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**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
WEDNESDAY, OCTOBER 17, 2007, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

**Citizen Comments**

**\*\*\* PRESENTATIONS \*\*\***

City Youth Council—Introduce New Members and Update Council on their Recent Retreat

**\*\*\* CONSENT CALENDAR \*\*\*<sup>®</sup>**

1. **Three Community Development Block Grant (CDBG) Projects for St. Mary's Foundation** [File # CDBG 2007-04; 2007-05 and 2007-06] [Attach 1](#)

The Subrecipient Contracts formalize the City's award of a total of \$40,500 to various non-profit organizations via the St. Mary's Foundation as allocated from the City's 2007 CDBG Program as previously approved by Council. The three being funded are the Gray Gourmet, Foster Grandparent, and Senior Companion programs.

\*\*\* Indicates New Item

<sup>®</sup> Requires Roll Call Vote

**REVISED**

*Action: Authorize the City Manager to Sign the Three Subrecipient Contracts with the St. Mary's Foundation for the City's 2007 Program Year, Community Development Block Grant Program*

Staff presentation: Kristen Ashbeck, Senior Planner

2. **Setting a Hearing on Zoning the Brady South Annexation, Located at 347 and 348 27 ½ Road and 2757 C ½ Road** [File #GPA-2007-051]—Continued from [October 3, 2007](#) [Attach 2](#)

SLB Enterprises, LLC, owners of the properties located at 347 and 348 27 ½ Road and 2757 C ½ Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

Proposed Ordinance Zoning the Brady South Annexation to Industrial/Office Park (I-O) Zone District, Located at 347 and 348 27 ½ Road and 2757 C ½ Road

*Action: Continue to November 7, 2007*

Staff presentation: Kristen Ashbeck, Senior Planner

3. **Setting a Hearing on Zoning the Page Annexation, Located at 2076 Ferree Drive and 2074 Broadway** [File #GPA-2007-061] [Attach 3](#)

Request to zone the 17.52 acre Page Annexation located at 2076 Ferree Drive and 2074 Broadway, to R-4, Residential—4 units/acre Zone District. The Planning Commission recommended approval of the proposed zoning designation at their September 25, 2007 meeting.

Proposed Ordinance Zoning the Page Annexation to R-4, Residential—4 Units/Acre, Located at 2076 Ferree Drive and 2074 Broadway

*Action: Introduction of Proposed Ordinance and Set a Hearing for November 7, 2007*

Staff presentation: Scott D. Peterson, Senior Planner

4. **Setting a Hearing on Zoning the Bookcliff Land and Building Annexation, Located at 564 29 Road** [File #ANX-2007-232] [Attach 4](#)

Request to zone the 2.93 acre Bookcliff Land and Building Annexation, located at 564 29 Road, to R-8 (Residential, 8 units per acre). This property is located on the east side of 29 Road just south of Dawn Drive. This parcel is better known as the old Bookcliff Veterinary site.

Proposed Ordinance Zoning the Bookcliff Land and Building Annexation to R-8 (Residential, 8 Units Per Acre), Located at 564 29 Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for November 5, 2007*

Staff Presentation: Faye Hall, Associate Planner

5. **Setting a Hearing on Zoning the Crespin Annexation, Located at 2930 D ½ Road** [File #ANX-2007-234] [Attach 5](#)

Request to zone the 5.37 acre Crespin Annexation, located at 2930 D ½ Road, to R-8 (Residential, 8 units per acre). This parcel is located on the north side of D ½ Road and south of the railroad tracks.

Proposed Ordinance Zoning the Crespin Annexation to R-8 (Residential, 8 Units per Acre) Located at 2930 D ½ Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for November 7, 2007*

Staff Presentation: Faye Hall, Associate Planner

6. **Setting a Hearing on Zoning the Krabacher Annexation, Located at 2946 B ½ Road**[File #ANX-2007-241] [Attach 6](#)

Request to zone the 10 acre Krabacher Annexation, located at 2946 B ½ Road, to R-4 (Residential, 4 units per acre). This property is on the west side of 29 ½ Road directly north of B ½ Road on Orchard Mesa.

