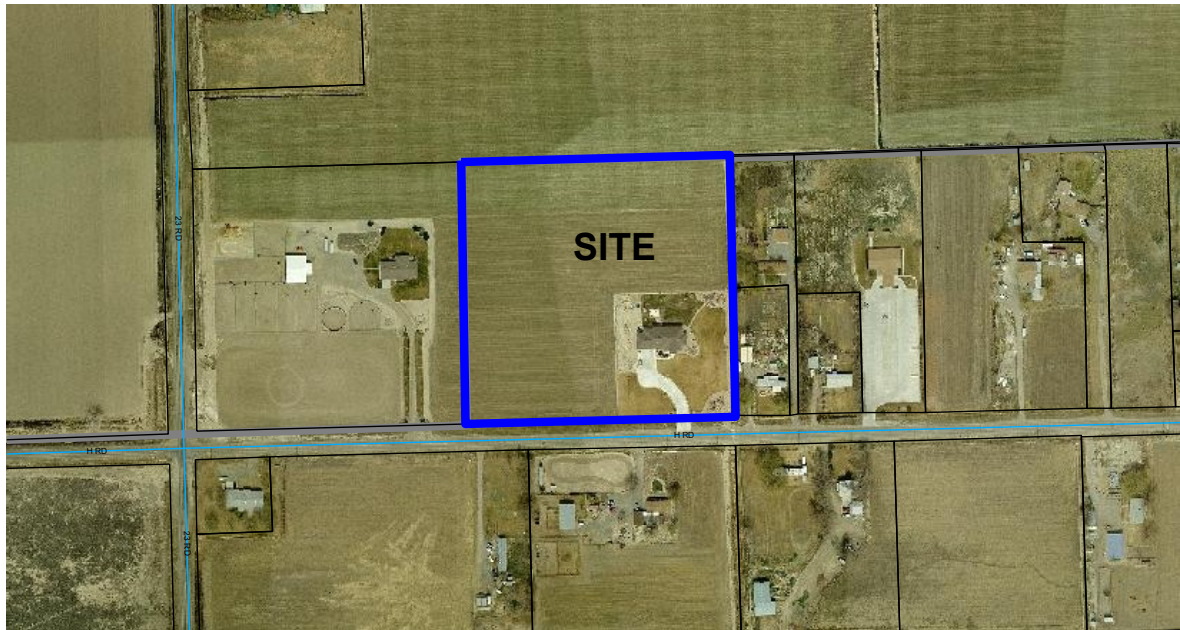
# Site Location Map

Figure 1



# Aerial Photo Map

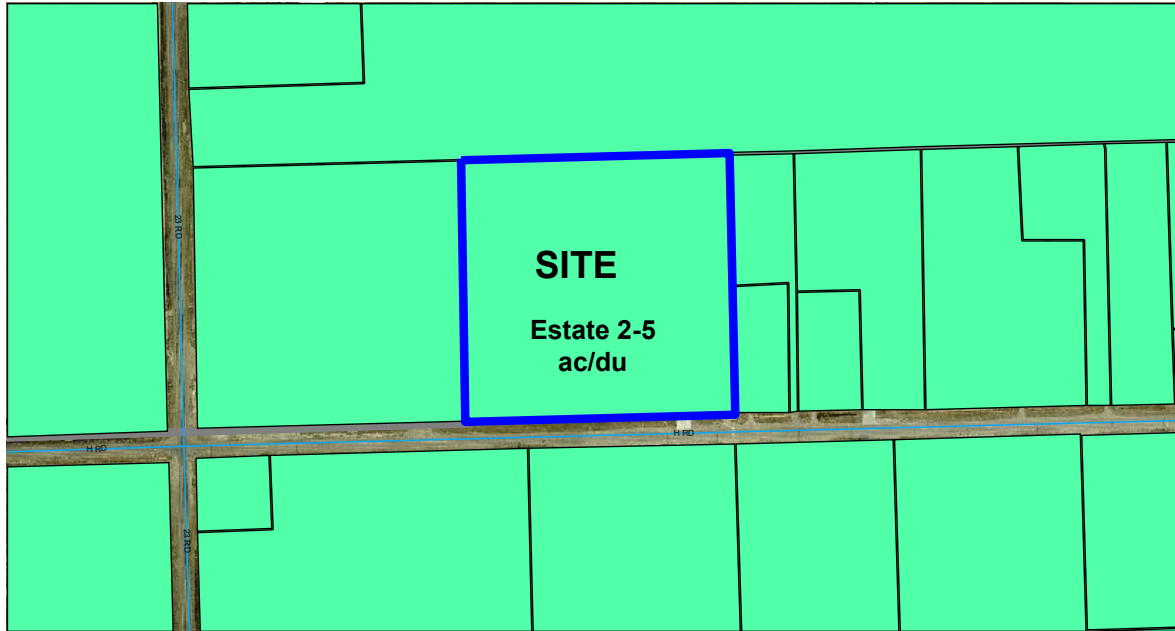
Figure 2





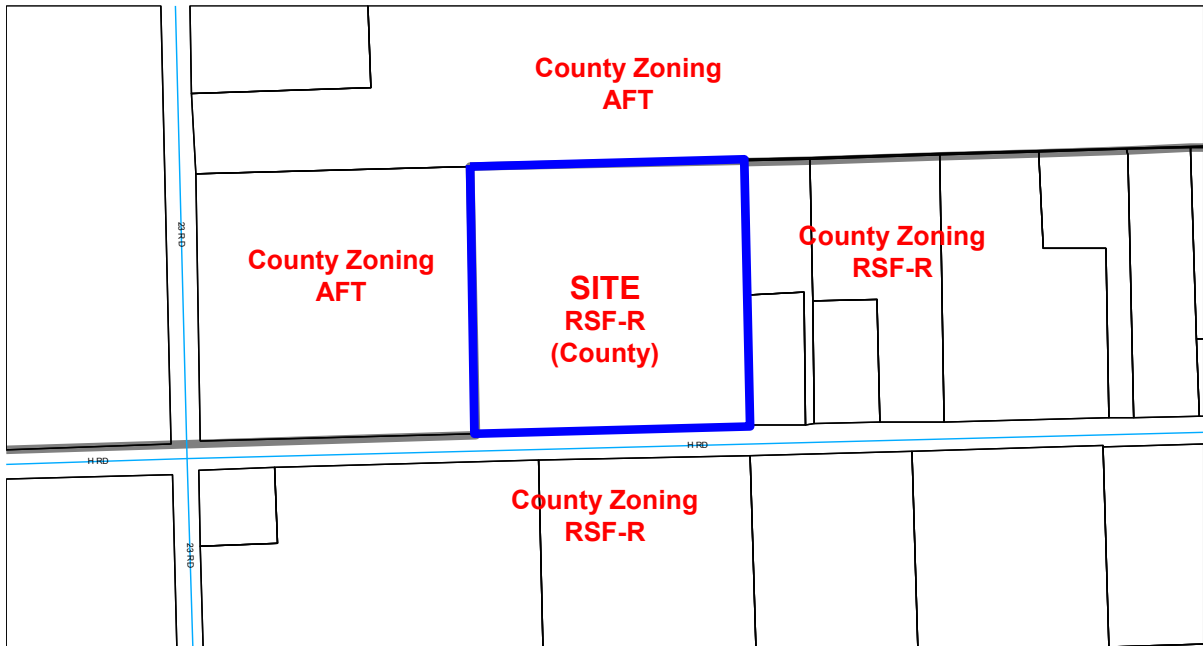
# Future Land Use Map

Figure 3



# Existing City/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 16th of May, 2007, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, CO**

**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**

**NEWTON ANNEXATION**

**LOCATED AT 2320 H ROAD AND INCLUDES PORTIONS OF THE 23 ROAD AND H  
ROAD RIGHTS-OF-WAY**

WHEREAS, on the 16th 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:

**Newton Annexation No. 1**

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest corner of the Northwest corner (NW 1/4 NW 1/4) of said Section 32 and assuming the West line of said NW 1/4 NW 1/4 bears S00°04'00"W with all other bearings contained herein being relative thereto; thence N00°04'00"E along said West line a distance of 26.96 feet; thence N89°56'00"W a distance of 33.00 feet to a point on the West line of 23 Road; thence N00°04'00"E along said West line a distance of 552.00 feet; thence S89°56'00"W a distance of 35.00 feet to a point on a line being 2.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4; thence S00°04'00"W along said parallel line a distance of 578.96 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.04 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on said West line of the SW 1/4 NW 1/4; thence N00°03'12"E along said West line a distance of 265.04 feet, more or less, to the Point of Beginning.

Said parcel contains 0.46 acres (19,904 square feet), more or less, as described.

## Newton Annexation No. 2

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Section 32 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) bears S00°04'00"W with all other bearings contained herein being relative thereto; thence S89°56'00"E along the North line of said NW 1/4 NW 1/4 a distance of 4.00 feet; thence S00°04'00"W along a line being 4.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4 a distance of 1321.49 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 4.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.04 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 NW 1/4; thence N00°03'12"E along said parallel line a distance of 265.04 feet to a point on the South line of said NW 1/4 NW 1/4; thence N00°04'00"E along a line being 2.00 feet East of and parallel with said NW 1/4 NW 1/4 a distance of 578.96 feet; thence N89°56'00"W a distance of 35.00 feet to a point on the West line of 23 Road; thence N00°04'00"E along said West line a distance of 712.48 feet to the Northeast corner of that certain parcel of land as described in Book 3988, Page 521, Public Records, Mesa County, Colorado; thence N00°04'00"E a distance of 30.00 feet to a point the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31; thence N89°59'07"E along said North line a distance of 33.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.67 acres (29,161 square feet), more or less, as described.

## Newton Annexation No. 3

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 29, Township 1 North, 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 Section 32 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 32 bears N00°04'00"E with all other bearings contained herein being relative thereto; thence N00°02'00"E along the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 29 a distance of 30.00 feet; thence S89°58'00"E along

the North line of H Road a distance of 675.19 feet to the Southwest corner of that certain parcel of land as described in Book 2830, Page 991, Public Records, Mesa County, Colorado; thence N00°03'13"E along the West line of said parcel a distance of 630.01 feet to the Northwest corner; thence S89°57'44"E along the North line of said parcel a distance of 644.99 feet to the Northeast corner; thence S00°02'25"W along the East line of said parcel and its continuation a distance of 659.96 feet to the Northeast corner of said NW 1/4 NW 1/4; thence N89°58'00"W along the North line of said NW 1/4 NW 1/4 a distance of 1314.32 feet to a point on a line being 6.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4; thence S00°04'00"W along said parallel line a distance of 1321.49 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 6.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.03 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on a line being 4.00 feet East of and parallel with the West line of said SW 1/4 NW 1/4; thence N00°03'12"E along said parallel line a distance of 265.04 feet to a point on the South line of said NW 1/4 NW 1/4; thence N00°04'00"E along a line being 4.00 feet East of and parallel with said NW 1/4 NW 1/4 a distance of 1321.49 feet to appoint on the North line of said NW 1/4 NW 1/4; thence N89°56'00"W along said North line a distance of 4.00 feet, more or less, to the Point of Beginning.

Said parcel contains 10.31 acres (449,162 square feet), more or less, as described.

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

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

1. That a hearing will be held on the 20th day of June, 2007, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 18, 2007
May 25, 2007
June 1, 2007
June 8, 2007

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**NEWTON ANNEXATION NO. 1**

**APPROXIMATELY 0.46 ACRES**

**INCLUDES PORTIONS OF THE 23 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 16th 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 20th 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:

Newton Annexation No. 1

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest corner of the Northwest corner (NW 1/4 NW 1/4) of said Section 32 and assuming the West line of said NW 1/4 NW 1/4 bears S00°04'00"W with all other bearings contained herein being relative thereto; thence N00°04'00"E along said West line a distance of 26.96 feet; thence N89°56'00"W a distance of 33.00 feet to a point on the West line of 23 Road; thence N00°04'00"E along said West line a distance of 552.00 feet; thence S89°56'00"W a distance of 35.00 feet to a point on a line being 2.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4; thence S00°04'00"W along said parallel line a distance of 578.96 feet



to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.04 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on said West line of the SW 1/4 NW 1/4; thence N00°03'12"E along said West line a distance of 265.04 feet, more or less, to the Point of Beginning.

Said parcel contains 0.46 acres (19,904 square feet), more or less, as described.

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

**INTRODUCED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**NEWTON ANNEXATION NO. 2**

**APPROXIMATELY 0.67 ACRES**

**INCLUDES PORTIONS OF THE 23 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 16th 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 20th 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:

Newton Annexation No. 2

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Section 32 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) bears S00°04'00"W with all other bearings contained herein being relative thereto; thence S89°56'00"E along the North line of said NW 1/4 NW 1/4 a distance of 4.00 feet; thence S00°04'00"W along a line being 4.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4 a distance of 1321.49 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 4.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a

distance of 265.04 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 NW 1/4; thence N00°03'12"E along said parallel line a distance of 265.04 feet to a point on the South line of said NW 1/4 NW 1/4; thence N00°04'00"E along a line being 2.00 feet East of and parallel with said NW 1/4 NW 1/4 a distance of 578.96 feet; thence N89°56'00"W a distance of 35.00 feet to a point on the West line of 23 Road; thence N00°04'00"E along said West line a distance of 712.48 feet to the Northeast corner of that certain parcel of land as described in Book 3988, Page 521, Public Records, Mesa County, Colorado; thence N00°04'00"E a distance of 30.00 feet to a point the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31; thence N89°59'07"E along said North line a distance of 33.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.67 acres (29,161 square feet), more or less, as described.

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

**INTRODUCED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**NEWTON ANNEXATION NO. 3**

**APPROXIMATELY 10.31 ACRES**

**LOCATED AT 2320 H ROAD INCLUDING PORTIONS OF THE H ROAD RIGHT-OF-  
WAY**

**WHEREAS**, on the 16th 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 20th 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:

Newton Annexation No. 3

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 29, Township 1 North, 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 Section 32 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 32 bears N00°04'00"E with all other bearings contained herein being relative thereto; thence N00°02'00"E along the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 29 a distance of 30.00 feet; thence S89°58'00"E along the North line of H Road a distance of 675.19 feet to the Southwest corner of that certain parcel of land as described in Book 2830, Page 991, Public Records, Mesa

County, Colorado; thence N00°03'13"E along the West line of said parcel a distance of 630.01 feet to the Northwest corner; thence S89°57'44"E along the North line of said parcel a distance of 644.99 feet to the Northeast corner; thence S00°02'25"W along the East line of said parcel and its continuation a distance of 659.96 feet to the Northeast corner of said NW 1/4 NW 1/4; thence N89°58'00"W along the North line of said NW 1/4 NW 1/4 a distance of 1314.32 feet to a point on a line being 6.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4; thence S00°04'00"W along said parallel line a distance of 1321.49 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 6.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.03 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on a line being 4.00 feet East of and parallel with the West line of said SW 1/4 NW 1/4; thence N00°03'12"E along said parallel line a distance of 265.04 feet to a point on the South line of said NW 1/4 NW 1/4; thence N00°04'00"E along a line being 4.00 feet East of and parallel with said NW 1/4 NW 1/4 a distance of 1321.49 feet to appoint on the North line of said NW 1/4 NW 1/4; thence N89°56'00"W along said North line a distance of 4.00 feet, more or less, to the Point of Beginning.

Said parcel contains 10.31 acres (449,162 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

May 16, 2007

City Counsel Members

RE: Newton Annexation & Legacy Estates File No. ANX-2007-101

Location: 2320 H Road Grand Jct., CO 81505

It has recently come to our attention that our request to split our land cannot be done at this time due to the fact that our property is in the county and on septic. According to Section 6.2 of the Zoning and Development Code the City of Grand Junction currently requires "all lots to be served by public sanitary sewer.

When we did our original General Meeting with Ken Kovalchik, we thought that what we wanted to do was to split the 7.33 acres into three, two acre parcels. After researching this, we decided that all we wanted was a Simple Land Split. A couple of days after the General Meeting, I spoke to Ken Kovalchik again and told him this. He said this would be fine since we didn't want to develop the land and just do the split. It was at this time that I went back down to the City Planning Department and picked up a packet for the Simple Land Split. I proceeded to do all of the paperwork for this and took the packages back down to the City. I was told everything looked good, but on March 12, 2007, I received another letter from the City stating that I would need 4 more packages for the Annexation since we were not in the city limits. I told the person at the desk that we had stated this several times. I returned with the 4 packets a few days later, as stated in this letter, only to be told that I'd need another 10 packets for the annexation and that the annexation and split would be done at the same time. I then took these packets back to the city.

We are requesting a Variance to this regulation, due to the fact that we are wanting to split the 9.33 acres into one parcel where our home sits on 2.0 acres and the other 7.33 acres into just the land. We are willing to sign a statement saying we will not subdivide the 7.33 acres until sewer is available. We are requesting this be done so that we can sell our home in a more timely fashion. It is much harder to sell a home with a lot of land rather than just the home and the 2 acres.

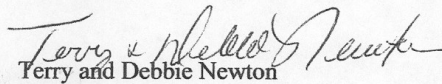
Please understand that we have currently spent \$1500.00 on the Survey of this property, \$210.00 for the application fee to the City of Grand Junction and \$50.00 for the sign. Not to mention all of the copies that were taken for both the annexation and the City of Grand Junction and the time and effort already put into this split.

We believed that the people in the Planning Department knew all along what our intention was, as this was stated to them many times. I know there are notes in the General Meeting that stated that we would have to put this property on sewer, however, this was when we were talking about splitting the property into three, two acre parcels.

We think the Planning Departments confusion comes in with the General Meeting notes which should have been thrown out, due to the fact that we are only trying to do a Simple Land Split and they keep referring to these minutes that really don't apply.

We are requesting this Variance be done as soon as possible. If the Variance is not possible, we'd also like to with drawn the Annexation, as this was never the intent without the split. We feel the Planning Department just could never get straight what we wanted to do although it was stated in all of our paperwork.

Sincerely,

  
Terry and Debbie Newton

2320 H Road  
Grand Jct., CO 81505  
970-241-7478

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## GENERAL PROJECT REPORT

Location: 2320 H Road

Acreage: 9.33 Acres

Simple Subdivision: Split our 9.33 acres into one site where our home  
Currently our home sits on 2.0 acres we want to split  
Off the other 7.33 acres to be sold at a later time.

The land use around us is for single family homes and small farms.

Access is off of H Road, traffic in the area is a two lane road with light traffic, all utilities are currently in the road, gas, water, electricity, cable tv and telephone.

There is a fire hydrant located at 2367 H Road.





PUBLIC WORKS & PLANNING

March 12, 2007

Debbie Newton  
2320 H Road  
Grand Junction CO 81505

Debbie,

After reviewing your submittal for a simple subdivision, it has come to my attention that this property is not currently in the City limits of Grand Junction. Therefore, an annexation must occur. The simple subdivision and annexation may be processed concurrently so that when the annexation is complete, your simple subdivision may be complete and recorded as well.

I have included a packet for the annexation. Much of what you have submitted for your simple subdivision is also required for the annexation. I have included the water, sewer, drainage, and irrigation districts to receive packets both for the annexation and simple subdivision. That will be an additional 4 packets. Please include any items on the annexation checklist that are not currently included in your subdivision packets.

Of note, the annexation requires some pre-submittal items that may be found where I have placed the tab in the annexation packet. Please complete this prior to submitting for your annexation/simple subdivision.

You may want to request for your zone of annexation the RSF-E zone. That will allow you to keep your house on the 2 acres and subdivide off the rest. The future land use for this property is Estate, of which the RSF-E zoning is compatible. Please feel free to contact me with any questions you may have with this process. I look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Adam Olsen".

Adam Olsen  
Associate Planner  
256-4138

## **General Meeting Notes – 2320 H Road**

APN: 2701-293-00-106

Date: September 26, 2006      Application Type: Subdivision, simple or major?  
Engineer: Rick Dorris, 256-4034  
Planner: Ken Kovalchik  
Fire: Lisa Cox  
Applicant: Terry and Debby Newton

Site Overview: An existing roughly 9.2 acre parcel near 23 and H. Want to do preliminary/final submittal to create a total of 4 lots. Suggest doing a formal "pre-application" submittal for this project to establish firm City requirements and demonstrate how utility challenges will be solved.

### **Streets/Traffic notes:**

1. Access location and configuration per TEDS Chapter 4, 5 and 6.
2. Stub a public street to the north to meet interconnectivity requirements.
3. The existing house will have to access from the new internal street. The H road access must be closed.
4. Show all access points, same side and opposing side, within 100' of this site.
5. TCP Fee applies at time of building permit planning clearance at rates in effect at the time of clearance request.

### **Drainage notes:**

6. Detain per SWMM and release to a point with physical capacity and legal right.
7. Construction Activity Permit from State for Storm Water Quality is required on all sites where disturbance will be equal to or greater than 1 acre. A City stormwater permit is also required when disturbing the same size area.
8. Show all irrigation and tailwater facilities affecting or potentially affecting drainage on this site.

### **Utility notes:**

9. Sanitary sewer will be an expensive challenge for this project. The City won't be constructing sewer near this parcel. It is the Developer's responsibility to extend sewer.
10. Contact Jodi Romero at City Customer Service regarding (potential changes in) sewer plant investment fees.
11. Fire flow form required.
12. Work in the right-of-way permit and inspection required for all utility cuts and connections and work in the City right-of-way. Contact Public Works at 244-1555.
13. The Zoning and Development Code requires that on-site overhead utilities be installed underground. Overhead utilities along street and alley frontages must also be installed underground, see 6.2.A.1.h of the Zoning and Development Code. In some cases it may be possible to pay the City \$25.69 per foot, for future undergrounding, in lieu of the Developer installing them underground.

### **Easements and Right-of-Way:**

14. 14' multi-purpose easement required on lot frontages. Right-of-way may be needed on H road.

TEDS (Transportation Engineering Design Standards) can be found on the internet at [www.gjcity.org](http://www.gjcity.org)

No site visit was made to prepare these notes. The notes are not meant to be a thorough analysis of the site nor City requirements. They are intended to provide general guidance on the specific requirements

for this type of development on this site. The applicant and their design team are expected to know and research City standards that apply to this development. Please call if there are questions regarding requirements.

### General Meeting Notes

**Meeting date:** September 25, 20006  
**Planner:** Ken Kovalchik, AICP (256-4058; [kenk@gjcity.org](mailto:kenk@gjcity.org) )  
**Tax Parcel:** 2701-293-00-106  
**Acres:** 9.209 acres  
**Zoning:** County  
**Growth Plan:** Estate 2-5 DU/Acre  
**Min. Density:** See section 3.3 of the Zoning and Development Code.  
**Neighborhood Plan:** North Central Valley Plan  
**Attendance:** Ken Kovalchik, Lisa Cox, Terry and Debby Newton

The applicants are proposing a 4 lot subdivision with access to be provided off H Road. Each lot will be a minimum of 2 acres. The following issues were discussed and staff has the following comments regarding possible development on the abovementioned parcel. The engineer on this project brought up significant issues that will need to be addressed with this project. It may be beneficial to do a pre-application prior to submitting a preliminary/final plan. For this reason I am enclosing a pre-application form with this packet. The following items should be addressed prior to submitting an annexation and major subdivision - preliminary/final plan applications:

#### **Planning**

- The future land use for the parcel is Estate (2 to 5 DU/AC).
- A 14' wide multi purpose easement is required adjacent to H Road and shall be indicated on all plans.
- All existing overhead utilities shall be under grounded.
- Please refer to the Zoning and Development Code Chapter 3.3 (F) for the bulk standards of the RMF-5 zone district.
- Please refer to the Zoning and Development Code Chapter 6.5 for all landscaping, screening and buffering standards.
- Please refer to the Zoning and Development Code Chapter 6.7 for all subdivision standards.
- The Zoning and Development Code is available online at [www.gjcity.org](http://www.gjcity.org) and can be accessed from the Community Development Department's homepage.

#### **Fire Department**

- Complete a Fire Flow Form. Section A is completed by the petitioner, Section B is completed by the public water system provider. Return the completed form to the Community Development Department.
- Show the following items on the Site Plan/Utility Composite:
  - a. The nearest existing fire hydrants;
  - b. Any proposed water main extensions, connections to existing mains, and all main sizes. Water mains must be stubbed out to the end of all stub streets;
  - c. Any proposed fire hydrants. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route);

- d. All new streets (public and private) along with any proposed stub streets to adjacent parcels for future road extension. Dead-end streets exceeding 150' in length must have an emergency turnaround area for fire trucks.
- Design and building to the 2006 Fire Code and Building Code if submitting plans on or after January 1, 2007.
- Call the Fire Department at 244-1479 if you have questions.

**Surveyit, Inc.**

2754 Compass Drive #110  
Grand Junction, CO 81506

**Invoice**

DATE	INVOICE NO.
11/28/2006	1202

<b>BILL TO</b>
Deb Newton 2320 H Road Grand Junction, CO 81505

TITLE CO. & #	TERMS
N/A	

SERVICED	BUYER	TOWN/ZIP	PROPERTY ADDRESS	AMOUNT
11/28/2006	Newton	GRAND JCT.	2320 H Road Subdivision Survey	1,500.00
Thank you for your business.			<b>Total</b>	<b>\$1,500.00</b>

**City of Grand Junction**  
 Department of Community Development

26693

Date 4/3/07  
 Payee Name Judy & Debbie Newton  
 Mailing Address 3320 H Road  
 City, State, Zip Code 81505  
 Telephone 244-7478  
 Project Address/File/Name 55-2007-101

DESCRIPTION *	AMT	DESCRIPTION *	AMT
<b>DEVELOPMENT PROJECTS</b> 100-321-43195-13-109465 (DEV)		<b>PERMITS</b> 100-321-43195-13-124415 (PERMIT)	
Rezone, GPA		Temporary Use Permit	
Conditional Use		Sign Permit/Clearance (# )	
Major Sub-ODP, Prelim, Final		Fence Permit (# )	
Simple Subdivision <u>160</u>		Home Occupation Permit	
PDR - ODP, Prelim, Final		Special Events Permit (# )	
ROW / Easement Vacation		↓ Main Street Banner Permit	
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Cash in Lieu of Half Street (General) 207-61314-43991-30	
Floodplain Permit <u>PAID</u>		Cash in Lieu of Half Street (River Rd & D Rd) 204-61314-43991-30-F04600	
Revocable Permit <u>APR 4 2007</u>		Mapping Svcs 401-254-43001-12-118830	
Sign Fee <u>KTE</u>		Maps General 401-254-43001-12-118825	
↓		Map Books 401-254-43001-12-118800	
PLANNING CLEARANCE (# )		Manuals, Copies, Labels, etc.	<u>50<sup>00</sup></u>
100-321-43195-13-124450 (PLAN)		100-321-43195-13-120515 (MANUAL)	

Treasurer Receipt No. \_\_\_\_\_ TOTAL \$ 210<sup>00</sup>  
 Planning Initials \_\_\_\_\_ Cash Check Other  
 (White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

**City of Grand Junction**

Department of Community Development

26692

Date 4/13/07  
 Payee Name Arley & Kelli Newton  
 Mailing Address 2320 H Road  
 City, State, Zip Code 81505  
 Telephone 241-7478  
 Project Address/File/Name ANK-2007-101

DESCRIPTION *	AMT	DESCRIPTION *	AMT
<b>DEVELOPMENT PROJECTS</b>		<b>PERMITS</b>	
100-321-43195-13-109465 (DEV)		100-321-43195-13-124415 (PERMIT)	
Rezone, GPA		Temporary Use Permit	
Conditional Use		Sign Permit/Clearance (# )	
Major Sub-ODP, Prelim, Final		Fence Permit (# )	
Simple Subdivision		Home Occupation Permit	
PDR - ODP, Prelim, Final		Special Events Permit (# )	
ROW / Easement Vacation		Main Street Banner Permit	
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review	PAID	Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use	APR 6 - 2007	Cash in Lieu of Half Street (General) 207-61314-43991-30	
Floodplain Permit	KTE	Cash in Lieu of Half Street (River Rd & D Rd) 204-61314-43991-30-F04600	
Revocable Permit		Mapping Svcs 401-254-43001-12-118830	
Sign Fee	50 <sup>00</sup>	Maps General 401-254-43001-12-118825	
<del>Amputation</del>		Map Books 401-254-43001-12-118800	
PLANNING CLEARANCE (# )		Manuals, Copies, Labels, etc.	
100-321-43195-13-124450 (PLAN)		100-321-43195-13-120515 (MANUAL)	

Treasurer Receipt No. \_\_\_\_\_ TOTAL \$ 50<sup>00</sup>  
 Planning Initials \_\_\_\_\_ Cash  Check  Other

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)



**Attach 4**  
**Setting a Hearing on the Sky View Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>	Sky View Annexation - Located at 2881 D Road						
<b>Meeting Date</b>	May 16, 2007						
<b>Date Prepared</b>	April 30, 2007				File #ANX-2007-085		
<b>Author</b>	Faye Hall		Associate Planner				
<b>Presenter Name</b>	Faye Hall		Associate Planner				
<b>Report results back to Council</b>		Yes	X	No	<b>When</b>		
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>		
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** Request to annex 13.89 acres, located at 2881 D Road. The Sky View Annexation consists of two parcels and is located to the east of the Skyler Subdivision and west of 29 Road.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt a Resolution referring the petition for the Sky View Annexation and introduce the proposed Ordinance and set a hearing for June 20, 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 City/ County Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		2881 D Road		
<b>Applicants:</b>		Owners: Don Jensen and Dorothy Jensen Living Trust Developer: B & G Development – Lawrence Balerio Representative: Development Construction Services, Inc. – Michael Markus		
<b>Existing Land Use:</b>		Residential and Agricultural		
<b>Proposed Land Use:</b>		Residential		
<b>Surrounding Land Use:</b>	<b>North</b>	Mesa State College Annexation (GPA in process)		
	<b>South</b>	Vacant		
	<b>East</b>	Residential		
	<b>West</b>	Residential – Skyler Subdivision		
<b>Existing Zoning:</b>		County RSF-R		
<b>Proposed Zoning:</b>		City R-4		
<b>Surrounding Zoning:</b>	<b>North</b>	County PUD (requesting I-1, C-2, R-12 if GPA is approved)		
	<b>South</b>	County RSF-R		
	<b>East</b>	County PUD		
	<b>West</b>	City PD 3.6 units per acre		
<b>Growth Plan Designation:</b>		Residential Medium Low 2-4 du/ac		
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 13.89 acres of land and is comprised of two parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

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

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

The following annexation and zoning schedule is being proposed.

<i><b>ANNEXATION SCHEDULE</b></i>	
<b>May 16, 2007</b>	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
<b>May 22, 2007</b>	Planning Commission considers Zone of Annexation
<b>June 6, 2007</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>June 20, 2007</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>July 22, 2007</b>	Effective date of Annexation and Zoning

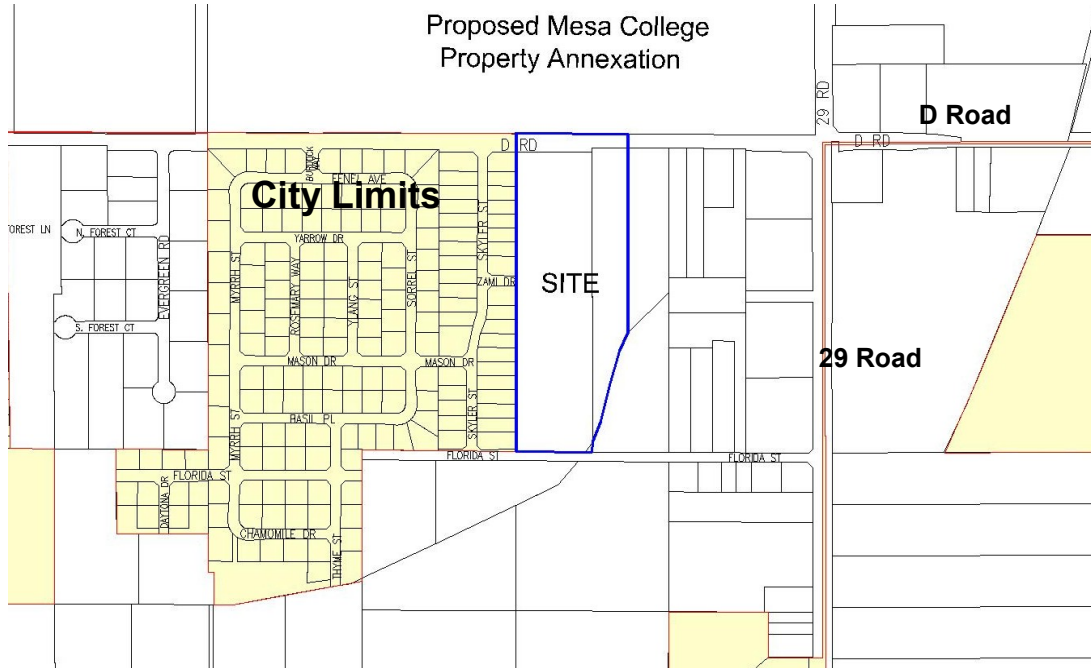
**SKY VIEW ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2007-085	
<b>Location:</b>	2881 D Road	
<b>Tax ID Number:</b>	2943-191-00-158 & 135	
<b>Parcels:</b>	2	
<b>Estimated Population:</b>	2	
<b># of Parcels (owner occupied):</b>	1	
<b># of Dwelling Units:</b>	1	
<b>Acres land annexed:</b>	13.89 acres	
<b>Developable Acres Remaining:</b>	13.13 acres	
<b>Right-of-way in Annexation:</b>	33,105 sq ft (.76 acres)	
<b>Previous County Zoning:</b>	RSF-R	
<b>Proposed City Zoning:</b>	R-4	
<b>Current Land Use:</b>	Residential and Agricultural	
<b>Future Land Use:</b>	Residential	
<b>Values:</b>	<b>Assessed:</b>	\$12,230
	<b>Actual:</b>	\$140,340
<b>Address Ranges:</b>	2877 to 2881 D Road (odd only)	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	Central Grand Valley
	<b>Fire:</b>	Grand Junction Rural Fire
	<b>Irrigation/ Drainage:</b>	Grand Junction Drainage Grand Valley Irrigation
	<b>School:</b>	District 51
	<b>Pest:</b>	Grand River Mosquito