Proposed Ordinance Zoning the Krabacher Annexation to R-4 (Residential, 4 Units per Acre) Located at 2946 B ½ Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for November 7, 2007*

Staff Presentation: Faye Hall, Associate Planner

7. **Setting a Hearing on Zoning the Rim View Estates Annexation, Located at 595 21 1/8 Road** [File #ANX-2007-251] [Attach 7](#)

Request to zone the 4.70 acre Rim View Estates Annexation, located at 595 21 1/8 Road, to R-4 (Residential, 4 units per acre). The property is located on the southwest corner of South Broadway and 21 1/8 Road in the Redlands.

Proposed Ordinance Zoning the Rim View Estates Annexation to R-4 (Residential, 4 Units per Acre) Located at 595 21 1/8 Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for November 5, 2007*

Staff Presentation: Faye Hall, Associate Planner

8. **Setting a Hearing on Zoning the Timberline Steel Annexation, Located at 2185 River Road** [File #ANX-2007-242] [Attach 8](#)

Request to zone the 2 acre Timberline Steel Annexation, located at 2185 River Road, to I-1 (Light Industrial). The property is located on the southeast corner of River Road and Railhead Circle.

Proposed Ordinance Zoning the Timberline Steel Annexation to I-1 (Light Industrial) Located at 2185 River Road

*Action: Introduction of Proposed Ordinance and Set a Hearing for November 7, 2007*

Staff Presentation: Faye Hall, Associate Planner

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

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

**\*\*\* 9. Public Safety Building Preliminary Design Services [Attach 14](#)**

Contract with the professional design and planning firm, Humphries Poli Architects, to conduct a Public Safety Building needs assessment and provide a preliminary design.

*Action: Authorize the Purchasing Division to Enter into a Contract with Humphries Poli Architects to Complete the Public Safety Building Needs Assessment and Preliminary Design Services, for Fees Not to Exceed \$174,000*

Staff presentation: Laurie Kadrich, City Manager  
Ken Watkins, Fire Chief

**10. Parks and Recreation Department Standardized Fees and Charges Policy [Attach 9](#)**

In the context of 2008 budgetary development, the Parks and Recreation Department was tasked with reviewing its existing fees and charges policy, with particular attention to the complexity of staff time utilized administering differing fees, focused on the current 20% discount afforded City of Grand Junction residents for most recreation programs, youth and adult sports, and golf course season passes. Current exceptions to the 20% discount (one fee for all participants) include separate activities at Orchard Mesa Community Center Swimming Pool, all fees associated with City cemeteries, daily aquatic entrance fees, on-site registrations, special events, green fees at the golf courses, and shelter and sport field rental fees. Additionally, Two Rivers Convention Center and the Avalon Theatre have a standardized fee structure regardless of residency.

Resolution No. 145-07—A Resolution Establishing the 2008 Fees and Charges Policy for the Grand Junction Parks and Recreation Department

*®Action: Adopt Resolution No. 145-07*

Staff presentation: Joe Stevens, Parks and Recreation Director

**11. Public Hearing—Revising Section 38-49 (18) of the Code of Ordinances Regarding Mass Based Limit for Metals [Attach 10](#)**

A renewed National Pollutant Discharge Elimination System (NPDES) Permit was issued to the Persigo Wastewater Treatment Plant effective November 1,

2006. Federal regulations require the revision of industrial pretreatment local limits within 270 days from the issuance of the new discharge permit. The industrial pretreatment local limits will be revised through this ordinance revision. There are no resulting impacts to local industries resulting from this change.

Ordinance No. 4122—An Ordinance Amending Sections and/or Portions of Sections of Article II of Chapter 38, Utilities, of the Code of Ordinances

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4122*

Staff presentation: John Shaver, City Attorney  
Dan Tonello, Wastewater Services Superintendent

12. **Public Hearing—Assessments Connected with Alley Improvement District No. ST-07** [Attach 11](#)

Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed.