# Site Location Map

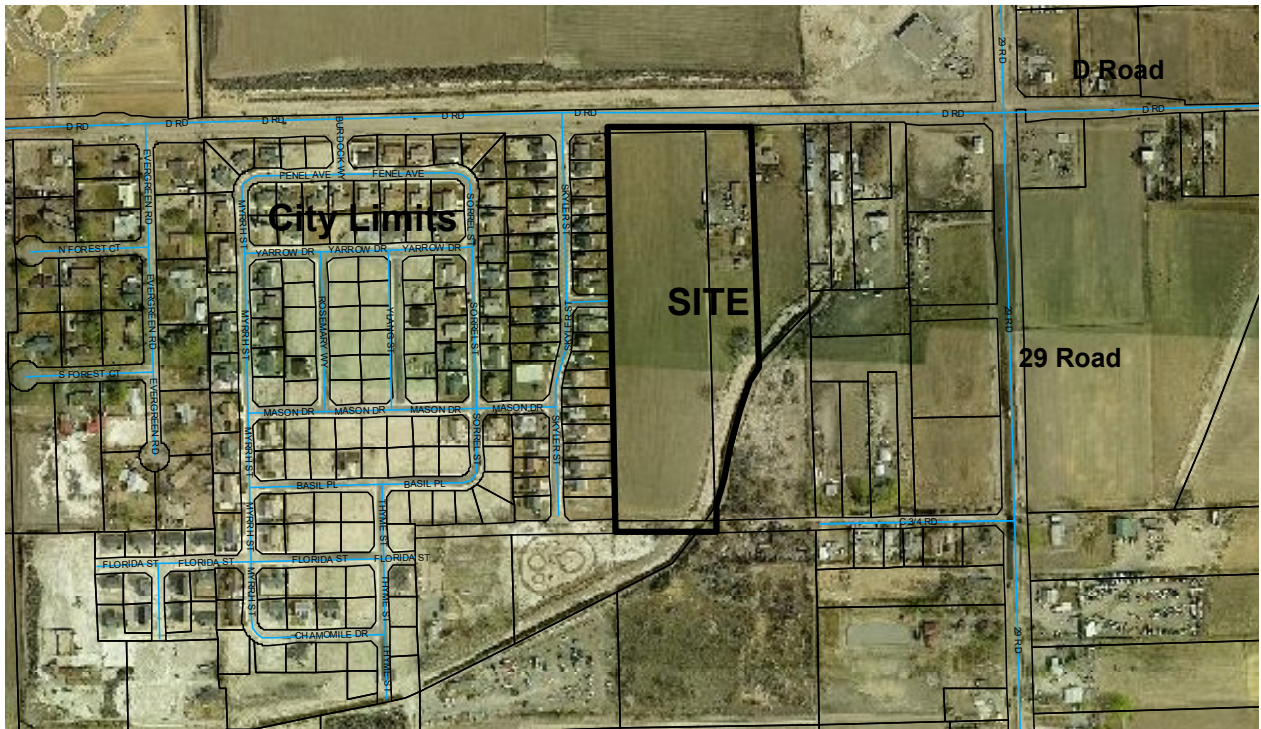
Figure 1

Proposed Mesa College  
Property Annexation



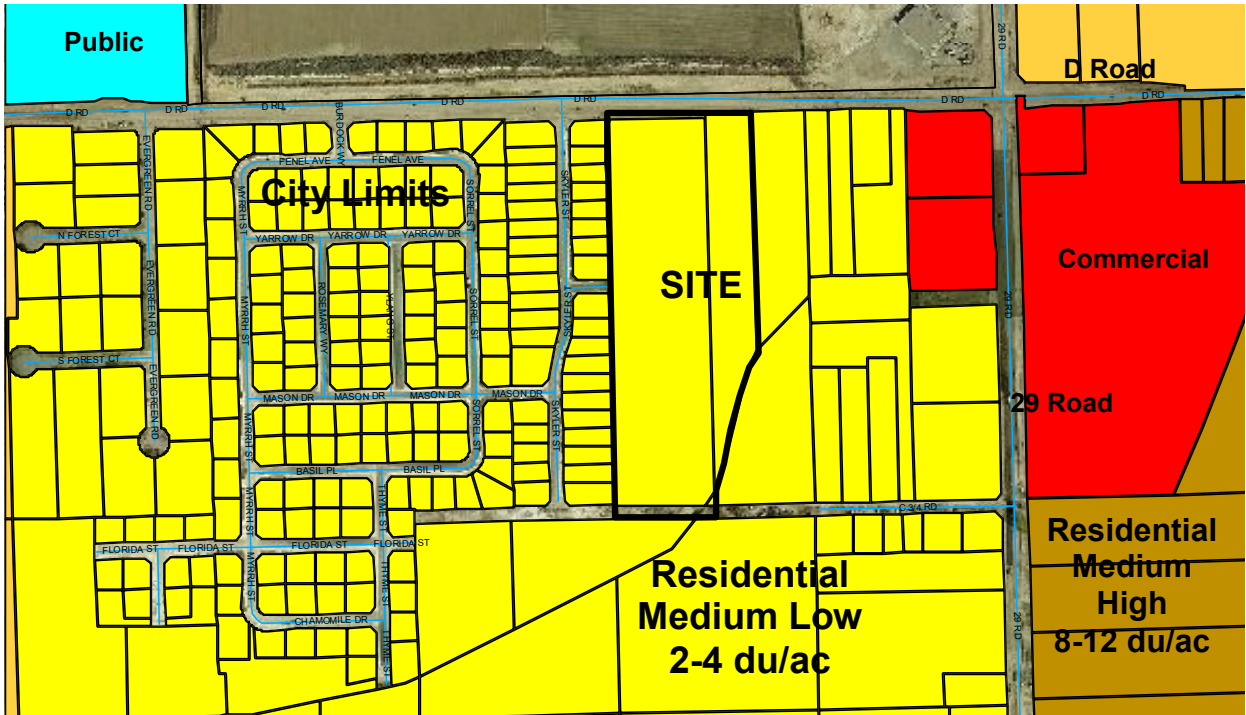
# Aerial Photo Map

Figure 2



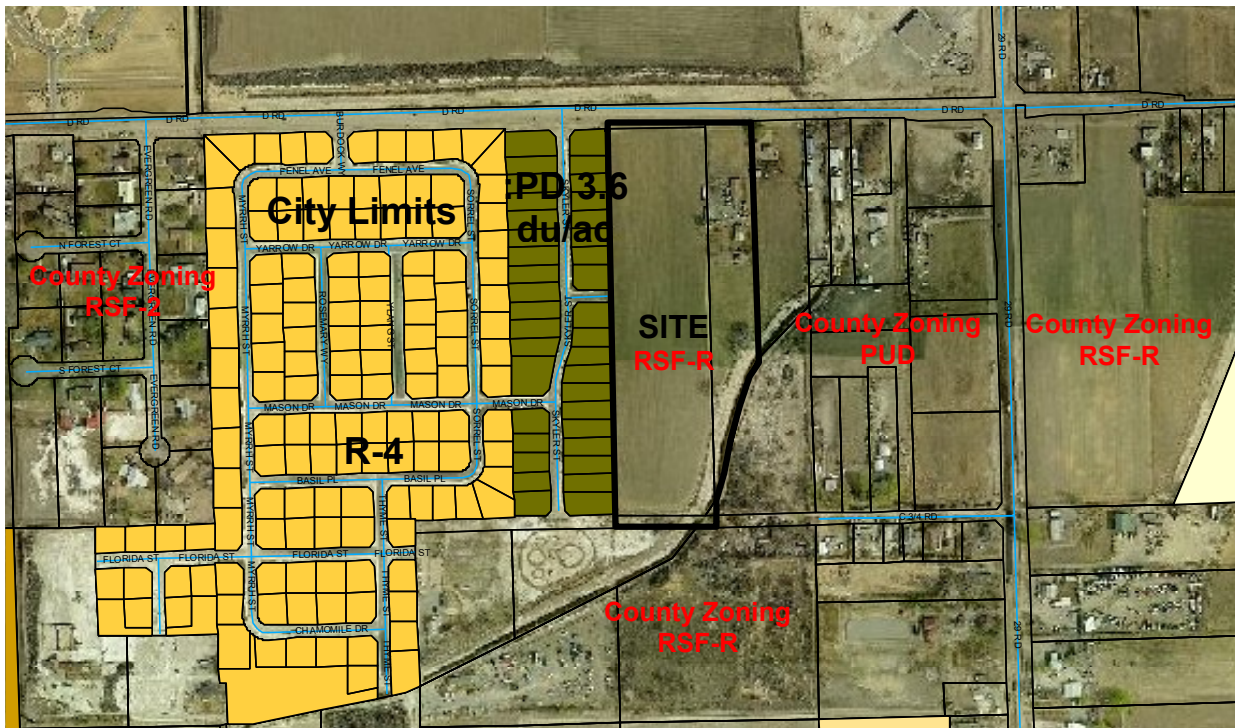
# Future Land Use Map

Figure 3



# Existing City/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 16<sup>th</sup> of May, 2007, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**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**

**SKY VIEW ANNEXATION**

**LOCATED AT 2881 D ROAD AND ALSO INCLUDES A PORTION OF THE D ROAD  
AND FLORIDA STREET RIGHTS-OF-WAY**

WHEREAS, on the 16th 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:

**SKY VIEW ANNEXATION**

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 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 Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18 and assuming the North line of said NE 1/4 SE 1/4 bears S89°40'49"E with all other bearings contained herein being relative thereto; thence S89°40'49"E along said North line a distance of 481.58 feet; thence S00°01'06"E along the East line of that certain parcel of land as recorded in Book 3887, Page 295, Public Records of Mesa County Colorado, a distance of 817.68 feet to the Southeast corner of said parcel; thence Southwesterly along the South line of said parcel the following 4 courses: (1) S25°14'54"W a distance of 119.31 feet, (2) S18°17'54"W a distance of 228.33 feet, (3) S09°38'54"W a distance of 129.02 feet; thence S34°24'54"W a distance of 68.32 feet to a point on the North line of Florida Street; thence S00°27'27"W a distance of 40.00 feet to a point on the South line of said Florida Street; thence N89°32'33"W along said South line a distance of 301.46 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence N00°06'50"E along said West line a distance of 40.00 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N00°06'55"E along the West line of said NE 1/4 SE 1/4, said West line also being the East line of the Darren Davidson Annexation, City of Grand Junction, Ordinance NO. 3205, a distance of 1326.21 feet, more or less to the POINT OF BEGINNING.



Said parcel contains 13.89 acres (605,162 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 20<sup>th</sup> day of June, 2007, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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><b>DATES PUBLISHED</b></i>
<b>May 18, 2007</b>
<b>May 25, 2007</b>
<b>June 1, 2007</b>
<b>June 8, 2007</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**SKY VIEW ANNEXATION**

**APPROXIMATELY 13.89 ACRES**

**LOCATED AT 2881 D ROAD AND ALSO INCLUDES A PORTION OF THE D ROAD  
AND FLORIDA STREET RIGHTS-OF-WAY**

**WHEREAS**, on the 16<sup>th</sup> 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 20<sup>th</sup> 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:

**SKY VIEW ANNEXATION**

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 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 Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18 and assuming the North line of said NE 1/4 SE 1/4 bears S89°40'49"E with all other bearings contained herein being relative thereto; thence S89°40'49"E along said North line a distance of 481.58 feet; thence S00°01'06"E along the East line of that certain parcel of land as recorded in Book 3887, Page 295, Public Records of Mesa County Colorado, a distance of 817.68 feet to the Southeast corner of said parcel; thence Southwesterly along the South line of said

parcel the following 4 courses: (1) S25°14'54"W a distance of 119.31 feet, (2) S18°17'54"W a distance of 228.33 feet, (3) S09°38'54"W a distance of 129.02 feet; thence S34°24'54"W a distance of 68.32 feet to a point on the North line of Florida Street; thence S00°27'27"W a distance of 40.00 feet to a point on the South line of said Florida Street; thence N89°32'33"W along said South line a distance of 301.46 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence N00°06'50"E along said West line a distance of 40.00 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N00°06'55"E along the West line of said NE 1/4 SE 1/4, said West line also being the East line of the Darren Davidson Annexation, City of Grand Junction, Ordinance NO. 3205, a distance of 1326.21 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 13.89 acres (605,162 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 Street Property Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>		Street Property Annexation - Located at 623 29 ½ Road					
<b>Meeting Date</b>		May 16, 2007					
<b>Date Prepared</b>		May 2, 2007			File #ANX-2007-107		
<b>Author</b>		Faye Hall		Associate Planner			
<b>Presenter Name</b>		Faye Hall		Associate Planner			
<b>Report results back to Council</b>			Yes	X	No	<b>When</b>	
<b>Citizen Presentation</b>			Yes	X	No	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** Request to annex 1.49 acres, located at 623 29 ½ Road. The Street Property Annexation consists of one parcel and is located directly east of the Forrest Run Subdivision.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt a Resolution referring the petition for the Street Property Annexation and introduce the proposed Ordinance and set a hearing for June 20, 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 City/County Zoning Map
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION			
<b>Location:</b>		623 29 ½ Road	
<b>Applicants:</b>		Owners: Jim and Gloria Street Representative: Rolland Engineering – Rick Mason	
<b>Existing Land Use:</b>		Residential	
<b>Proposed Land Use:</b>		Residential	
<b>Surrounding Land Use:</b>	<b>North</b>	Residential	
	<b>South</b>	Residential	
	<b>East</b>	Residential	
	<b>West</b>	Residential	
<b>Existing Zoning:</b>		County RSF-4	
<b>Proposed Zoning:</b>		City R-5	
<b>Surrounding Zoning:</b>	<b>North</b>	County RSF-4	
	<b>South</b>	County RSF-4	
	<b>East</b>	County RSF-4	
	<b>West</b>	City R-5	
<b>Growth Plan Designation:</b>		Residential Medium 4-8 du/ac	
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>
			<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 1.49 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 Street Property Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;

- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

<b><u>ANNEXATION SCHEDULE</u></b>	
<b>May 16, 2007</b>	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
<b>May 22, 2007</b>	Planning Commission considers Zone of Annexation
<b>June 6, 2007</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>June 20, 2007</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>July 22, 2007</b>	Effective date of Annexation and Zoning

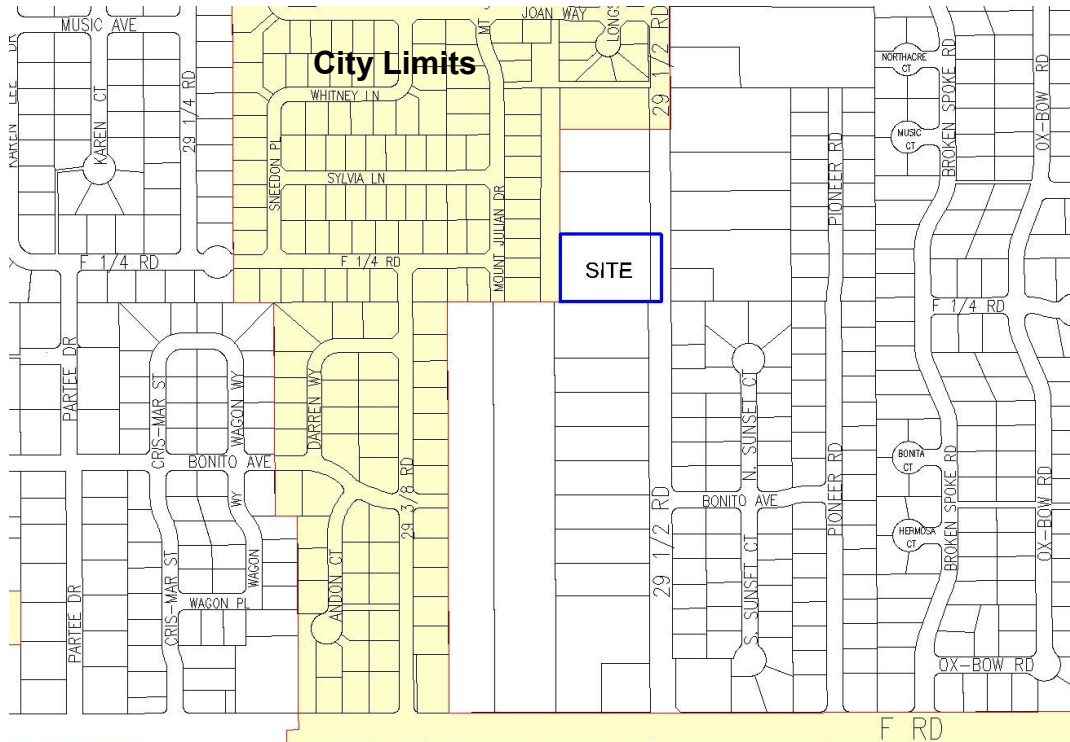
**STREET PROPERTY ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2007-107	
<b>Location:</b>	623 29 ½ Road	
<b>Tax ID Number:</b>	2943-053-82-002	
<b>Parcels:</b>	1	
<b>Estimated Population:</b>	2	
<b># of Parcels (owner occupied):</b>	1	
<b># of Dwelling Units:</b>	1	
<b>Acres land annexed:</b>	1.49	
<b>Developable Acres Remaining:</b>	1.33	
<b>Right-of-way in Annexation:</b>	6887 sq ft	
<b>Previous County Zoning:</b>	RSF-4	
<b>Proposed City Zoning:</b>	R-5	
<b>Current Land Use:</b>	Residential	
<b>Future Land Use:</b>	Residential	
<b>Values:</b>	<b>Assessed:</b>	\$27,060
	<b>Actual:</b>	\$340,040
<b>Address Ranges:</b>	623 through 627 29 ½ Road (odd only)	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	Central Grand Valley
	<b>Fire:</b>	Grand Junction Rural
	<b>Irrigation/ Drainage:</b>	Grand Junction Drainage Palisade Irrigation
	<b>School:</b>	District 51
	<b>Pest:</b>	N/A



# Site Location Map

Figure 1



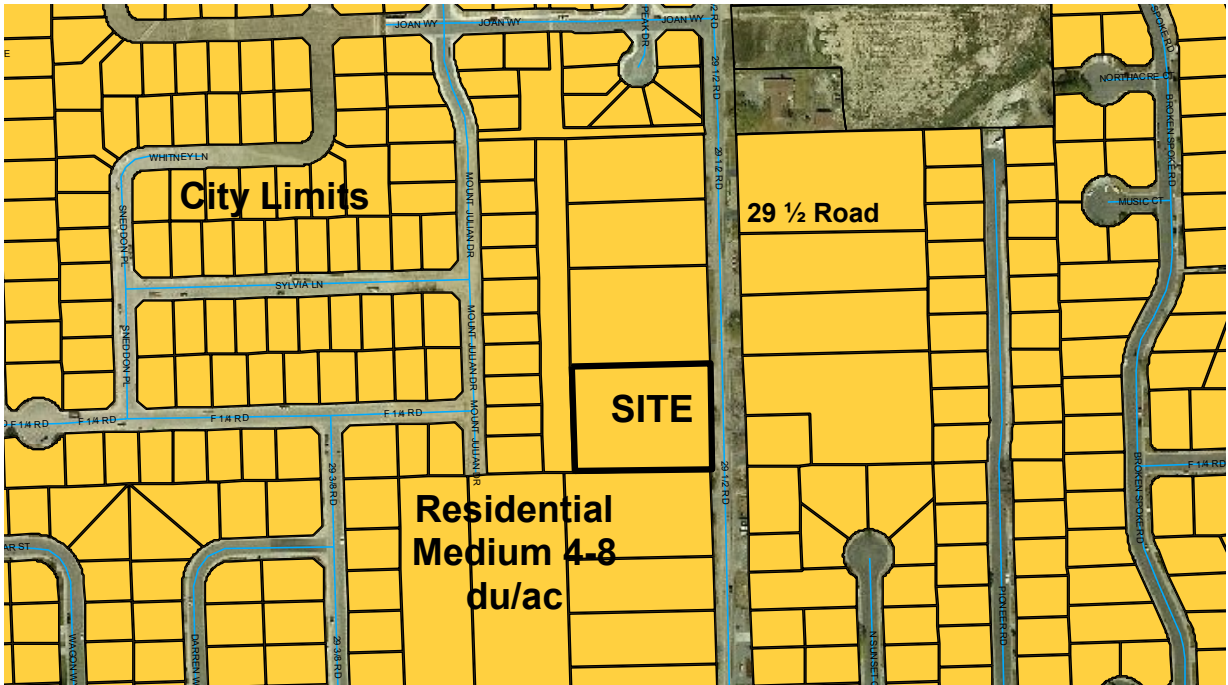
# Aerial Photo Map

Figure 2



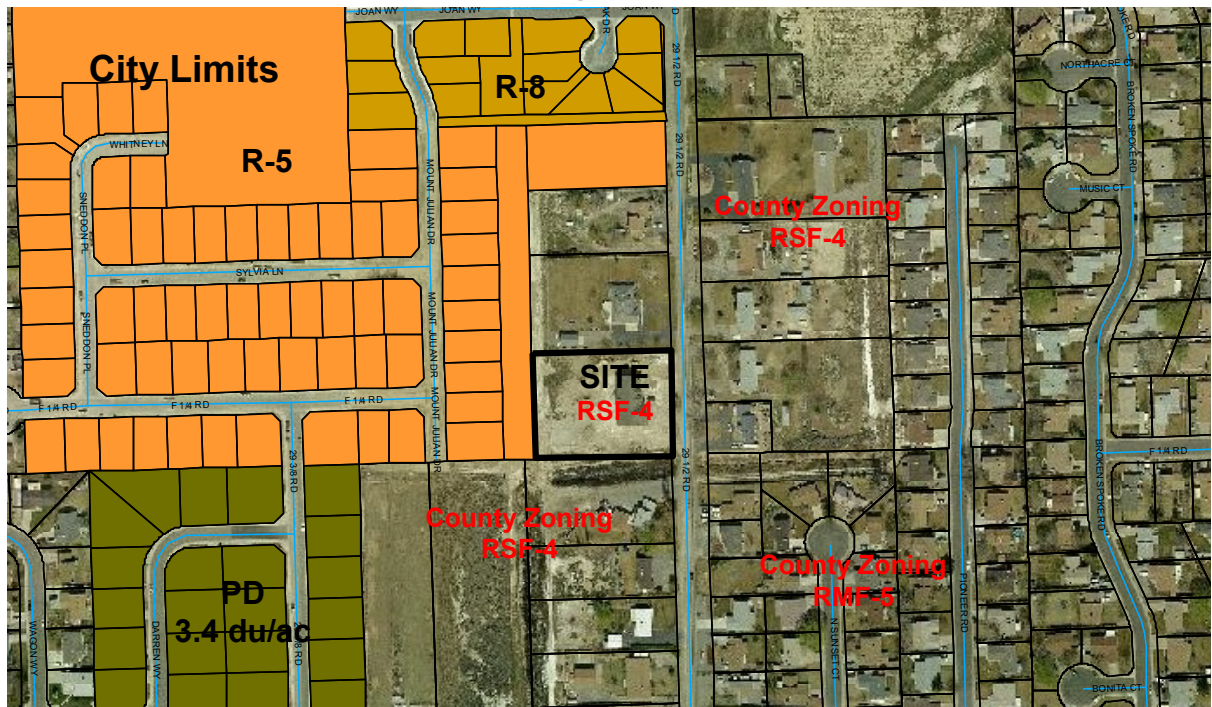
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**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 16<sup>th</sup> of May, 2007, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**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**

**STREET PROPERTY ANNEXATION**

**LOCATED AT 623 29 1/2 ROAD AND A PORTION OF THE 29 1/2 ROAD RIGHT-OF-WAY**

WHEREAS, on the 16th 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:

**STREET PROPERTY ANNEXATION**

A certain parcel of land situate in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, 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 the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 5, and assuming the East line of said NE 1/4 SW 1/4 bears S00°11'54"E with all other bearings contained herein being relative thereto; thence S89°59'41"W along the South line of said NE 1/4 SW 1/4 a distance of 311.56 feet to the Southwest corner of Lot 2 of Taylor Two Subdivision, as same is recorded in Book 3850, Page 907, Public Records, Mesa County, Colorado; thence N00°10'17"E along the West line of said Lot 2 a distance of 208.70 feet to the Northwest corner of said Lot 2; thence N89°59'41"E along the North line of said Lot 2 a distance of 310.21 feet to a point on the East line of said NE 1/4 SW 1/4; thence S00°11'54"E along said East line a distance of 208.70 feet, more or less, to the Point of Beginning.

Said parcel contains 1.49 acres (64,882 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 20<sup>th</sup> day of June, 2007, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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><b>DATES PUBLISHED</b></i>
<b>May 18, 2007</b>
<b>May 25, 2007</b>
<b>June 1, 2007</b>
<b>June 8, 2007</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**STREET PROPERTY ANNEXATION**

**APPROXIMATELY 1.49 ACRES**

**LOCATED AT 623 29 ½ ROAD AND A PORTION OF THE 29 ½ ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 16<sup>th</sup> 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 20<sup>th</sup> 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:

**STREET PROPERTY ANNEXATION**

A certain parcel of land situate in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, 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 the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 5, and assuming the East line of said NE 1/4 SW 1/4 bears S00°11'54"E with all other bearings contained herein being relative thereto; thence S89°59'41"W along the South line of said NE 1/4 SW 1/4 a distance of 311.56 feet to the Southwest corner of Lot 2 of Taylor Two Subdivision, as same is recorded in Book 3850, Page 907, Public Records, Mesa County, Colorado; thence N00°10'17"E along the West line of said Lot 2 a distance of 208.70 feet to the Northwest corner of said Lot 2; thence N89°59'41"E along the North line of said Lot 2 a distance of 310.21 feet to a point on the East line of said NE 1/4 SW 1/4; thence S00°11'54"E along said East line a distance of 208.70 feet, more or less, to the Point of Beginning.

Said parcel contains 1.49 acres (64,882 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 Senatore Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>	Senatore Annexation - Located at 2302 E Road						
<b>Meeting Date</b>	May 16, 2007						
<b>Date Prepared</b>	May 3, 2007				File # ANX-2007-074		
<b>Author</b>	Lori V. Bowers			Senior Planner			
<b>Presenter Name</b>	Lori V. Bowers			Senior Planner			
<b>Report results back to Council</b>		Yes	X	No	<b>When</b>		
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>		
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** Request to annex 3.07 acres, located at 2302 E Road. The Senatore Annexation consists of one parcel and is a two part serial annexation containing portions of 23 Road and E Road Right-Of-Way.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt a Resolution referring the petition for the Senatore Annexation and introduce the proposed Ordinance and set a hearing for June, 20th, 2007.

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

**Attachments:**

1. Staff report/Background information
2. Site Plan Map; Aerial Photo
3. Future Land Use Map; Existing City/County Zoning
4. Resolution Referring Petition
5. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
<b>Location:</b>		2302 E Road			
<b>Applicants:</b>		Steven R. Below, owner; RJ Development, LLC, developer; Vista Engineering, representative.			
<b>Existing Land Use:</b>		Vacant land			
<b>Proposed Land Use:</b>		Residential subdivision			
<b>Surrounding Land Use:</b>	<b>North</b>	Residential			
	<b>South</b>	Residential			
	<b>East</b>	Residential			
	<b>West</b>	Residential			
<b>Existing Zoning:</b>		County RSF-4			
<b>Proposed Zoning:</b>		R-4 (Residential not to exceed four units per acre)			
<b>Surrounding Zoning:</b>	<b>North</b>	County			
	<b>South</b>	County			
	<b>East</b>	County			
	<b>West</b>	County			
<b>Growth Plan Designation:</b>		Residential Med-low (2 to 4 du/ac)			
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>		<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 3.07 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 Senatore 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.

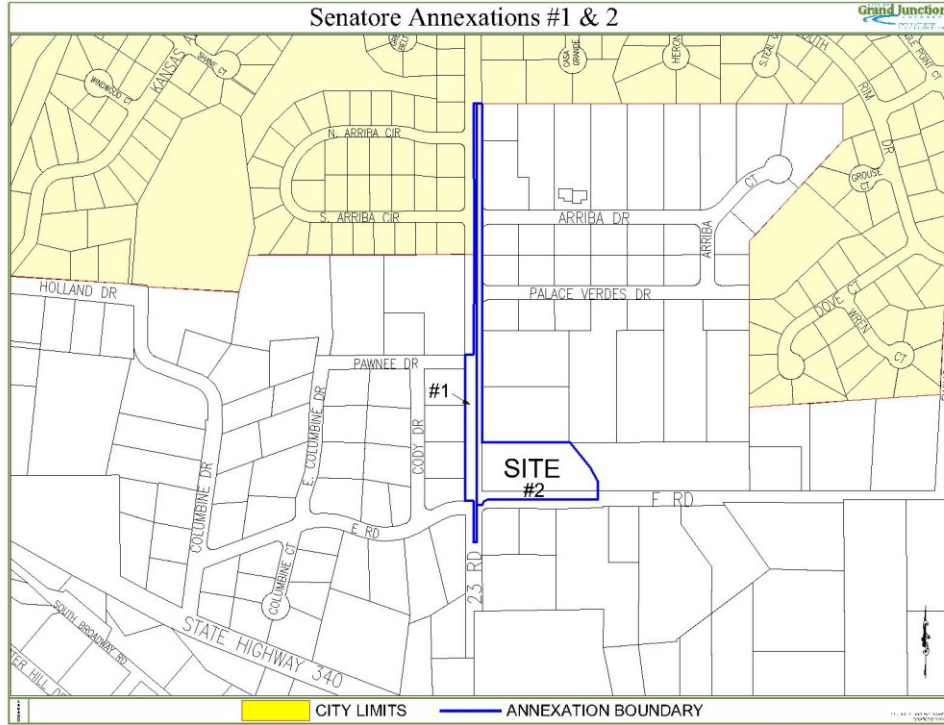
<i><b>ANNEXATION SCHEDULE</b></i>	
<b>May 16, 2007</b>	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
<b>May 22, 2007</b>	Planning Commission considers Zone of Annexation
<b>June 6, 2007</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>June 20, 2007</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>July 22, 2007</b>	Effective date of Annexation and Zoning

**SENATORE ANNEXATION SUMMARY**

<b>File Number:</b>		ANX-2007-074
<b>Location:</b>		2302 E Road
<b>Tax ID Number:</b>		2945-083-00-099
<b>Parcels:</b>		one
<b>Estimated Population:</b>		0
<b># of Parcels (owner occupied):</b>		none
<b># of Dwelling Units:</b>		0
<b>Acres land annexed:</b>		3.07
<b>Developable Acres Remaining:</b>		1.419
<b>Right-of-way in Annexation:</b>		71,771 square feet (1.657 acres) 23 Road and E Road
<b>Previous County Zoning:</b>		RSF-4
<b>Proposed City Zoning:</b>		R-4 (Residential - not to exceed four units/acre)
<b>Current Land Use:</b>		Vacant land
<b>Future Land Use:</b>		Residential subdivision
<b>Values:</b>	<b>Assessed:</b>	\$20,300
	<b>Actual:</b>	\$70,000
<b>Address Ranges:</b>		2302 to 2308 E Road and 502 23 Rd.
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	Persigo
	<b>Fire:</b>	Grand Junction Rural Fire
	<b>Irrigation/ Drainage:</b>	Redlands Water and Power
	<b>School:</b>	School District 51
	<b>Pest:</b>	Grand River Mosquito

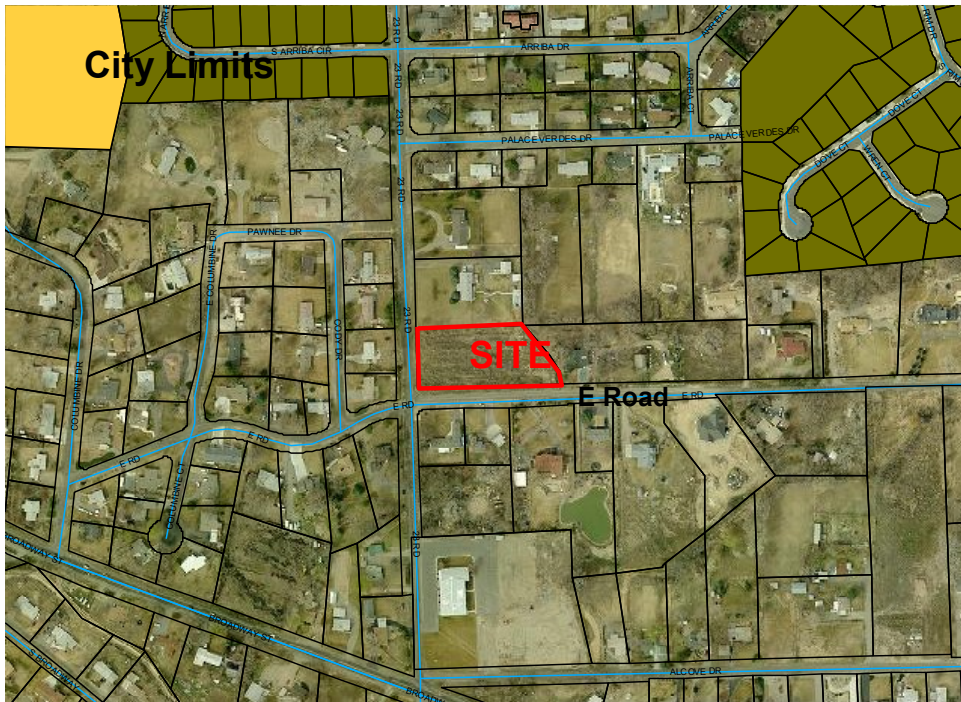
# Site Location Map

2302 E Road



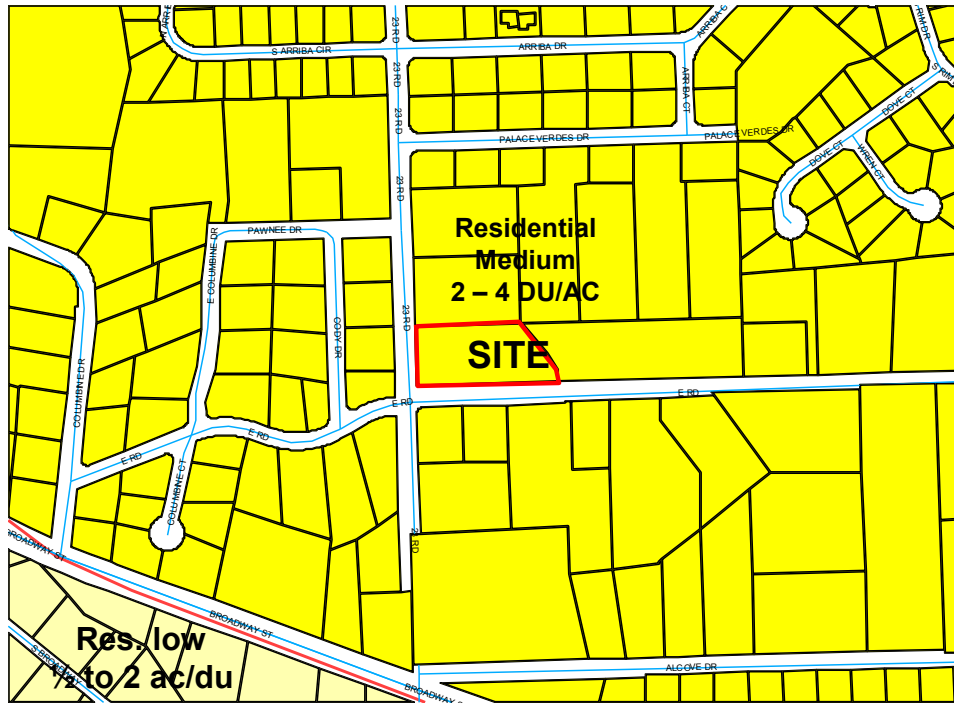
# Aerial Photo Map

2302 E Road



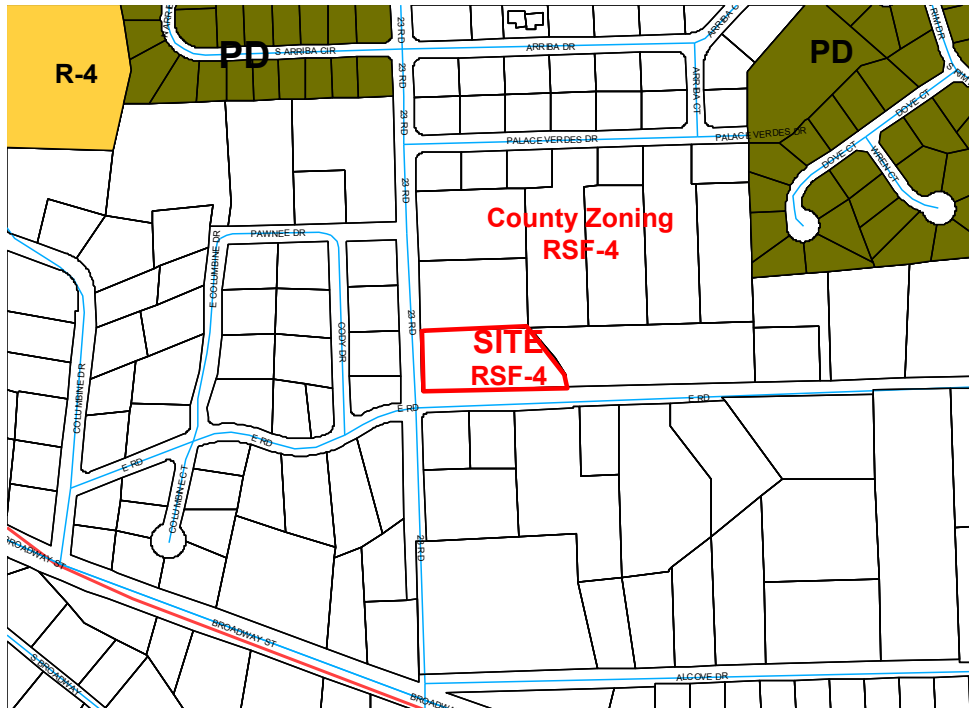
# Future Land Use Map

2302 E Road



## Existing City/County Zoning

2302 E Road



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

**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 20<sup>th</sup> of June, 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**

**SENATORE ANNEXATION**

**LOCATED AT 2302 E ROAD,  
INCLUDING PORTIONS OF 23 ROAD AND E ROAD RIGHTS-OF-WAY**

WHEREAS, on the 16th 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:

Senatore Annexation No. 1  
2945-083-00-099

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8, the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, and the (SE 1/4 SE 1/4) of Section 7, 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 Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 and assuming the West line of said SW 1/4 SW 1/4 bears N00°03'06"E with all other bearings contained herein being relative thereto; thence S89°57'56"E along the North line of said SW 1/4 SW 1/4 a distance of 10.00 feet; thence S00°03'06"W along a line being 10.00 feet East of and parallel with the West line of said SW 1/4 SW 1/4 a distance of 1319.10 feet to a point on the South line of said SW 1/4 SW 1/4; thence S00°03'13"E along a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 a distance of 248.07 feet; thence S89°56'47"W a distance of 10.00 feet to the West line of said NW 1/4 NW 1/4; thence N00°03'13"W along said West line a distance of 150.00 feet; thence S89°56'47"W a distance of 30.00 feet to the Southeast corner of Lot 1, Block Two of Columbine Subdivision, as same is recorded in Plat Book 8, Page 72, Public Records, Mesa County, Colorado, said corner also being a point on the West line of 23 Road; thence N00°03'13"W along said West line a distance of 98.03 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18; thence N00°03'06"E along said West line a distance of 422.17 feet to the Southeast corner of that certain parcel of land as



described in Book, 2785, Page 854, Public Records, Mesa County, Colorado; thence N89°57'58"E a distance of 30.00 feet to a point on the West line of said SW 1/4 SW 1/4; thence N00°03'06"E along said West line a distance of 896.99 feet, more or less, to the Point of Beginning.

Said parcel contains 0.72 acres (31,228 square feet), more or less, as described.

Senatore Annexation No. 2  
2945-083-00-099

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 3 of Palace Verdes Estates Filing No. 3, as same is recorded in Plat Book 11, Page 4, Public Records, Mesa County, Colorado and assuming the East line of 23 Road bears S00°03'06"W with all other bearings contained herein being relative thereto; thence S00°03'06"W along said East line a distance of 1210.00 feet to the Northwest corner of that certain parcel of land as described in Book, 2423, Page 41, Public Records, Mesa County, Colorado; thence N89°59'58"E along the North line of said parcel a distance of 290.04 feet; thence S39°09'29"E along the East line of said parcel a distance of 116.59 feet; thence S30°25'01"E along the East line of said parcel a distance of 55.19 feet; thence S00°10'16"E along the East line of said parcel a distance of 36.18 feet to a point on the North line of E Road; thence S00°00'59"W a distance of 30.00 feet to a point on the South line of said E Road; thence N89°59'01"W along said South line a distance of 371.68 feet; thence 31.44 feet along the arc of a 20.00 foot radius curve concave Southeast, having a central angle of 90°04'10" and a chord bearing S44°58'54"W a distance of 28.30 feet to a point on the East line of said 23 Road; thence S89°56'47"W a distance of 20.00 feet to a point on a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17; thence N00°03'13"W along said West line a distance of 115.03 feet to a point on the North line of said NW 1/4 NW 1/4; thence N00°03'06"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 a distance of 1319.10 feet to a point on the North line of said SW 1/4 SW 1/4; thence S89°57'56"E along said North line a distance of 20.00 feet, more or less, to the Point of Beginning.