- East/West Alley from 3rd to 4th, between Ouray Avenue and Chipeta Avenue
- North/South and East/West Alleys from 7th to 8th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12th to 14th, between Elm Avenue and Texas Avenue
- North/South Alley from 17th to 18th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22nd to 23rd, between Ouray Avenue and Gunnison Avenue

Ordinance No. 4123—An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-07 in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11<sup>th</sup> Day of June, 1910, as Amended; Approving the Apportionment of said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

*®Action: Hold a Public Hearing and Consider Final Passage and Publication of Ordinance No. 4123*

Staff presentation: Tim Moore, Public Works and Planning Director

13. **Public Hearing—Ute Water Annexation and Zoning, Located at 825 22 Road** [File #ANX-2007-220] [Attach 12](#)

Request to annex and zone 47.86 acres, located at 825 22 Road, to I-1 (Light Industrial). The Ute Water Annexation consists of one parcel, including a portion of 22 Road.

**a. Accepting Petition**

Resolution No. 146-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ute Water Annexation, Located at 825 22 Road, Including a Portion of the 22 Road Right-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4124—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ute Water Annexation, Approximately 47.86 Acres, Located at 825 22 Road, Including a Portion of the 22 Road Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4125—An Ordinance Zoning the Ute Water Annexation to I-1 (Light Industrial) Located at 825 22 Road

*®Action: Adopt Resolution No. 146-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4124 and 4125*

Staff presentation: Ronnie Edwards, Associate Planner

14. **Public Hearing—Gentry Annexation and Zoning, Located at 805 22 Road** [File #ANX-2007-215] [Attach 13](#)

Request to annex and zone 8.46 acres, located at 805 22 Road, to I-1 (Light Industrial). The Gentry Annexation consists of one parcel and a portion of the 22 Road Right-of-Way, and is located on the northwest corner of H Road and 22 Road.

**a. Accepting Petition**

Resolution No. 147-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Gentry Annexation,

Located at 805 22 Road Including a Portion of the 22 Road Right-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4126—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Gentry Annexation, Approximately 8.46 Acres, Located at 805 22 Road Including a Portion of the 22 Road Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4127—An Ordinance Zoning the Gentry Annexation to I-1 (Light Industrial) Located at 805 22 Road

*®Action: Adopt Resolution No. 147-07 and Hold a Public Hearing and Consider Final Passage and Publication of Ordinance Nos. 4126 and 4127*

Staff presentation: Ronnie Edwards, Associate Planner

- 15. **Non-Scheduled Citizens and Visitors**
- 16. **Other Business**
- 17. **Adjournment**



**Attach 1****Three Community Development Block Grant Projects for St. Mary's Foundation  
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |   |                   |
|-----------------------------------|--|---|-------------------|
| <b>Subject</b>                    | Three Subrecipient Contracts for Projects within the City's 2007 Program Year Community Development Block Grant (CDBG) Program |   |                   |
| <b>File #</b>                     | CDBG 2007-04; 2007-05 and 2007-06  |   |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007  |   |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>   | X | <b>Individual</b> |
| <b>Date Prepared</b>              | October 10, 2007   |   |                   |
| <b>Author Name &amp; Title</b>    | Kristen Ashbeck, Senior Planner  |   |                   |
| <b>Presenter Name &amp; Title</b> | Kristen Ashbeck, Senior Planner  |   |                   |

**Summary:** The Subrecipient Contracts formalize the City's award of a total of \$40,500 to various non-profit organizations via the St. Mary's Foundation as allocated from the City's 2007 CDBG Program as previously approved by Council.

**Budget:** 2007 CDBG Allocation

**Action Requested/Recommendation:** Authorization for the City Manager to sign the three subrecipient contracts with the St. Mary's Foundation for the City's 2007 Program Year, Community Development Block Grant Program.