Said parcel contains 2.35 acres (102,222 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 20<sup>th</sup> day of June, 2007, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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><b>DATES PUBLISHED</b></i>
<b>May 18, 2007</b>
<b>May 25, 2007</b>
<b>June 1, 2007</b>
<b>June 8, 2007</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**SENATORE ANNEXATION NO. 1**

**APPROXIMATELY 0.72 ACRES OF 23 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 16<sup>th</sup> 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 20<sup>th</sup> 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:

**SENATORE ANNEXATION No. 1**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8, the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, and the (SE 1/4 SE 1/4) of Section 7, 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 Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 and assuming the West line of said SW 1/4 SW 1/4 bears N00°03'06"E with all other bearings contained herein being relative thereto; thence S89°57'56"E along the North line of said SW 1/4 SW 1/4 a distance of 10.00 feet; thence S00°03'06"W along a line being 10.00 feet East of and parallel with the West line of said SW 1/4 SW 1/4 a distance of 1319.10 feet to a point on the South line of said SW 1/4 SW 1/4; thence S00°03'13"E along a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4

NW 1/4) of said Section 17 a distance of 248.07 feet; thence S89°56'47"W a distance of 10.00 feet to the West line of said NW 1/4 NW 1/4; thence N00°03'13"W along said West line a distance of 150.00 feet; thence S89°56'47"W a distance of 30.00 feet to the Southeast corner of Lot 1 , Block Two of Columbine Subdivision, as same is recorded in Plat Book 8, Page 72, Public Records, Mesa County, Colorado, said corner also being a point on the West line of 23 Road; thence N00°03'13"W along said West line a distance of 98.03 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18; thence N00°03'06"E along said West line a distance of 422.17 feet to the Southeast corner of that certain parcel of land as described in Book, 2785, Page 854, Public Records, Mesa County, Colorado; thence N89°57'58"E a distance of 30.00 feet to a point on the West line of said SW 1/4 SW 1/4; thence N00°03'06"E along said West line a distance of 896.99 feet, more or less, to the Point of Beginning.

CONTAINING 0.72 Acres (31,228 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 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**

**SENATORE ANNEXATION NO. 2**

**APPROXIMATELY 2.35 ACRES**

**LOCATED AT 2302 E ROAD INCLUDING PORTIONS OF 23 ROAD AND E ROAD  
RIGHTS-OF-WAY**

**WHEREAS**, on the 16<sup>th</sup> 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 20<sup>th</sup> 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:

**SENATORE ANNEXATION No.2**

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 8 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 3 of Palace Verdes Estates Filing No. 3, as same is recorded in Plat Book 11, Page 4, Public Records, Mesa County, Colorado and assuming the East line of 23 Road bears S00°03'06"W with all other bearings contained herein being relative thereto; thence S00°03'06"W along said East line a distance of 1210.00 feet to the Northwest corner of that certain parcel of land as described in Book, 2423, Page 41, Public Records, Mesa County, Colorado; thence N89°59'58"E along the North line of said parcel a distance of 290.04 feet; thence

S39°09'29"E along the East line of said parcel a distance of 116.59 feet; thence S30°25'01"E along the East line of said parcel a distance of 55.19 feet; thence S00°10'16"E along the East line of said parcel a distance of 36.18 feet to a point on the North line of E Road; thence S00°00'59"W a distance of 30.00 feet to a point on the South line of said E Road; thence N89°59'01"W along said South line a distance of 371.68 feet; thence 31.44 feet along the arc of a 20.00 foot radius curve concave Southeast, having a central angle of 90°04'10" and a chord bearing S44°58'54"W a distance of 28.30 feet to a point on the East line of said 23 Road; thence S89°56'47"W a distance of 20.00 feet to a point on a line being 10.00 feet East of and parallel with the West line Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17; thence N00°03'13"W along said West line a distance of 115.03 feet to a point on the North line of said NW 1/4 NW 1/4; thence N00°03'06"E along a line being 10.00 feet East of and parallel with the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 a distance of 1319.10 feet to a point on the North line of said SW 1/4 SW 1/4; thence S89°57'56"E along said North line a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 2.35 Acres (102,222 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**Attach 7**  
**Setting a Hearing to Amend the Parking Code**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA								
<b>Subject</b>		Amendment to Parking Code						
<b>Meeting Date</b>		May 16, 2007						
<b>Date Prepared</b>		May 8, 2007				<b>File #</b>		
<b>Author</b>		Shelly Dackonish			<b>Staff Attorney</b>			
<b>Presenter Name</b>		John Shaver			<b>City Attorney</b>			
<b>Report results back to Council</b>			<b>No</b>		<b>Yes</b>	<b>When</b>		
<b>Citizen Presentation</b>			<b>Yes</b>	x	<b>No</b>	<b>Name</b>		
<b>Workshop</b>		X	<b>Formal Agenda</b>			X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** Proposed amendment to the parking code allowing peace officers working traffic enforcement to park in areas of the City where parking is not normally allowed.

**Budget:** N/A

**Action Requested/Recommendation:** Set a public hearing for June 6, 2007 to consider proposed amendments to parking code.

**Attachments:** Ordinance with proposed changes (underlined).

**Background Information:** Parking is prohibited in certain areas in the City, including but not limited to sidewalks, planting strips and medians. There is no on-street parking on arterials and collector streets in the City. For safety of officers and other motorists and to allow officers to observe signal lights and traffic, it is often necessary for peace officers to park in areas where parking is normally restricted when working traffic enforcement. The proposed amendment excludes peace officers working traffic enforcement on arterials and collector streets from certain parking restrictions.



ORDINANCE NO. \_\_\_\_

**AN ORDINANCE AMENDING PART OF CHAPTER 36 OF THE CITY OF GRAND JUNCTION CODE OF ORDINANCES RELATING TO PARKING**

**Recitals.**

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

Chapter 36, Section 17 of the Code of Ordinances, City of Grand Junction, Colorado, is hereby amended to read as follows.

**Sec. 36-17. Stopping, standing or parking prohibited in specified places.**

(a) No person, other than a peace officer conducting traffic enforcement in or on a marked patrol vehicle at or along an arterial or collector street or roadway as defined or described in the Grand Valley Circulation Plan, a duly adopted neighborhood plan or street plan, or Transportation Engineering Design Standards shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with directions of a police officer or official traffic control device, in any of the following places:

- 1) On a sidewalk;
- 2) Within an intersection;
- 3) On a crosswalk;
- 4) Between a safety zone and the adjacent curb or within thirty feet of points on the curb immediately opposite the ends of a safety zone, unless the traffic authority indicates a different length by signs or markings;
- 5) Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic;
- 6) On the roadway side of any vehicle stopped or parked at the edge or curb of a street;
- 7) Upon any bridge or other elevated structure upon a highway or within a highway tunnel;
- 8) On any railroad tracks;
- 9) On any controlled-access highway;
- 10) In the area between roadways of a divided highway, including crossovers;
- 11) At any other place where official signs prohibit stopping;
- 12) Either in whole or in part on a planting strip.

(a) In addition to the restrictions specified in subsection (a) of this section, no person, other than a peace officer conducting traffic enforcement in or on a marked patrol

vehicle at or along an arterial or collector street or roadway as defined or described in the Grand Valley Circulation Plan, a duly adopted neighborhood plan or street plan, or Transportation Engineering Design Standards, shall stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device, in any of the following places:

- 1) Within five feet of a public or private driveway;
- 2) Within fifteen feet of a fire hydrant;
- 3) Within twenty feet of a crosswalk at an intersection;
- 4) Within thirty feet upon the approach to any flashing beacon or signal, stop sign, yield sign, or traffic control signal located at the side of a roadway;
- 5) Within twenty feet of the driveway entrance to any fire station or, on the side of a street opposite the entrance to any fire station, within seventy-five feet of said entrance when properly signposted;
- 6) At any other place where official signs prohibit standing.

(c) In addition to the restrictions specified in subsections (a) and (b) of this section, no person, other than a peace officer conducting traffic enforcement in or on a marked patrol vehicle at or along an arterial or collector street or roadway as defined or described in the Grand Valley Circulation Plan, a duly adopted neighborhood plan or street plan, or Transportation Engineering Design Standards, shall park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device, in any of the following places:

- (1) Within fifty feet of the nearest rail of a railroad crossing;
- (2) At any other place where official signs prohibit parking.

**All other provisions of Chapter 36 shall remain in full force and effect.**

PASSED for first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007 on  
Second Reading.

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

Attest:

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Stephanie Tuin  
City Clerk

**Attach 8**  
**Setting a Hearing to Repeal Ordinance No. 2575**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>	Repeal of Ordinance No. 2575 Concerning Emergency Medical Services						
<b>Meeting Date</b>	May 16, 2007						
<b>Date Prepared</b>	May 8, 2007					<b>File #</b>	
<b>Author</b>	John Shaver			City Attorney			
<b>Presenter Name</b>	John Shaver			City Attorney			
<b>Report results back to Council</b>	X	No		Yes	<b>When</b>		
<b>Citizen Presentation</b>	X	Yes		No	<b>Name</b>		
	<b>Workshop</b>	X	<b>Formal Agenda</b>	X	<b>Consent</b>		<b>Individual Consideration</b>

**Summary:** The County adopted a county-wide ambulance regulatory system. Based on the successful implementation of the County resolution, the City no longer needs its ordinance and by this ordinance the existing ordinance will be repealed. The proposed ordinance repeals Ordinance No. 2575, which is codified as Article IV, Sections 18-86 – 18-101 of the Grand Junction Code of Ordinances, Emergency Medical Services.

**Budget:** N/A

**Action Requested/Recommendation:** Set a Public Hearing for June 6, 2007 to consider the proposed ordinance.

**Background Information:** Pursuant to Colorado law (C.R.S. 25-3.5-101 *et. seq.*) it is clear that counties are the appropriate local governmental entity to license ambulances. Because the County has not heretofore comprehensively regulated ambulances and because the law provides that a municipality may adopt standards more stringent than those provided by state law, in 1992 the City adopted an ambulance permitting ordinance. From its inception the purpose of the City permitting process was to assure safe and sanitary operation of ambulances, to compel minimum staffing and to provide for orderly operation of ambulance services. The ordinance adopts and implements the Manual of Ambulance Operations, which establishes City-wide standards. Those standards have the force and effect of law. The Manual was last comprehensively amended in 1997. When the City's ordinance was adopted there were up to 5 competing ambulance companies. The ordinance and the manual served to standardize the performance and practices of those companies.

**Attachments:** Proposed Ordinance

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

**AN ORDINANCE REPEALING ORDINANCE NO. 2575 CODIFIED AS CHAPTER 18, SECTION 86 – 101 OF THE CITY OF GRAND JUNCTION CODE OF ORDINANCES CONCERNING EMERGENCY MEDICAL SERVICES**

**RECITALS:**

In May 1992 the City Council passed Ordinance number 2575. The purposes of which were to enact formal policies and regulations for the operation, licensing and regulation of ambulances, to protect the public by assuring the safe and sanitary operation of ambulances and to allow for the operation of an organized local emergency medical services system. The ordinance and regulations adopted there under satisfied the intended purposes.

In December 2004 the Mesa County Board of Commissioners first adopted the County wide emergency medical services (EMS) resolution. The purpose of which were to provide operational stability and control to EMS and ambulance service providers in the designated ambulance service areas. Pursuant to the County resolution the City was authorized to engage in a selection process and designate an ambulance service provider for the Grand Junction Ambulance Service Area (ASA).

In November 2005 the City Council selected the Grand Junction Fire Department as the ambulance service provider for the Grand Junction ASA.

In June 2006 the Mesa County Board of Commissioners approved the City's ambulance service provider. The EMS system has been functioning well under the County resolution for almost a year and therefore the Council has determined that Ordinance 2575 is no longer necessary to protect the interests of the public health, safety and welfare.

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

Chapter 18 of the Code of Ordinances of the City of Grand Junction is amended as follows:

That sections 18-86 through and inclusive of 18-101 shall be repealed.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_ 2007.

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

ATTEST:

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Stephanie Tuin  
City Clerk

**Attach 9  
Public Hearing – 2007 CDBG Program Year Funding  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	CDBG Funding Allocation for the 2007 Program Year Action Plan					
<b>Meeting Date</b>	May 16 , 2007					
<b>Date Prepared</b>	May 7, 2007					
<b>Author</b>	Debra Gore		CDBG Program Administrator			
<b>Presenter Name</b>	Kathy Portner		Neighborhood Services Manager			
<b>Report Results Back to Council</b>		Yes	X	No	<b>When</b>	
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		<b>Consent</b>	X <b>Individual Consideration</b>

**Summary:** Consideration of funding requests for the CDBG 2007 Program Year allocations and set a public hearing for June 20, 2007 to adopt the CDBG 2007 Action Plan.

**Budget:** 2007 CDBG budget - \$412,043

**Action Requested:**

- 1) Receive public input regarding the allocation of 2007 CDBG funds.
- 2) Consider the CDBG City Council Subcommittee recommendation for funding for the 2007 Program Year Action Plan
- 3) Set a Public Hearing for adoption of the CDBG 2007 Action Plan, year 2 of the 2006 5-Year Consolidated Plan, for June 20, 2007.

**Recommendation:**

At the May 7, 2007 workshop, the City Council recommended funding as follows:

Program Administration	\$ 24,575
Reading Services of the Rockies	\$ 4,500
Center for Enriched Communication	\$ 7,181
Gray Gourmet	\$ 20,500
Foster Grandparent Program	\$ 10,000
Senior Companion Program	\$ 10,000
The Tree House	\$101,610
Head Start	\$110,000
Hilltop	\$ 24,547
Hale Avenue	<u>\$ 99,130</u>
<b>TOTAL:</b>	<b>\$412,043</b>

**Background Information:**

The City will receive \$347,877 from HUD for the 2007 program year. In addition, there is \$64,166 available to reallocate from two prior projects; \$39,000 that had been allocated for Habitat for Humanity for a project that was completed using other funds and \$25,166 from a City project for improvements to Duck Pond Park, which could not proceed because the bids came in significantly over budget. So, the total amount available for the 2007 Program Year is \$412,043. Total project funding requested is \$1,074,412.

A portion of the funding set aside for administration of the 2006 Program Year projects is available for the 2007 Program Year administration, reducing the amount needed from the 2007 allocation.

<b>2007 CDBG FUNDS TO BE RECEIVED</b>	<b>\$347,877</b>
<b>CDBG Program Administration and Planning</b>	<b><u>(\$ 24,575)</u></b>
<b>2007 CDBG FUNDS AVAILABLE FOR OTHER PROJECTS</b>	<b>\$323,302</b>
<b>FUNDS AVAILABLE FROM CANCELLED PROJECTS</b>	<b>\$ 64,166</b>
(Habitat and Duck Pond)	
(Cannot be utilized for Public Services Projects)	
<b>TOTAL FUNDS AVAILABLE FOR PROJECTS</b>	<b>\$387,468</b>



# **SUMMARY OF REQUESTED CDBG PROJECTS**

## **City of Grand Junction 2007 Program Year**

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### **SECTION 1 – Projects that qualify under “Administration”**

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HUD allows the City to spend up to 20% of its total CDBG funds for Administration. For 2007, the City can spend up to \$69,575.

#### **1) City of Grand Junction CDBG Program Administration**

The City has funds remaining from the 2006 Program Year allocation that are available for the administration of the 2007 program year, reducing the amount needed from the 2007 allocation.

<b>2007 Funds Requested</b>	<b>\$24,575</b>
<b>Recommended Funding</b>	<b>\$24,575</b>

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### **SECTION 2 – Projects that qualify under “Public Services” (15% funding cap)**

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Public Services include child care, health care, job training, recreational programs, educational programs, public safety services, fair housing activities, services for senior citizens, services for homeless persons, drug abuse counseling and treatment, energy conservation counseling and testing, homebuyer down-payment assistance and welfare. The City may allocate up to 15% (\$52,181) of the total CDBG funds for Public Services, but is not required to provide any funding in this category.

#### **2) Reading Services of the Rockies**

Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction’s blind, visually impaired, and print handicapped citizens. The number of people served is directly related to the amount of funding received. RRSR has 24 listeners in Grand Junction and would like to add 12 more.

Funds would be used for embossing/distribution of Braille materials, news program underwriting, radios or speaker/headset telephones, and audio information services, onsite installation and instruction, and community outreach.

RRSR receives funding from many private foundations and trusts, schools, corporations, and government jurisdictions. CDBG provided \$4,500 in 2004 for operating expenses for this Program.

<b>Total Project Costs</b>	<b>\$4,500</b>
<b>CDBG Funds Requested</b>	<b>\$4,500</b>
<b>Recommended Funding</b>	<b>\$4,500</b>

### **3) Hospice & Palliative Care of Western Colorado**

This program provides expert, affordable inpatient hospice care to over 300 patients and families every day, and is the only Hospice program between Denver, Salt Lake City and Albuquerque. Hospice is experiencing significant growth in the number of patients requiring services. They anticipate caring for over 1325 patients in 2007.

Hospice receives funding from a variety of private foundations and trusts as well as in-kind services from a variety of local businesses. They have requested equipment for a new facility with 8 patient rooms. A total of \$8,957,157 in cash and pledges has been received so far as part of a fundraising campaign. The City provided over \$100,000 in labor and materials for drainage improvements for Hospice in 2006.

<b>Total Project Costs</b>	<b>\$10,000,000</b>
<b>CDBG Funds Requested</b>	<b>\$ 228,950</b>
<b>Recommended Funding</b>	<b>\$ 0</b>

### **4) Center for Enriched Communication - Counseling and Education Center**

This program provides counseling services for low income citizens. Funds are requested to help pay for 230 counseling sessions. Fees are based on family size and income. The number of people served is directly related to the amount of funding received. In 2007, CEC anticipates providing counseling to over 450 clients. \$98,322 has been secured from other funding sources including United Way, St. Mary's Foundation, Kiwanis, and the Bacon Foundation.

<b>Operating Budget</b>	<b>\$187,000</b>
<b>Funds Requested</b>	<b>\$ 10,000</b>
<b>Recommended Funding</b>	<b>\$ 7,181</b>

### **5) St Mary's Hospital Foundation – Gray Gourmet Senior Nutrition Program**

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve 50 seniors. The staff hopes to serve 101,525 meals in 2007, depending on funding. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado. CDBG funds provided \$5,050 in 2003 and \$10,000 in 2004 for operating expenses for this Program.

<b>Operating Budget</b>	<b>\$596,261</b>
<b>CDBG Funds Requested</b>	<b>\$ 20,500</b>
<b>Recommended Funding</b>	<b>\$ 20,500</b>

**6) St Mary’s Hospital Foundation – Foster Grandparent Program**

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 33 volunteers for gas and mileage for 33,000 hours of service. There are currently 60 volunteers. \$296,000 in funding has been secured from other sources including United Way and the Daniels Fund. CDBG funds provided \$5,000 in 2004 and \$7,000 in 2005 for gas and mileage reimbursement for this Program.

**Operating Budget            \$341,410**  
**CDBG Funds Requested \$ 10,000**  
**Recommended Funding \$ 10,000**

**7) St Mary’s Hospital Foundation – Senior Companion Program**

This program trains senior volunteers to provide weekly transportation services for elderly or disabled city residents who can no longer drive. Funding would reimburse volunteers for gas and mileage. The Program is expanding and setting up services in 3 new locations in 2007. 148 city residents will be served in 2007. \$174,300 in funding has been secured from other sources including The Corporation for National and Community Service, the Area Agency on Aging, and United Way, and the Daniels Fund. CDBG funds provided \$8,000 in 2004 for gas and mileage reimbursement for this Program.