**Background Information:** The St. Mary's Foundation operates the Gray Gourmet (CDBG 2007-04), Foster Grandparent (CDBG 2007-05) and Senior Companion (CDBG 2004-06) programs in the Grand Valley. The Gray Gourmet program services the nutritional needs of the frail, low to moderate income, homebound seniors of the Grand Valley. The City awarded the Gray Gourmet \$20,500 from the 2007 CDBG funds to purchase food for the program.

The Foster Grandparent Program provides low to moderate income elderly persons with opportunities to help an estimated 900-plus children in local schools. These children with special needs receive the nurturing, mentoring and tutoring services provided by the program. The City's \$10,000 CDBG 2007 Program Year funds will be used to reimburse volunteers for mileage expenses incurred for traveling to and from their volunteer station.

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. The City's CDBG funds of \$10,000 from the 2007 Program Year will be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client.

The St. Mary's Foundation is considered a "subrecipient" to the City. The City will "pass through" a portion of its 2007 Program Year CDBG funds to the St. Mary's Foundation but the City remains responsible for the use of these funds. These contracts with the St. Mary's Foundation outline the duties and responsibilities of each party/program and are used to ensure that the St. Mary's Foundation will comply with all Federal rules and regulations governing the use of these funds. The contracts must be approved before the subrecipient may spend any of these Federal funds. Exhibit A of each of the contracts (attached) contain the specifics of the projects and how the money will be used by the St. Mary's Foundation for the three programs.

**Attachments:**

1. Exhibit A, Subrecipient Contract – Gray Gourmet
2. Exhibit A, Subrecipient Contract – Foster Grandparent Program
3. Exhibit A, Subrecipient Contract – Senior Companion Program

**2007 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
WITH  
ST. MARY'S FOUNDATION FOR THE GRAY GOURMET PROGRAM**

**EXHIBIT "A"  
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement St. Mary's Foundation for the Gray Gourmet Program (Gray Gourmet) \$20,500 from its 2007 Program Year CDBG Entitlement Funds for the purchase of food for the Gray Gourmet program. The general purpose of the entire program and this project is to meet the nutritional needs of a growing population of low to moderate income and frail elderly persons.
2. Gray Gourmet certifies that it will meet the CDBG National Objective of low and moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low and moderate income persons in Grand Junction, Colorado.
3. The Gray Gourmet Program (Gray Gourmet) prepares meals at a central kitchen located at 551 Chipeta Avenue in Downtown Grand Junction. Volunteers then pick up the meals and deliver them to the homes of designated participants 5 days a week to low to moderate income, frail elderly who live in the City limits of Grand Junction. It is understood that the City's grant of \$20,500 in CDBG funds shall be used to help purchase food that will allow Gray Gourmet to provide a projected 104,570 total meals served in 2008, an increase in 3 percent over the number of meals projected to be served in 2007.
4. This project shall commence upon the full and proper execution of the 2007 Subrecipient Agreement and the completion of all appropriate environmental, Code, permit review and approval and compliance. The project shall be completed on or before December 31, 2008.

5. The revenue for the entire annual program is as follows:

|                             |                  |
|-----------------------------|------------------|
| City of Grand Junction CDBG | \$ 20,500        |
| Area Agency on Aging        | \$245,963        |
| State of Colorado           | \$ 88,060        |
| USDA                        | \$ 56,968        |
| Meal Receipts               | \$174,818        |
| Other Local Cash/Grants     | \$ 7,412         |
| <b>TOTAL BUDGET</b>         | <b>\$596,261</b> |

\_\_\_\_\_ St. Mary's Foundation  
 \_\_\_\_\_ City of Grand Junction

6. The Gray Gourmet estimates that the total number of clients served by the program will be 1,500 persons during its operation in the coming year.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of Gray Gourmet to assure that the terms of this agreement are

being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. Gray Gourmet shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

8. Gray Gourmet shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. Gray Gourmet understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. Gray Gourmet shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. Gray Gourmet shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
10. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
11. A formal project notice will be sent to Gray Gourmet once all funds are expended and a final report is received.

\_\_\_\_\_ St. Mary's Foundation  
\_\_\_\_\_ City of Grand Junction

**2007 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
WITH  
ST. MARY'S FOUNDATION FOR THE FOSTER GRANDPARENT PROGRAM**

**EXHIBIT "A"  
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement St. Mary's Foundation for the Foster Grandparent Program \$10,000 from its 2007 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to provide useful, productive roles for senior citizens while in turn providing children with special needs with nurturing, mentoring and tutoring provided by the volunteer foster grandparents.
2. The Foster Grandparent Program certifies that it will meet the CDBG National Objective of low and moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low and moderate income persons in Grand Junction, Colorado.
3. The Foster Grandparent Program provides low to moderate income elderly persons with opportunities to help children. It is estimated that 1,500 to 1,600 children in local schools with special needs receive the nurturing, mentoring and tutoring services provided by the program. It is understood that the City's grant of \$10,000 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their volunteer station within the City limits.
4. This project shall commence upon the full and proper execution of the 2007 Subrecipient Agreement and the completion of all appropriate environmental, Code, permit review and approval and compliance. The project shall be completed on or before December 31, 2008.
5. The revenue for the entire annual program based on the 2004 budget is as follows:

|  |           |
|--|-----------|
| United Way of Mesa County                      | \$ 4,900  |
| Corporation for National and Community Service | \$257,538 |
| Daniels Fund                                   | \$ 10,000 |
| Other Private Foundations                      | \$ 31,450 |
| City of Grand Junction CDBG                    | \$ 10,000 |
| TOTAL PROGRAM BUDGET                           | \$313,888 |

\_\_\_\_\_ St. Mary's Foundation  
 \_\_\_\_\_ City of Grand Junction

6. The Foster Grandparent Program estimates that the total number of clients served by the program will be 33 volunteer foster grandparents that will serve over 33,000 hours in daycare, preschools, Head Start centers, kindergartens, elementary schools and the safe house within the City limits during FY 07-08.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of the Foster Grandparent Program to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Foster Grandparent Program shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Foster Grandparent Program shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. The Foster Grandparent Program understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Foster Grandparent Program shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Foster Grandparent Program shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
10. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
11. A formal project notice will be sent to the Foster Grandparent Program once all funds are expended and a final report is received.

\_\_\_\_\_ St. Mary's Foundation  
\_\_\_\_\_ City of Grand Junction

**2007 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS WITH  
ST. MARY'S FOUNDATION FOR THE SENIOR COMPANION PROGRAM**

**EXHIBIT "A"  
SCOPE OF SERVICES**

The City agrees to pay subject to the Subrecipient Agreement St. Mary's Foundation for the Senior Companion Program \$10,000 from its 2007 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to enable frail elderly persons to keep their independence as long as possible. Volunteer Senior Companions help their clients with grocery shopping, medical appointments, other errands out of the home and general housekeeping.

2. The Senior Companion Program certifies that it will meet the CDBG National Objective of low and moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low and moderate income persons in Grand Junction, Colorado.
3. The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to living at home rather than in an assisted living facility. It is understood that the City's grant of \$10,000 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client.
4. This project shall commence upon the full and proper execution of the 2007 Subrecipient Agreement and the completion of all appropriate environmental, Code, permit review and approval and compliance. The project shall be completed on or before December 31, 2008.
5. The revenue for the annual mileage reimbursement is as follows:

|  |           |
|--|-----------|
| United Way of Mesa County                | \$ 15,000 |
| Service Clubs and Community Donations    | \$ 4,000  |
| Private Foundations                      | \$ 14,000 |
| Other funds by St Marys                  | \$ 4,000  |
| Community Development Block Grant (CDBG) | \$ 10,000 |
| TOTAL MILEAGE BUDGET                     | \$ 47,000 |
6. The Senior Companion Program served 138 homebound elderly seniors with 50 volunteers in FY 05-06 and estimates that the total number of clients served in FY 07-08 will be 168 totaling approximately 2,121 visits by the volunteer Senior Companions.