**Operating Budget            \$234,672**  
**CDBG Funds Requested \$ 14,000**  
**Recommended Funding \$ 10,000**

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**SECTION 3 – Other Projects**

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**8) The Tree House Center for Youth**

The Tree House Center for Youth is seeking funding for the acquisition of the Tree House Youth Shelter building. The Shelter is one of two licensed homeless youth shelter in Colorado and the only one between Denver and Salt Lake City. It is a 24 hour/7 day a week facility providing basic needs of safe emergency housing, meals, and personal care facilities and products as well as comprehensive wrap-around services such as Case Management, Mental Health Counseling, Health Services, Life Skills Training, Drug Abuse Education and Prevention, and Education/Tutoring opportunities for Youth ages 15-18.

The Tree House entered into a lease-with-option-to-buy contract for the 827 Rood building in September 2005. According to the lease contract, if the Tree House is able to close on the property between 9/30/06 and 9/30/07, the property owner will accept a

purchase price of \$330,000. That price goes up \$10,000 if they close a year later. Right now the Tree House is paying \$3,000 per month in rent for the building.

The acquisition would significantly impact operating costs and provide stability and leveraging to fund supportive services to provide approximately 3,000 annual emergency shelter nights to runaway/homeless, and at-risk youth of Grand Junction. \$270,000 in funding has been secured for this project from sources including the current building owner, the Bacon, Gates, and Boettcher Foundations, Community Hospital, Hilltop, and Mesa County. The City of Grand Junction contributed \$5,000 toward the Youth Shelter Lease in 2005. CDBG funds provided \$20,000 in 2003 for interior remodeling of the Teen Bistro, located at 1505 Chipeta Avenue.

<b>Total Project Costs</b>	<b>\$490,000</b>
<b>Funds Requested</b>	<b>\$220,000</b>
<b>Recommended Funding</b>	<b>\$101,610</b>

### **9) Rocky Mountain Western Slope Head Start**

Head Start is a comprehensive program providing health, nutrition, early care and education to low-income and disabled children ages 3-5 years. Funding is requested to remove an old building on an existing site in the Riverside neighborhood, located at 134 West Avenue, and replace it with a parking lot and a new classroom for 34 preschool children who are on the waiting list for services. CDBG funds provided \$104,000 in 2000 for construction of the Riverside Classroom and Family Center on the same site.

<b>Total Project Costs</b>	<b>\$110,000</b>
<b>Funds Requested</b>	<b>\$110,000</b>
<b>Recommended Funding</b>	<b>\$110,000</b>

### **10) Housing Resources of Western Colorado**

Housing Resources is seeking funding for a joint venture with the Colorado Housing and Finance Authority to purchase property and build 10 new Energy Star affordable single family rental homes in Grand Junction. Additional funding for this project was not secured at the time of application. CDBG funding provided \$55,000 in 2000 for rehabilitation of Linden Apartments, \$200,000 in 2002 for acquisition of Garden Village Apartments, \$50,000 in 2004 for acquisition of the Phoenix property, and \$30,000 in 2005 for an ADA accessible lift at the Phoenix apartments.

<b>Total Project Costs</b>	<b>\$1,600,000</b>
<b>Funds Requested</b>	<b>\$ 100,000</b>
<b>Recommended Funding</b>	<b>\$ 0</b>

### **11) Hilltop Community Resources Child & Family Center**

The Center is comprised of three programs; B4 Babies and Beyond providing women with prenatal health care access; Family First providing parenting skills for families with increased risk for involvement in Child Protective Services; and Kiddin' Around Learning

Center, located next to the Mesa County Workforce Center at 2893 North Avenue. The Learning Center is the only childcare site in Mesa County that accepts special needs children. Funding is requested for improvements to the 3 entrances as well as landscaping. CDBG funds provided \$50,000 in 2004 for new windows and window coverings for the Resource Center building, located at 1129 Colorado Avenue.

<b>Total Project Costs</b>	<b>\$24,547</b>
<b>Funds Requested</b>	<b>\$24,547</b>
<b>Recommended Funding</b>	<b>\$24,547</b>

### **12) Center for Independence**

This program provides services, training, advocacy, information, and referrals to an average of 85 people every month with disabilities so they can lead more productive, independent lives. The Center teaches independent living skills to clients who are visually impaired, developmentally and physically disabled. Funding is requested for building improvements including a structural assessment, electrical upgrades, parking lot handicap improvements, kitchen handicap accessible remodel, and energy efficient appliances. CDBG funds provided \$20,000 in 2003 for a 14 passenger van for this Program.

<b>Total Project Costs</b>	<b>\$41,000</b>
<b>Funds Requested</b>	<b>\$41,000</b>
<b>Recommended Funding</b>	<b>\$ 0</b>

### **13) City of Grand Junction Linden Avenue Culvert Replacement**

The purpose of this project is to replace an existing 30" metal drainage culvert that carries the Orchard Mesa Drainage Channel across Linden Street. During intense rainstorms, the undersized culvert restricts the flow in the channel and backs water up onto residential properties along the east side of Linden Avenue. The proposed improvements will replace the existing 30" corrugated metal pipe with a 2' X 12' concrete box culvert. The box culvert has been sized with capacity to carry storm flow from a 100 year storm event. This project is not in the current CIP Plan.

<b>Total Project Costs</b>	<b>\$150,000</b>
<b>Funds Requested</b>	<b>\$150,000</b>
<b>Recommended Funding</b>	<b>\$ 0</b>

### **14) City of Grand Junction Colorado Avenue Sidewalk Improvement**

Installation of 200 ft. of sidewalk in the Riverside neighborhood on the south side of Colorado Ave from Chuluota Avenue to Lawrence Avenue. This project is not in the current CIP Plan.

<b>Total Project Costs</b>	<b>\$13,100</b>
<b>Funds Requested</b>	<b>\$13,100</b>
<b>Recommended Funding</b>	<b>\$ 0</b>

**15) City of Grand Junction Ute Avenue Sidewalk Improvements**

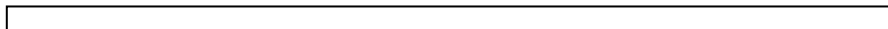
Installation of 510 ft. of sidewalk in the Riverside neighborhood on the north side of Ute Ave from Chuluota Avenue to Lawrence Avenue. This project is not in the current CIP Plan.

<b>Total Project Costs</b>	<b>\$28,685</b>
<b>Funds Requested</b>	<b>\$28,685</b>
<b>Recommended Funding</b>	<b>\$ 0</b>

**16) City of Grand Junction Hale Avenue Sidewalk Improvements**

Installation of 1110 ft. of curb, gutter and sidewalk in the Riverside neighborhood on the north side of Hale Avenue from Park Avenue to Lawrence Avenue. This project is not in the current CIP Plan.

<b>Total Project Costs</b>	<b>\$99,130</b>
<b>Funds Requested</b>	<b>\$99,130</b>
<b>Recommended Funding</b>	<b>\$99,130</b>



## **Evaluation Criteria of CDBG applications**

Application for CDBG funding will be judged by the following criteria:

- Proposed project meets National Objectives, is an Eligible Project, and meets Consolidated Plan goals
- Ability of the applicant to complete the project
- Agency capacity (history of performance, staff level and experience, financial stability, etc.)
- Amount requested
- Request by applicant is consistent with agency needs

### **GRAND JUNCTION CDBG PROGRAM BACKGROUND AND CDBG National Objectives:**

The mission of the CDBG program is the "development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income." Therefore, projects funded must address one or more of the following national objectives:

- Benefits low and moderate income persons
  - Eliminates or prevents slum or blight
  - Addresses an urgent community need (usually a natural disaster)

### **Grand Junction CDBG Priorities Established in the 2006 Five-Year Consolidated Plan**

The Grand Junction City Council maintains a commitment to use CDBG funds for facilities, services, and infrastructure that directly benefits low-income households in Grand Junction. Community Development Block Grant funds will be spent on the following five priorities:

#### **1) Need for Non-Housing Community Development Infrastructure**

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

CDBG funds will be expended to improve infrastructure in low to moderate income residential areas within the City. Streets, curb, gutter and sidewalk maintenance and installation, drainage, water and flood protection system enhancements, and improvements in accessibility for the disabled are among the appropriate uses of these funds. It is in the provision of these services that the City feels it can most effectively meet the needs of its citizens.

## **2) Need for Affordable Housing**

The gap between availability of affordable houses and low wages continues to increase in our area. The Grand Junction Housing Authority was formed to provide safe, well-maintained, affordable housing in Grand Junction. To achieve the objectives within this priority, the City has and will continue to support specific programs proposed by the Housing Authority and other appropriate housing development agencies.

## **3) Needs of the Homeless**

The City realizes that homelessness presents an increasing challenge in Grand Junction. The overall goal is to minimize the occurrence of homelessness, encourage the provision of essential services to people living on the streets, and support the efforts of the homeless to resolve their issues and promote a successful transition to independent living.

## **4) Needs of Special-Needs Populations and Other Human Service Needs**

There are numerous private organizations, government agencies, and private nonprofit organizations in Grand Junction which address the special-needs population.

Services available include treatment for alcohol / drug addiction, mental illness assessment and treatment, health care for the uninsured, and case management support for persons suffering from HIV / AIDS. Additional services include food provision, day care, help for the elderly, programs meeting the needs of public housing residents, the youth and the disabled. This service delivery network has very effectively and efficiently delivered essential services to this segment of the population.

**The most efficient method of continuing to meet these needs is for existing organizations to continue to provide these services while collaborating with others to fill gaps in the service continuum.**

## **5) City of Grand Junction Neighborhood Program**

CDBG funds are utilized in low and moderate income (LMI) qualified neighborhoods. The neighborhood program will use CDBG funding for eligible activities identified by residents of these neighborhoods.



**GRAND JUNCTION'S USE OF CDBG FUNDS**  
**Funded by Consolidated Plan Priority Category**  
**1996 – 2006**

**Non-Housing Community Development Infrastructure (City) Projects**

- South Avenue Reconstruction - 5th to 7th Street \$330,000
- Elm Avenue - 15th St to 28 \$151,855
- Riverside Neighborhood Drainage Project \$400,000
- Bass Street Drainage Improvement Project \$231,000
- Riverside Neighborhood Sidewalk Project 50,000
- Grand Avenue Sidewalk Project \$60,000
- Ouray Avenue Storm Drain \$172,644

**TOTAL = \$1,395,499 (29.5%)**

**Affordable Housing Projects**

- Habitat for Humanity \$80,000
- GJHA Lincoln Apartments \$330,000
- Mesa Developmental Services Group Homes \$240,000
- Energy Office Linden Building Rehab (12 units) \$55,000
- Energy Office Garden Village Apts. (91 units) \$200,000
- GJHA Predevelopment design of Affordable Housing project \$41,720
- GJHA Linden Avenue Apartments Infrastructure \$271,050
- GJHA Property Acquisition \$120,000
- GJHA Property Acquisition \$178,630

**TOTAL = \$ 1,516,400 (32%)**

**Homeless Projects**

- Catholic Outreach Homeless Day Center \$203,131
- Salvation Army Hope House Shelter (transitional housing) \$50,000
- GJHA Community Homeless Shelter \$205,000
- Catholic Outreach Transitional Housing services \$10,000
- Catholic Outreach Soup Kitchen \$50,000
- Homeward Bound of the Grand Valley \$10,000
- Housing Resources Housing for Homeless Veterans \$80,000
- GJHA Next Step Housing \$26,850
- Catholic Outreach Housing for the Homeless \$100,00

**TOTAL = \$ 734,981 (15.5%)**

**Special-Needs Population and Other Human Service Needs Projects (Agencies Funded)**

- Marillac Clinic \$290,000
- Colorado West Mental Health \$25,000
- Headstart Classroom/Family Center \$104,000
- Mesa Youth Services, Inc., Partners \$30,000
- Western Region Alternative to Placement (WRAP) \$17,500
- Western Slope Center for Children \$101,280
- St Mary's Foundation Programs \$40,050
- The Tree House \$20,000
- Center For Independence \$20,000
- Radio Reading Services \$4,500
- Mesa County Health \$5,000
- Hilltop Community Resources \$50,000
- Hope Haven \$7,500
- Salvation Army Adult Rehabilitation \$25,000

**TOTAL = \$ 719,830 (15.2%)**

**City of Grand Junction Neighborhood Program**

- Riverside Roof \$47,650
- Senior Center Expansion \$45,500

**TOTAL = \$93,150 (1.2%)**

**CDBG Administration and Planning Costs**

**TOTAL = \$277,014 (5.8%)**

**TOTAL 1996 – 2006 CDBG DOLLARS ALLOCATED = \$4,736,874**

**Attach 10**  
**Public Hearing – West Ouray Rezone**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	West Ouray Rezone - Located at 302 W. Ouray Avenue					
<b>Meeting Date</b>	May 16, 2007					
<b>Date Prepared</b>	April 30, 2007				File #RZ-2007-034	
<b>Author</b>	Faye Hall		Associate Planner			
<b>Presenter Name</b>	Faye Hall		Associate Planner			
<b>Report results back to Council</b>		Yes	X	No	<b>When</b>	
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		<b>Consent</b>	X <b>Individual Consideration</b>

**Summary:** 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:** Hold a public hearing and consider final passage of the 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/ County Zoning Map
4. Zoning Ordinance

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

**Staff Analysis:**

This property was annexed in 1890 as part of the Mobley’s addition annexation. The two parcels include Lots 1 through 8 and 15 through 22, Block 1 of the Carpenter’s Subdivision No. 2 which 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, have recently been 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 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 these properties are in an area that is seeing more commercial growth. The C-1 zone district will allow for more retail or office type uses that are already in

place in the direct vicinity. These properties have remained vacant for many years and the rezone to C-1 will allow for a more desirable development which will clean up these sites from being just weed and dirt patches.

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 (General Commercial)**
- b. **R-O (Residential Office)**
- c. **B-1 (Neighborhood Business)**
- d. **B-2 (Downtown Business)**

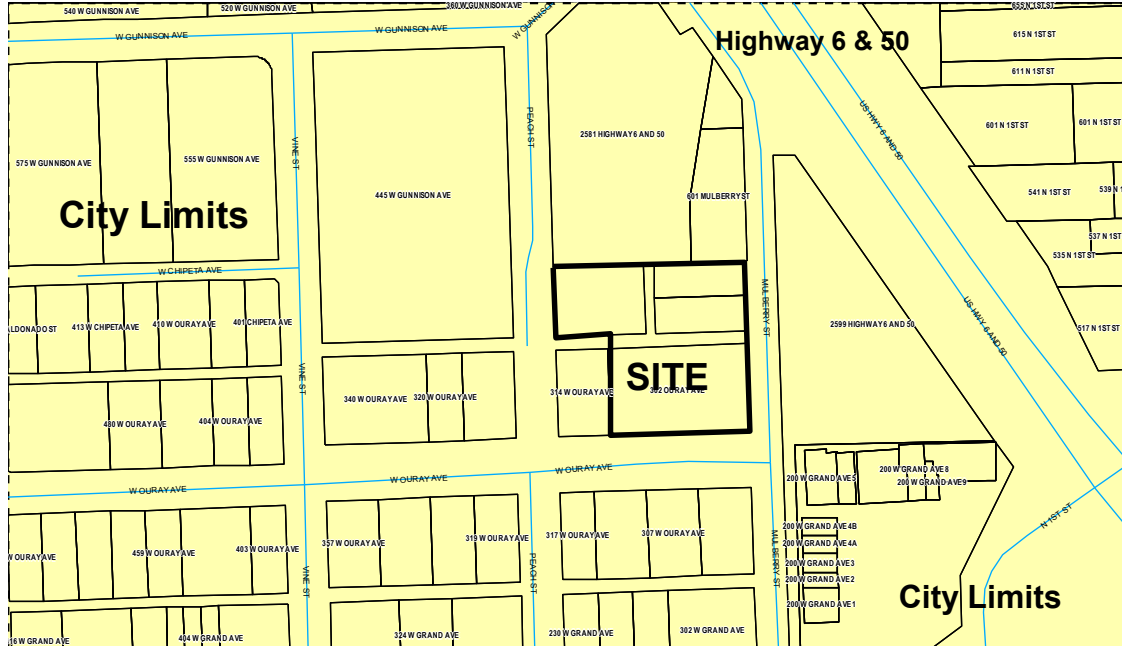
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

**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



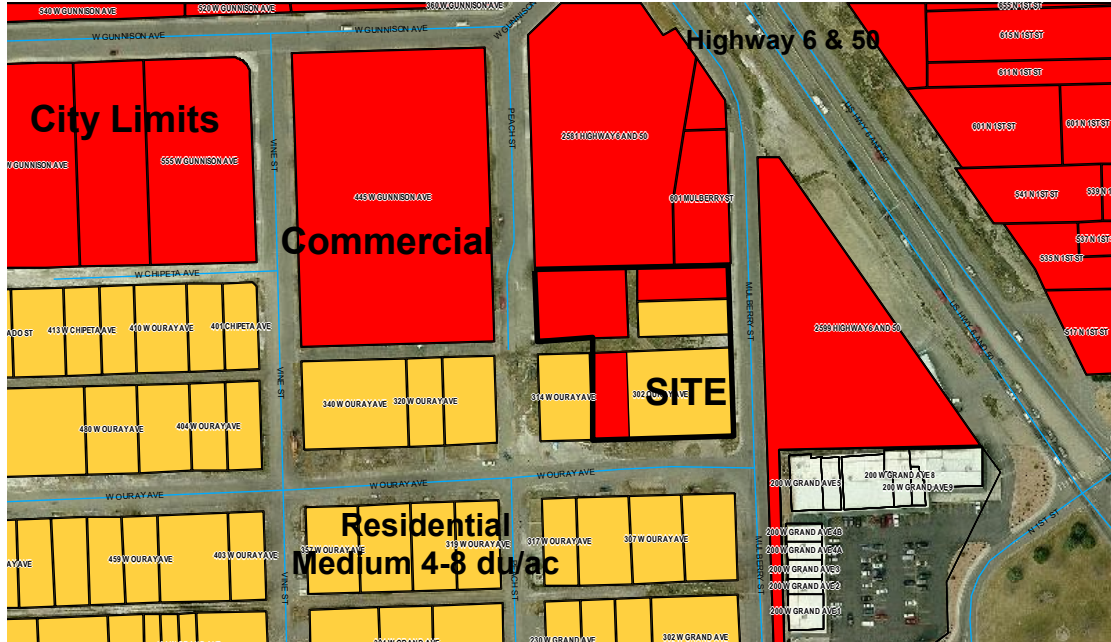
# Aerial Photo Map

Figure 2



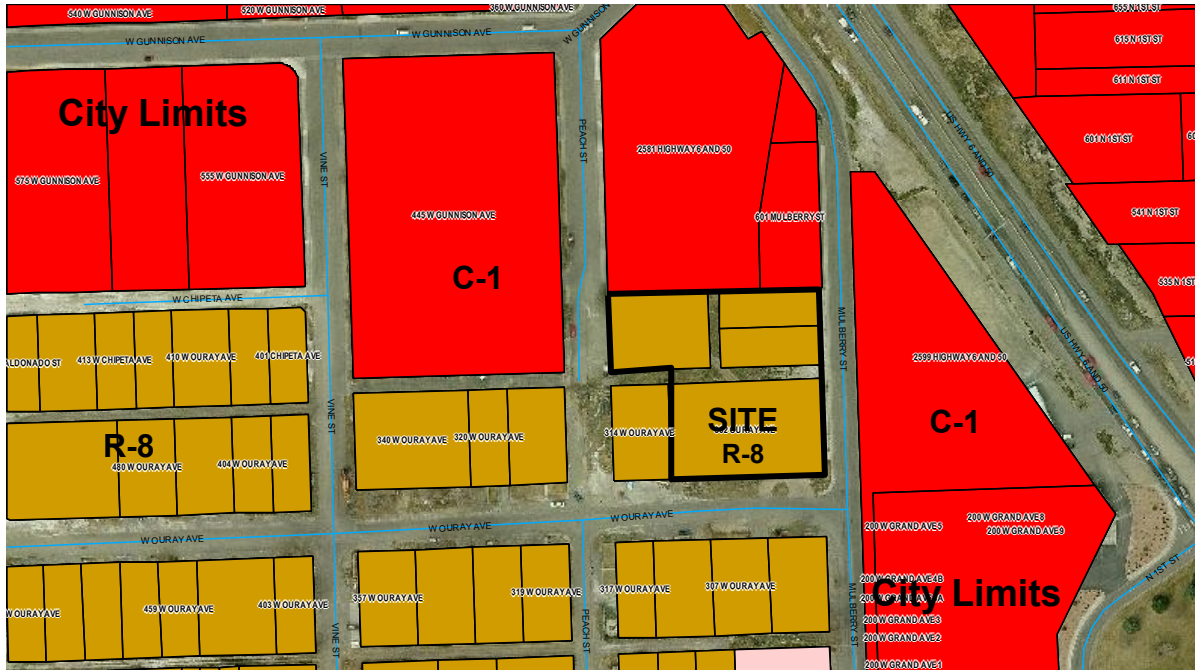
# Future Land Use Map

Figure 3



# Existing City/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  $\frac{1}{4}$  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 2<sup>nd</sup> day of May, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