\_\_\_\_ St. Mary's Foundation  
\_\_\_\_ City of Grand Junction

7. The City of Grand Junction shall monitor and evaluate the progress and performance of the Senior Companion Program to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Senior

Companion Program shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

8. The Senior Companion Program shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. The Senior Companion Program understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Senior Companion Program shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Senior Companion Program shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
10. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
11. A formal project notice will be sent to the Senior Companion Program once all funds are expended and a final report is received.

\_\_\_\_ St. Mary's Foundation  
\_\_\_\_ City of Grand Junction



**Attach 2**  
**Setting a Hearing on Zoning the Brady South Annexation**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Brady South Zone of Annexation - Located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road |          |                   |
| <b>File #</b>                     | GPA-2007-051  |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007   |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 4, 2007   |          |                   |
| <b>Author Name &amp; Title</b>    | Kristen Ashbeck, Senior Planner   |          |                   |
| <b>Presenter Name &amp; Title</b> | Kristen Ashbeck, Senior Planner   |          |                   |

**Summary:** SLB Enterprises LLC, owners of the properties located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial/Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

**Budget:** NA

**Action Requested/Recommendation:** First reading of proposed Zone of Annexation Ordinance and set a hearing for November 7, 2007.

**Attachments:**

- 1) Staff Report/Background Information
- 2) Site Location Map / Aerial Photo Map
- 3) Future Land Use Map / Existing City and County Zoning
- 4) Applicant's Requested Zoning Map
- 5) Excerpts from Zoning and Development Code, Pertinent Zone District Descriptions
- 6) Excerpt from Zoning and Development Code Table 3.5, Use Zone Matrix, Highlighting Appropriate Zone Districts
- 7) Excerpt from Zoning and Development Code, Exhibit 6.5.C., Buffering Between Zoning Districts
- 8) Comments from Concerned Citizens/Agencies
- 9) Minutes of Planning Commission Meeting
- 10) Proposed Zoning Ordinance

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

| STAFF REPORT / BACKGROUND INFORMATION |              |  |            |           |
|---------------------------------------|--------------|--|------------|-----------|
| <b>Location:</b>                      |              | 347 and 348 27-1/2 Road and 2757 C-1/2 Road  |            |           |
| <b>Applicants:</b>                    |              | SLB Enterprises LLC, Owners/Developers<br>Vortex Engineering, Robert Jones, Representative |            |           |
| <b>Existing Land Use:</b>             |              | Vacant – Abandoned Buildings   |            |           |
| <b>Proposed Land Use:</b>             |              | Industrial Office Park   |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Vacant, Light Industrial and Las Colonias Park Site  |            |           |
|                                       | <b>South</b> | Colorado River and Single Family Residential and Park South of the River                   |            |           |
|                                       | <b>East</b>  | Large Lot Residential  |            |           |
|                                       | <b>West</b>  | Vacant – Las Colonias Park Site  |            |           |
| <b>Existing Zoning (Mesa Co):</b>     |              | I-2  |            |           |
| <b>Proposed Zoning:</b>               |              | I-O and I-1  |            |           |
| Surrounding Zoning:                   | <b>North</b> | CSR and I-1  |            |           |
|                                       | <b>South</b> | R-5 and CSR (South of Colorado River)  |            |           |
|                                       | <b>East</b>  | RSF-R (County)   |            |           |
|                                       | <b>West</b>  | CSR  |            |           |
| <b>Growth Plan Designation:</b>       |              | Industrial and Commercial Industrial   |            |           |
| <b>Zoning within density range?</b>   |              | X  | <b>Yes</b> | <b>No</b> |

**Staff Analysis:**

1. **Background:**

The 12.62 acre Brady South Annexation consists of 3 parcels located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road. 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.

2. **Consistency with the Growth Plan:**

The requested zone districts are consistent with the Future Land Use designations of Industrial and Commercial Industrial.