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President of the Council

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City Clerk

**Attach 11**  
**Public Hearing – Miller Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA									
<b>Subject</b>		Miller Annexation Located at 450 Wildwood Drive							
<b>Meeting Date</b>		May 16, 2007							
<b>Date Prepared</b>		May 2, 2007				<b>File #</b> GPA-2006-239			
<b>Author</b>		Kristen Ashbeck		Senior Planner					
<b>Presenter Name</b>		Kristen Ashbeck		Senior Planner					
<b>Report results back to Council</b>			<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>When</b>			
<b>Citizen Presentation</b>			<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>Name</b>			
	<b>Workshop</b>	<input checked="" type="checkbox"/>	<b>Formal Agenda</b>				<b>Consent</b>	<input checked="" type="checkbox"/>	<b>Individual Consideration</b>

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

**Budget:** N/A

**Action Requested/Recommendation:** Adopt Resolution accepting the petition for the Miller 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. General Location Map / Aerial Photo
3. Future Land Use Map / Existing City/County Map
4. Acceptance Resolution
5. Annexation Ordinance

STAFF REPORT/BACKGROUND INFORMATION			
<b>Location:</b>	450 Wildwood Drive		
<b>Applicants:</b>	Wylie and Carrie Miller, Owner and Developer		
<b>Existing Land Use:</b>	Large Parcel with Outbuildings		
<b>Proposed Land Use:</b>	Detached Single Family Residential		
<b>Surrounding Land Use:</b>	<b>North</b>	Large Lot Single Family Residential	
	<b>South</b>	Large Lot Single Family Residential	
	<b>East</b>	Large Lot Single Family Residential	
	<b>West</b>	Large Lot Single Family Residential	
<b>Existing Zoning:</b>	RSF-2 (Mesa County)		
<b>Proposed Zoning:</b>	R-2 (City)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-R (City) and RSF-4 (County)	
	<b>South</b>	RSF-R (County)	
	<b>East</b>	RSF-R (County)	
	<b>West</b>	RSF-4 (County)	
<b>Growth Plan Designation:</b>	Residential Rural 5-35 acres/dwelling unit		
<b>Zoning within density range?</b>		<b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 35.7 acres of land and is comprised of one parcel and is a five part serial annexation. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

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

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

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

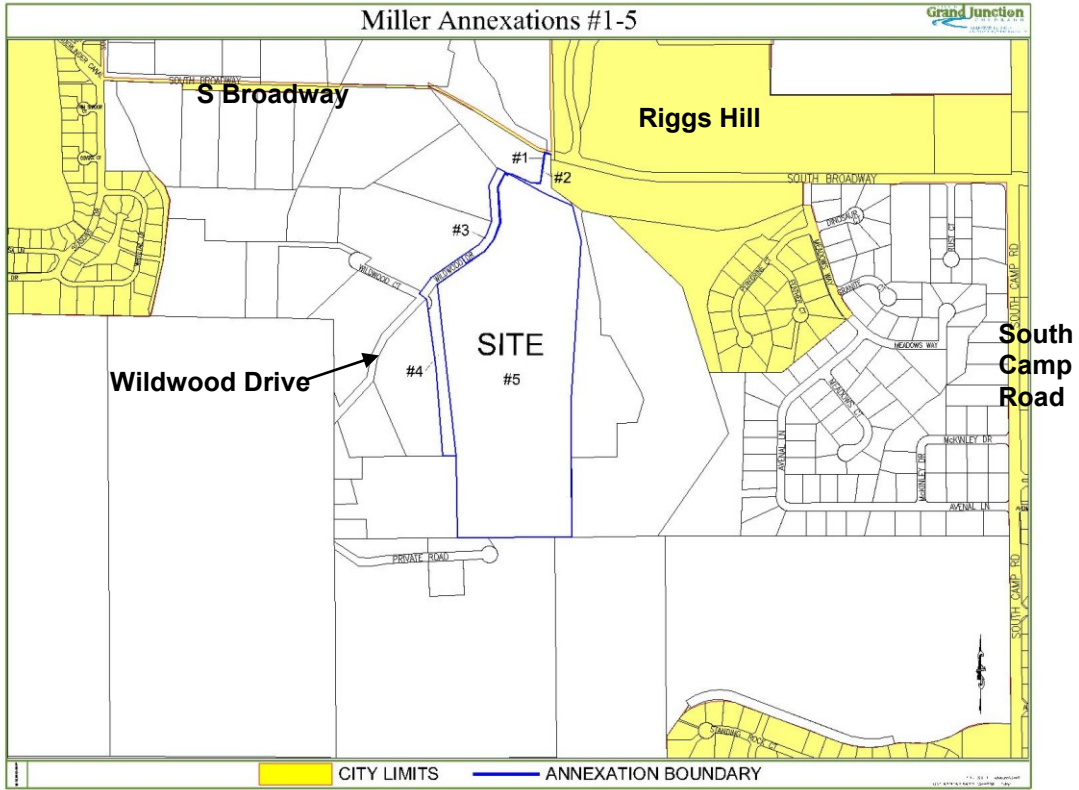
The following annexation and zoning schedule is being proposed.

<b>ANNEXATION SCHEDULE</b>	
April 4, 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 16, 2007	Acceptance of Petition and Public Hearing on Annexation
June 17, 2007	Effective date of Annexation

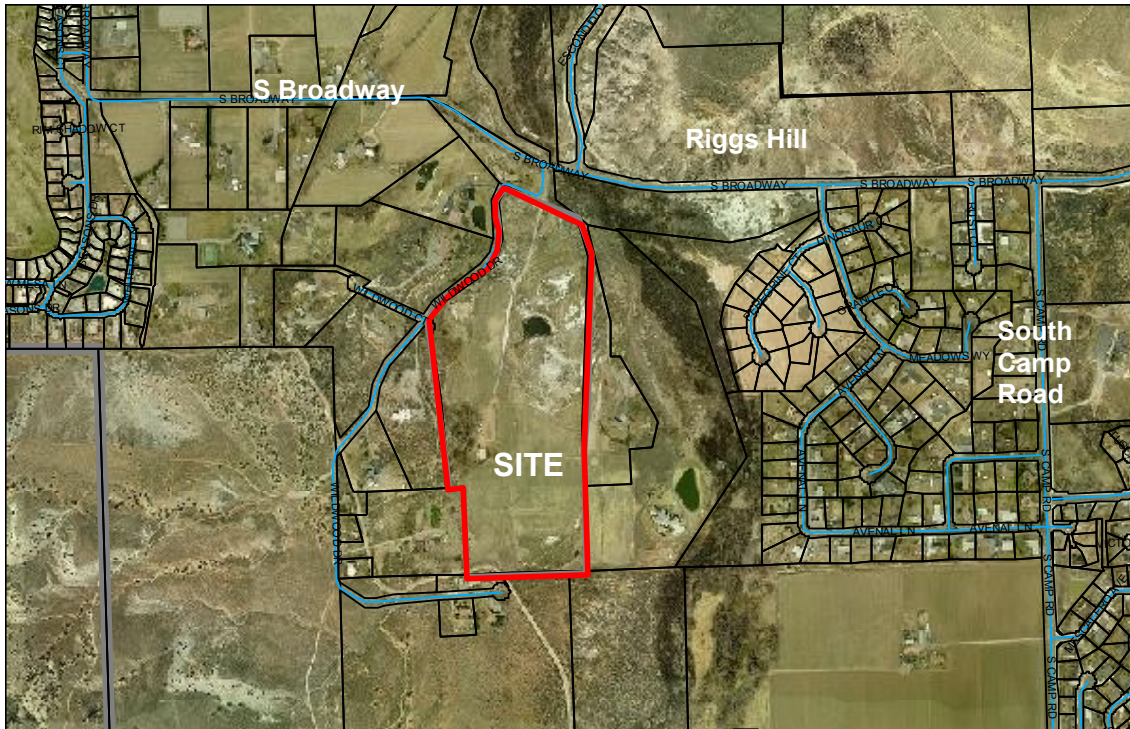
### MILLER ANNEXATION SUMMARY

<b>File Number:</b>		GPA-2006-239
<b>Location:</b>		450 Wildwood Drive
<b>Tax ID Number:</b>		2947-263-00-048
<b>Parcels:</b>		1
<b>Estimated Population:</b>		0
<b># of Parcels (owner occupied):</b>		0
<b># of Dwelling Units:</b>		0
<b>Acres land annexed:</b>		35.7
<b>Developable Acres Remaining:</b>		Approximately 35
<b>Right-of-way in Annexation:</b>		South Broadway and Wildwood Drive
<b>Previous County Zoning:</b>		RSF-2
<b>Proposed City Zoning:</b>		R-2
<b>Current Land Use:</b>		Large Parcel with Outbuildings
<b>Future Land Use:</b>		Detached Single Family Residential
<b>Values:</b>	<b>Assessed:</b>	\$5,090
	<b>Actual:</b>	\$17,550
<b>Address Ranges:</b>		450 Wildwood Drive
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	City
	<b>Fire:</b>	Grand Junction Rural Fire District
	<b>Irrigation/ Drainage:</b>	Redlands Water and Power
	<b>School:</b>	Mesa County Valley School District 51

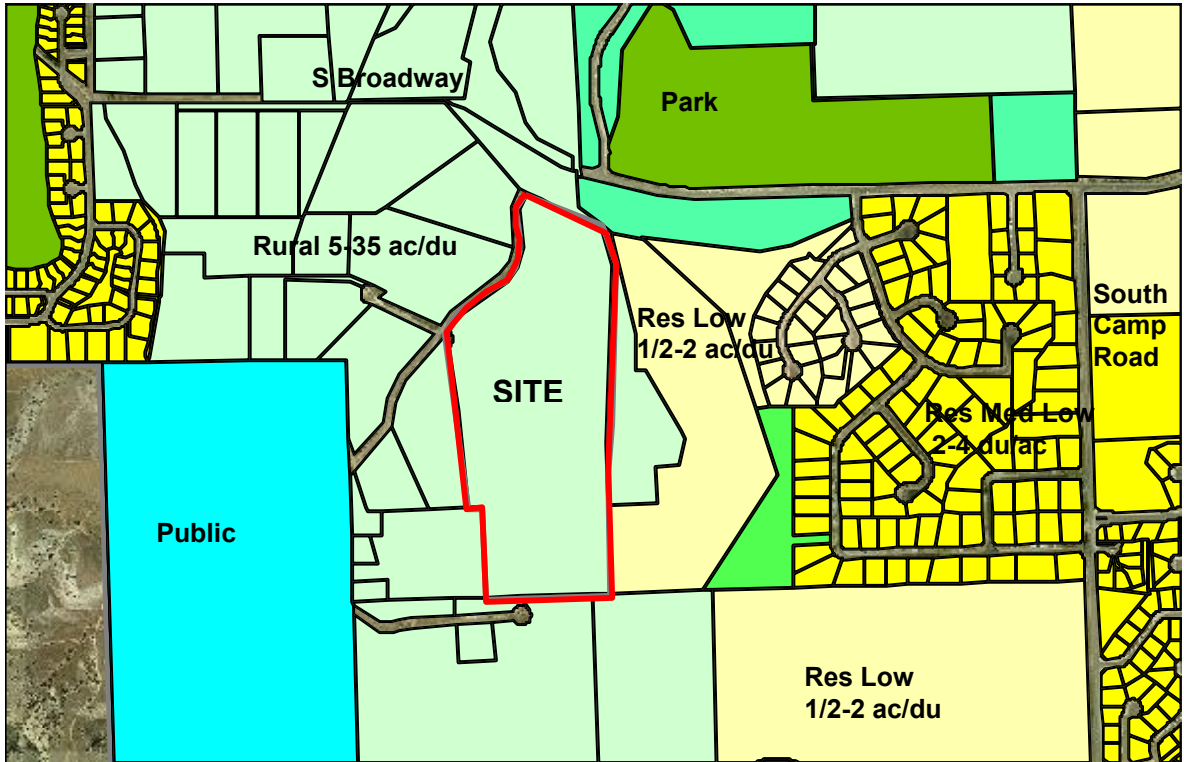
# Site Location Map



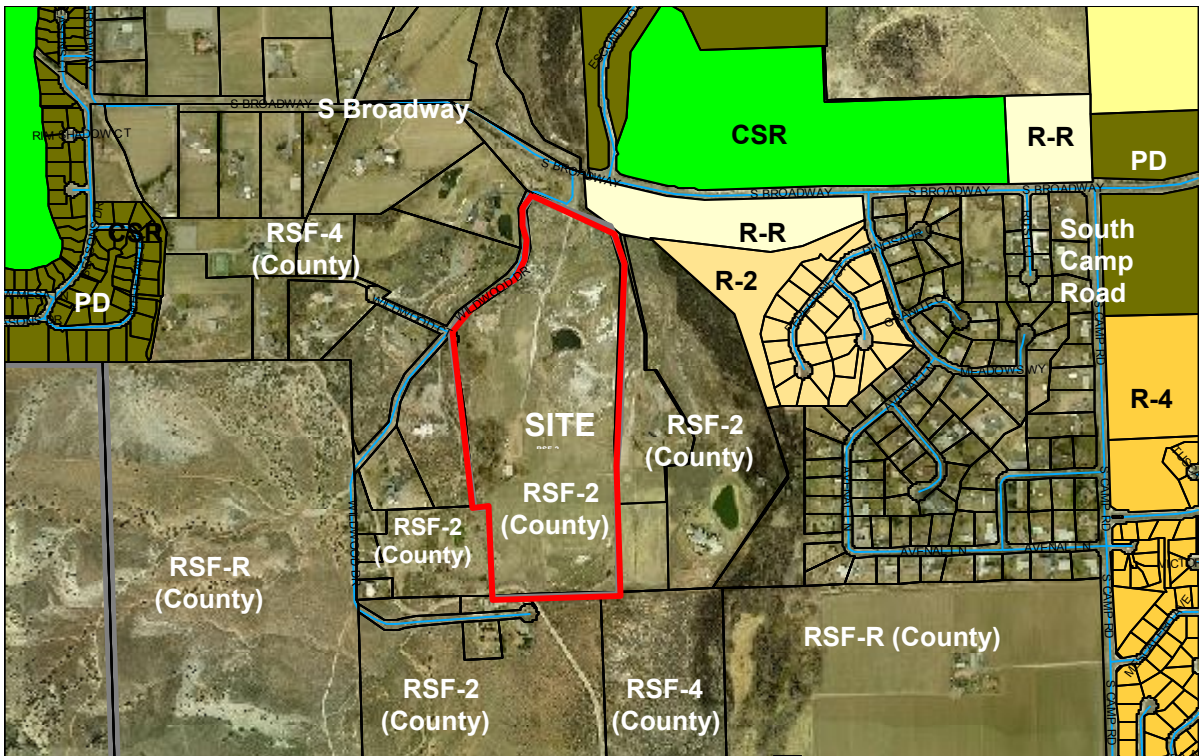
# Aerial Photo Map



# Future Land Use Map



# Existing City/County Zoning





**CITY OF GRAND JUNCTION, COLORADO**

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

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

**MILLER ANNEXATION**

**LOCATED AT 450 WILDWOOD DRIVE**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 4th day of April, 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:

**MILLER ANNEXATION NO. 1**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 31.66 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 1.00 foot South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 42.07 feet; thence S09°25'34"W a distance of 83.82 feet; thence N80°34'26"W a distance of 1.00 foot; thence N09°25'34"E a distance of 85.00 feet to a point on the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along said South line a distance of 42.89 feet, more or less, to the Point of Beginning.

Said parcel contains 0.002 acres (127 square feet), more or less, as described.

**MILLER ANNEXATION NO. 2**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 32.73 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 2.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 41.24 feet; thence S09°25'34"W a distance of 83.65 feet; thence N80°34'26"W a distance of 1.00 foot; thence S09°25'34"W a distance of 99.90 feet; thence N86°51'36"W a distance of 51.09 feet; thence N64°58'07"W a distance of 100.19 feet; thence N25°01'53"E a distance of 1.00 foot; thence S64°58'07"E a distance of 100.00 feet; thence S86°51'36"E a distance of 50.00 feet; thence N09°25'34"E a distance of 100.00 feet; thence S80°34'26"E a distance of 1.00 foot; thence N09°25'34"E a distance of 83.82 feet to a point on a line being 1.00 foot South of and parallel with the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along Said parallel line a distance of 42.07 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (377 square feet), more or less, as described.

### MILLER ANNEXATION NO. 3

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 33.78 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 3.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 40.42 feet; thence S09°25'34"W a distance of 83.47 feet; thence N80°34'26"W a distance of 1.00 foot; thence S09°25'34"W a distance of 99.79 feet; thence N86°51'36"W a distance of 52.18 feet; thence N64°58'07"W a distance of 101.39 feet; thence N25°01'53"E a distance of 1.00 foot; thence N64°58'07"W a distance of 28.79 feet; thence N88°45'24"W a distance of 27.59 feet to a point on the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S28°03'05"W a distance of 5.00 feet; thence N61°59'50"W along a line being 5.00 feet South of and parallel with said North line a distance of 16.54 feet to a point on the East line of Wildwood Drive; thence along said East line of Wildwood Drive the following 5 courses; (1) S27°53'25"W a distance of 85.77 feet; (2)

S03°23'50"E a distance of 215.62 feet; (3) S19°56'10"W a distance of 105.04 feet; (4) S38°44'10"W a distance of 96.39 feet; (5) S55°40'09"W a distance of 125.00 feet; thence N34°19'51"W a distance of 50.00 feet to a point on the West line of said Wildwood Drive; thence along said West line of Wildwood Drive the following 5 courses; (1) N55°40'09"E a distance of 117.56 feet; (2) N38°44'10"E a distance of 80.67 feet; (3) N19°56'10"E a distance of 86.44 feet; (4) N03°23'50"W a distance of 219.30 feet; (5) N27°47'41"E a distance of 110.45 feet to a point on the North line of said parcel; thence S39°32'19"E along said North line a distance of 14.48 feet; thence S61°56'55"E along said North line a distance of 51.15 feet; thence S88°45'24"E a distance of 29.78 feet; thence S64°58'07"E a distance of 30.00 feet; thence S25°01'53"W a distance of 1.00 foot; thence S64°58'07"E a distance of 100.19 feet; thence S86°51'36"E a distance of 51.09 feet; thence N09°25'34"E a distance of 99.90 feet; thence S80°34'26"E a distance of 1.00 foot; thence N09°25'34"E a distance of 83.65 feet to a point on a line being 2.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along said parallel line a distance of 41.24 feet, more or less, to the Point of Beginning.

Said parcel contains 0.73 acres (31,609 square feet), more or less, as described.

#### MILLER ANNEXATION NO. 4

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 2, Liberty Cap Subdivision, as same is recorded in Plat Book 15, page 288, Public Records of Mesa County, Colorado and assuming the East line of said Lot 2 bears N07°08'50"W with all other bearings contained herein being relative thereto; thence N55°32'07"W a distance of 50.00 feet to a point on the West line of Wildwood Drive; thence N34°27'53"E along said West line a distance of 116.13 feet; thence N55°40'09"E along said West line a distance of 225.67 feet; thence S34°19'51"E a distance of 50.00 feet to a point on the East line of said Wildwood Drive; thence along said East line of Wildwood Drive the following 5 courses; (1) N55°40'09"E a distance of 125.00 feet; (2) N38°44'10"E a distance of 96.39 feet; (3) N19°56'10"E a distance of 105.04 feet; (4) N03°23'50"W a distance of 215.62 feet; (5) N27°53'25"E a distance of 85.77 feet to a point on a line being 5.00 feet South of and parallel with the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S61°59'50"E along said parallel line a distance of 16.54 feet; thence N28°03'05"E a distance of 5.00 feet to a point on said North line; thence S61°56'55"E along said North line a distance of 5.00 feet; thence S28°03'05"W a distance of 10.00 feet; thence N61°59'50"W along a line 10.00 feet South of and parallel with said North line a distance of 16.53 feet to point on a line being 5.00 feet East of and parallel with the East line of said Wildwood Drive; thence along said parallel line the following 5 courses; (1) S27°53'25"W a distance of 79.36 feet; (2) S03°23'50"E a distance of 215.25 feet; (3) S19°56'10"W a distance of 106.90 feet; (4) S38°44'10"W a distance of 97.96 feet; (5) S55°40'09"W a distance of 341.06 feet; thence S05°54'54"E a distance of 1026.52 feet; thence S00°12'41"E a distance of 5.00 feet to the Northeast corner of that certain parcel of land as described in Book 1943, Page's 750-751, Public Records of Mesa County, Colorado; thence

S89°18'34"W along the North line of said parcel a distance of 83.39 feet to the Southwest corner of Lot 2 of said Liberty Cap Subdivision; thence N03°41'07"W along the East line of said Liberty Cap Subdivision a distance of 521.32 feet; thence N07°08'50"W along said East line a distance of 425.66 feet, more or less, to the Point of Beginning.

Said parcel contains 2.10 acres (91,442 square feet), more or less, as described.

#### MILLER ANNEXATION NO. 5

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 1943, Page's 750-751, Public Records of Mesa County, Colorado; and assuming the East line of said parcel bears N00°12'41"W with all other bearings contained herein being relative thereto; thence N00°12'41"W a distance of 5.00 feet; thence N05°54'54"W a distance of 1026.52 feet to a point on a line being 5.00 feet East of and parallel with the East line of said Wildwood Drive; thence along said parallel line the following 5 courses; (1) N55°40'09"E a distance of 341.06 feet; (2) N38°44'10"E a distance of 97.96 feet; (3) N19°56'10"E a distance of 106.90 feet; (4) N03°23'50"W a distance of 215.25 feet; (5) N27°53'25"E a distance of 79.36 feet to a point on a line being 10.00 feet South of and parallel with the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S61°59'50"E along said parallel line a distance of 16.53 feet; thence N28°03'05"E a distance of 10.00 feet to a point on the North line of said parcel; thence S61°56'55"E along said North line a distance of 84.76 feet; thence S60°47'04"E along said North line a distance of 176.48 feet; thence S65°17'14"E along said North line a distance of 180.41 feet; thence S14°37'14"E along the East line of said parcel a distance of 200.45 feet; thence S03°59'29"W along said East line a distance of 948.87 feet; thence S00°13'16"W along said East line a distance of 819.89 feet to the Southeast corner of said parcel; thence S89°31'11"W along the South line of said parcel a distance of 689.59 feet to the Southwest corner of said parcel; thence N00°12'41"W a distance of 486.23 feet, more or less, to the Point of Beginning.

Said parcel contains 32.86 acres (1,431,316 square feet), more or less, as described.

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th 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**

**MILLER ANNEXATION NO. 1**

**APPROXIMATELY 0.002 ACRES**

**LOCATED IN PORTIONS OF THE SOUTH BROADWAY  
AND WILDWOOD DRIVE RIGHTS-OF-WAY**

**WHEREAS**, on the 4th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th 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:

**MILLER ANNEXATION NO. 1**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 31.66 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 1.00 foot South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 42.07 feet; thence S09°25'34"W a distance of 83.82 feet; thence N80°34'26"W a distance of 1.00 foot; thence N09°25'34"E a distance of 85.00 feet to a point on the

South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along said South line a distance of 42.89 feet, more or less, to the Point of Beginning.

CONTAINING 0.002 Acres (127 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the 4th day of April, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MILLER ANNEXATION NO. 2**

**APPROXIMATELY 0.01 ACRES**

**LOCATED IN PORTIONS OF THE SOUTH BROADWAY  
AND WILDWOOD DRIVE RIGHTS-OF-WAY**

**WHEREAS**, on the 4th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th 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:

**MILLER ANNEXATION NO. 2**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 32.73 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 2.00 feet South of and



parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 41.24 feet; thence S09°25'34"W a distance of 83.65 feet; thence N80°34'26"W a distance of 1.00 foot; thence S09°25'34"W a distance of 99.90 feet; thence N86°51'36"W a distance of 51.09 feet; thence N64°58'07"W a distance of 100.19 feet; thence N25°01'53"E a distance of 1.00 foot; thence S64°58'07"E a distance of 100.00 feet; thence S86°51'36"E a distance of 50.00 feet; thence N09°25'34"E a distance of 100.00 feet; thence S80°34'26"E a distance of 1.00 foot; thence N09°25'34"E a distance of 83.82 feet to a point on a line being 1.00 foot South of and parallel with the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along Said parallel line a distance of 42.07 feet, more or less, to the Point of Beginning.

CONTAINING 0.01 Acres (377 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the 4<sup>th</sup> day of April, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MILLER ANNEXATION NO. 3**

**APPROXIMATELY 0.73 ACRES**

**LOCATED IN A PORTION OF THE WILDWOOD DRIVE RIGHT-OF-WAY**

**WHEREAS**, on the 4th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th 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:

**MILLER ANNEXATION NO. 3**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 33.78 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 3.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 40.42 feet; thence S09°25'34"W a distance of 83.47 feet; thence N80°34'26"W a

distance of 1.00 foot; thence S09°25'34"W a distance of 99.79 feet; thence N86°51'36"W a distance of 52.18 feet; thence N64°58'07"W a distance of 101.39 feet; thence N25°01'53"E a distance of 1.00 foot; thence N64°58'07"W a distance of 28.79 feet; thence N88°45'24"W a distance of 27.59 feet to a point on the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S28°03'05"W a distance of 5.00 feet; thence N61°59'50"W along a line being 5.00 feet South of and parallel with said North line a distance of 16.54 feet to a point on the East line of Wildwood Drive; thence along said East line of Wildwood Drive the following 5 courses; (1) S27°53'25"W a distance of 85.77 feet; (2) S03°23'50"E a distance of 215.62 feet; (3) S19°56'10"W a distance of 105.04 feet; (4) S38°44'10"W a distance of 96.39 feet; (5) S55°40'09"W a distance of 125.00 feet; thence N34°19'51"W a distance of 50.00 feet to a point on the West line of said Wildwood Drive; thence along said West line of Wildwood Drive the following 5 courses; (1) N55°40'09"E a distance of 117.56 feet; (2) N38°44'10"E a distance of 80.67 feet; (3) N19°56'10"E a distance of 86.44 feet; (4) N03°23'50"W a distance of 219.30 feet; (5) N27°47'41"E a distance of 110.45 feet to a point on the North line of said parcel; thence S39°32'19"E along said North line a distance of 14.48 feet; thence S61°56'55"E along said North line a distance of 51.15 feet; thence S88°45'24"E a distance of 29.78 feet; thence S64°58'07"E a distance of 30.00 feet; thence S25°01'53"W a distance of 1.00 foot; thence S64°58'07"E a distance of 100.19 feet; thence S86°51'36"E a distance of 51.09 feet; thence N09°25'34"E a distance of 99.90 feet; thence S80°34'26"E a distance of 1.00 foot; thence N09°25'34"E a distance of 83.65 feet to a point on a line being 2.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along said parallel line a distance of 41.24 feet, more or less, to the Point of Beginning.

CONTAINING 0.73 Acres (31,609 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the 4<sup>th</sup> day of April, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MILLER ANNEXATION NO. 4**

**APPROXIMATELY 2.10 ACRES**

**LOCATED AT 450 WILDWOOD DRIVE  
AND INCLUDING A PORTION OF THE WILDWOOD DRIVE RIGHT-OF-WAY**

**WHEREAS**, on the 4th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th 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:

**MILLER ANNEXATION NO. 4**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 2, Liberty Cap Subdivision, as same is recorded in Plat Book 15, page 288, Public Records of Mesa County, Colorado and assuming the East line of said Lot 2 bears N07°08'50"W with all other bearings contained herein being relative thereto; thence N55°32'07"W a distance of 50.00 feet to a point on the West line of Wildwood Drive; thence N34°27'53"E along said West line a distance of 116.13 feet; thence N55°40'09"E along said West line a distance of 225.67 feet; thence S34°19'51"E a distance of 50.00 feet to a point on the East line of said Wildwood Drive; thence along said East line of Wildwood Drive the following 5 courses; (1) N55°40'09"E a distance of 125.00 feet; (2) N38°44'10"E a distance of 96.39 feet; (3) N19°56'10"E a distance of 105.04 feet; (4) N03°23'50"W a distance of 215.62 feet; (5)

N27°53'25"E a distance of 85.77 feet to a point on a line being 5.00 feet South of and parallel with the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S61°59'50"E along said parallel line a distance of 16.54 feet; thence N28°03'05"E a distance of 5.00 feet to a point on said North line; thence S61°56'55"E along said North line a distance of 5.00 feet; thence S28°03'05"W a distance of 10.00 feet; thence N61°59'50"W along a line 10.00 feet South of and parallel with said North line a distance of 16.53 feet to point on a line being 5.00 feet East of and parallel with the East line of said Wildwood Drive; thence along said parallel line the following 5 courses; (1) S27°53'25"W a distance of 79.36 feet; (2) S03°23'50"E a distance of 215.25 feet; (3) S19°56'10"W a distance of 106.90 feet; (4) S38°44'10"W a distance of 97.96 feet; (5) S55°40'09"W a distance of 341.06 feet; thence S05°54'54"E a distance of 1026.52 feet; thence S00°12'41"E a distance of 5.00 feet to the Northeast corner of that certain parcel of land as described in Book 1943, Page's 750-751, Public Records of Mesa County, Colorado; thence S89°18'34"W along the North line of said parcel a distance of 83.39 feet to the Southwest corner of Lot 2 of said Liberty Cap Subdivision; thence N03°41'07"W along the East line of said Liberty Cap Subdivision a distance of 521.32 feet; thence N07°08'50"W along said East line a distance of 425.66 feet, more or less, to the Point of Beginning.

CONTAINING 2.10 Acres (91,442 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the 4th day of April, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MILLER ANNEXATION NO. 5**

**APPROXIMATELY 32.86 ACRES**

**LOCATED AT 450 WILDWOOD DRIVE**

**WHEREAS**, on the 4th day of April, 2007, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16th 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:

**MILLER ANNEXATION NO.5**

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 1943, Page's 750-751, Public Records of Mesa County, Colorado; and assuming the East line of said parcel bears N00°12'41"W with all other bearings contained herein being relative thereto; thence N00°12'41"W a distance of 5.00 feet; thence N05°54'54"W a distance of 1026.52 feet to a point on a line being 5.00 feet East of and parallel with the East line of said Wildwood Drive; thence along said parallel line the following 5 courses; (1) N55°40'09"E a distance of 341.06 feet; (2) N38°44'10"E a distance of 97.96 feet; (3) N19°56'10"E a distance of 106.90 feet; (4) N03°23'50"W a distance of 215.25 feet; (5) N27°53'25"E a distance of 79.36 feet to a point on a line being 10.00 feet South of and parallel with the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado;

thence S61°59'50"E along said parallel line a distance of 16.53 feet; thence N28°03'05"E a distance of 10.00 feet to a point on the North line of said parcel; thence S61°56'55"E along said North line a distance of 84.76 feet; thence S60°47'04"E along said North line a distance of 176.48 feet; thence S65°17'14"E along said North line a distance of 180.41 feet; thence S14°37'14"E along the East line of said parcel a distance of 200.45 feet; thence S03°59'29"W along said East line a distance of 948.87 feet; thence S00°13'16"W along said East line a distance of 819.89 feet to the Southeast corner of said parcel; thence S89°31'11"W along the South line of said parcel a distance of 689.59 feet to the Southwest corner of said parcel; thence N00°12'41"W a distance of 486.23 feet, more or less, to the Point of Beginning.

CONTAINING 32.86 Acres (1,431,316 Sq. Ft.), more or less, as described

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

**INTRODUCED** on first reading on the 4th day of April, 2007 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**Attach 12**

**Public Hearing – 1<sup>st</sup> Supplemental Appropriation Ordinance for 2007  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	1st Supplemental Appropriation Ordinance for 2007					
<b>Meeting Date</b>	May 16, 2007					
<b>Date Prepared</b>	April 24, 2007				<b>File #</b>	
<b>Author</b>	Lanny Paulson		<b>Financial Planning Manager</b>			
<b>Presenter Name</b>	Laurie Kadrich Jodi Romero		<b>Acting City Manager Financial Operations Manager</b>			
<b>Report results back to Council</b>	X	<b>No</b>		<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>		<b>Yes</b>	X	<b>No</b>	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		<b>Consent</b>	X <b>Individual Consideration</b>

**Summary:** The 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 7<sup>th</sup> 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:** Hold a Public Hearing and Consider Final Passage and Publication of the Proposed Ordinance

**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**

<b>Fund # 100 General Fund</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
	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
	<b>Subtotal</b>			<b>\$ (414,000)</b>	
	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
	<b>Subtotal</b>			<b>\$ 868,649</b>	
	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
	<b>Subtotal</b>			<b>\$ 175,161</b>	
	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
	<b>Subtotal</b>			<b>\$ 293,071</b>	
	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
	<b>Subtotal</b>			<b>\$ 173,582</b>	
	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
	<b>Subtotal</b>			<b>\$ 2,071,259</b>	
	<b>TOTAL: FUND # 100</b>	<b>\$ 1,098,081</b>	<b>\$ 2,069,641</b>	<b>\$ 3,167,722</b>	

**2007 1st Supplemental Appropriation**  
Budget Requests by Fund/Department

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

<b>Fund # 102</b> <b>Visitor &amp; Convention Bureau</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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.
<b>TOTAL: FUND # 102</b>				<b>\$ 170,786</b>	

<b>Fund # 105</b> <b>Parkland Expansion</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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.
		\$ -	\$ -	\$ -	
<b>TOTAL: FUND # 105</b>				<b>\$ 600,000</b>	

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

<b>Fund # 2011</b> <b>Sales Tax CIP Fund</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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)
	<b>Subtotal</b>			\$ 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.
	<b>Subtotal</b>			\$ 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
	<b>Subtotal</b>			\$ 3,678,007	
<b>TOTAL: FUND # 2011</b>		\$ 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
		\$ -	\$ -	\$ -	
<b>TOTAL: FUND # 202</b>				\$ 1,311,700	

**2007 1st Supplemental Appropriation**  
*Budget Requests by Fund/Department*

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

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

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

<b>Fund # 301 Water Fund</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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.
<b>TOTAL: FUND # 301</b>				<b>\$ 1,419,000</b>	

<b>Fund # 303 Two Rivers C.C.</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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
<b>TOTAL: FUND # 303</b>				<b>\$ 295,729</b>	

**2007 1st Supplemental Appropriation**  
**Budget Requests by Fund/Department**

<b>Fund # 3041 Lincoln Park Swimming Pool</b>		<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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
<b>TOTAL: FUND # 3041</b>					<b>\$ 38,358</b>	

<b>Fund # 3042 O.M. Swimming Pool</b>		<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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
<b>TOTAL: FUND # 3042</b>					<b>\$ 38,358</b>	

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

<b>Fund # 306 Tiara Rado Golf Course</b>		<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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
<b>TOTAL: FUND # 306</b>					<b>\$ 28,053</b>	

<b>Fund # 310 Ambulance Transport</b>		<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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.
<b>TOTAL: FUND # 310</b>					<b>\$ 66,193</b>	

<b>Fund # 402 Equipment</b>		<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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
<b>TOTAL: FUND # 402</b>					<b>\$ 378,170</b>	

**2007 1st Supplemental Appropriation**  
Budget Requests by Fund/Department

<b>Fund # 405 Communications Center</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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
<b>TOTAL: FUND # 405</b>				<b>\$ 2,964,046</b>	

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

<b>Fund # 902-906 Joint Sewer</b>	<b>Department</b>	<b>Carry Forward</b>	<b>Additional Request</b>	<b>Total Change</b>	<b>Description</b>
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.
<b>TOTAL: FUND # 900</b>				<b>\$ 1,207,750</b>	

<b>TOTAL ALL FUNDS</b>	<b>\$ 27,787,148</b>
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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:

<b>FUND NAME</b>	<b>FUND #</b>	<b>APPROPRIATION</b>
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
<b>TOTAL ALL FUNDS</b>		<b>\$ 27,787,148</b>

**INTRODUCED AND ORDERED PUBLISHED** this 2<sup>nd</sup> day of May, 2007.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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