3. **Section 2.6.A.3 and 4 of the Zoning and Development Code:**

Zone of Annexation: The requested zone of annexation to the I-1 and I-O districts is consistent with the Growth Plan designation of Industrial and Commercial Industrial respectively. The existing County zoning is I-2 on all 3 parcels. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

There are several zone district alternatives or combinations thereof that could be applied to the Brady South Annexation properties. The analysis below discusses the differences between the various potential zone districts and their applicability to these properties. Based on this analysis and the applicant's and neighborhood input, Planning Commission made findings on this criterion and made a recommendation to City Council.

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

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

#### 4. Analysis of Alternatives:

In addition to the zoning that the petitioner has requested (which is depicted in Attachment 3), the following zone districts would also be consistent with the Growth Plan designation for the subject properties.

- a. The alternative zone districts that can be used to implement the Future Land Use category of Industrial (westerly parcel only) include Industrial/Office Park (I-O), Light Industrial (I-1), Heavy Industrial(I-2) or Mixed Use (M-U).
- b. The alternative zone districts that can be used to implement the Future Land Use category of Commercial Industrial (easterly 2 parcels only) include General Commercial (C-2), Industrial/Office Park (I-O), Light Industrial (I-1), or Mixed Use (M-U).

Excerpts from the Zoning and Development Code are attached for reference. The excerpts describe each zone district, the uses allowed within each and the buffer requirement between zone districts as further discussed below. While the Heavy Industrial (I-2) zone district could be applied to the westerly parcel (former rendering plant) due to its Growth Plan Future Land Use Map designation of Industrial, that option for zoning is not discussed since it is not being requested by the applicant.

As mentioned above, it is possible that all three parcels could be zoned the same, but there may also be merit to creating a transition across the site from west to east that would help create compatibility with land uses on both sides of the site. The applicant is suggesting a transition from I-1 on the west to I-O on the east but there are other options that could apply.

While it is likely that the three parcels will be developed as a single project, the site could be developed under two different zone districts since the primary (and maybe only) access to the site at the extension of 27-1/2 Road will divide the property into two

distinct areas east and west of the entry road/drive. Thus, all three parcels do not necessarily need to be zoned the same.

**General Commercial (C-2) Zone District.** The C-2 zone district is intended to provide for a wide range of commercial uses with emphasis on low customer use versus retail/service type of commercial uses. The C-2 zone district allows limited outdoor display of goods and very limited outdoor operations. Many uses in the C-2 zone district are allowed in the industrial zone districts but a Conditional Use Permit may be required for some uses in the C-2 district.

Outdoor storage and display areas are not allowed within the front yard setback. Buffering required between C-2 and adjacent single family residential uses is a 6-foot wall and an 8-foot wide strip of landscaping outside the wall. Buffering required between C-2 and adjacent I-1 uses (e.g. to the north across C-1/2 Road) is 6-foot fence or an 8-foot landscape strip.

The C-2 zone district cannot implement the Industrial land use classification, thus could not be applied to the westerly Brady parcel (former rendering plant).

**Industrial/Office Park (I-O) Zone District.** The I-O zone district is intended to provide a mix of light manufacturing and office uses in a business park setting with adequate screening and buffering to other uses. The I-O zone district allows outdoor storage and display only in the rear half of the lot either beside or behind the principal structure. Many uses in the I-O district are allowed in the heavier industrial zone districts but a Conditional Use Permit may be required for some uses in the I-O district.

The I-O zone district does have some specific performance standards for nuisances such as noise, vibration, glare and hazardous materials that do not apply in the C-2 zone district. Additional operational restrictions and/or site design elements could be required for those uses that would require a Conditional Use Permit review process.

Buffering required between I-O and adjacent single family residential is the same as required for C-2 – a 6-foot wall and an 8-foot wide strip of landscaping outside the wall. A buffer of a 6-foot fence or an 8-foot landscape strip is required between I-O and I-1. If the I-O district is applied to the westerly site, the buffering requirement between I-O and the CSR zoning of the Las Colonias Park site is a 6-foot fence and an 8-foot wide strip of landscaping outside the wall.

The I-O zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels.

**Light Industrial (I-1) Zone District.** The I-1 zone district is intended to provide for areas of light fabrication, manufacturing and industrial uses. The performance standards of the I-O district apply in the I-1 district except that outdoor storage and display are allowed except for within the front yard setback. In addition, the I-1 district allows for the establishment of outdoor storage as a principal use. Uses that include outdoor operations are allowed in the I-1 district, whereas these uses require a Conditional Use Permit in the I-O zone district.

Buffering required between I-1 and adjacent single family residential uses is a 6-foot wall and a 25-foot wide strip of landscaping outside the wall. If the I-1 district is applied to the westerly site, the buffering requirement between I-1 and the CSR zoning of the Las Colonias Park site is a 6-foot wall and a 25-foot wide strip of landscaping outside of the wall. There is no buffer required between I-1 uses such as between the Brady properties and the properties to the north.

The I-1 zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels.

**Mixed Use (MU) Zone District.** The M-U zone district is intended to provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses and serve as a transition between residential and nonresidential uses. The most significant differences between the M-U zone district and the other districts discussed above are the allowance of residential uses and industrial outdoor storage and operations are not allowed in the M-U zone district.

The M-U zone district has some specific performance standards for nuisances such as noise, vibration, glare and hazardous materials that are very similar to those in the I-O zone district.

The M-U zone district states that there will be appropriate screening, buffering and open space and enhancement of natural features but there is no specific buffering requirement between the M-U and other zone districts. It is intended that such buffers be built into the specific site design.

The M-U zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels. However, it should be kept in mind that this zone district can allow multifamily housing that may not be appropriate to locate in the 100-year floodplain such as exists across most of the westerly parcel.

#### FINDINGS OF FACT/CONCLUSIONS:

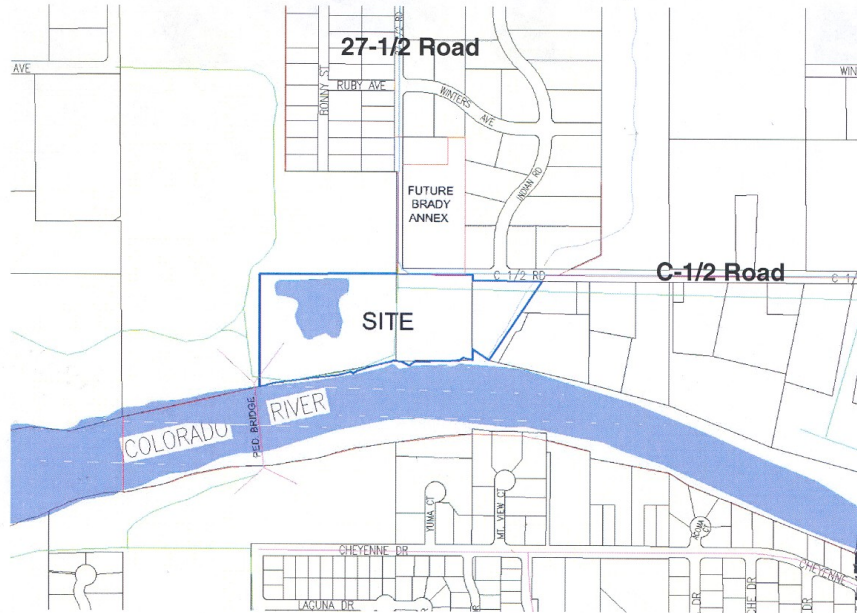
After reviewing the Brady South Annexation, GPA-2007-051, for a Zone of Annexation, Planning Commission made the following findings of fact and conclusions:

1. Planning Commission finds that the Industrial Office (I-O) zone district is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6.A.3 and 4 of the Zoning and Development Code have all been met.

#### PLANNING COMMISSION RECOMMENDATION:

Planning Commission heard this request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zone district for all three parcels.

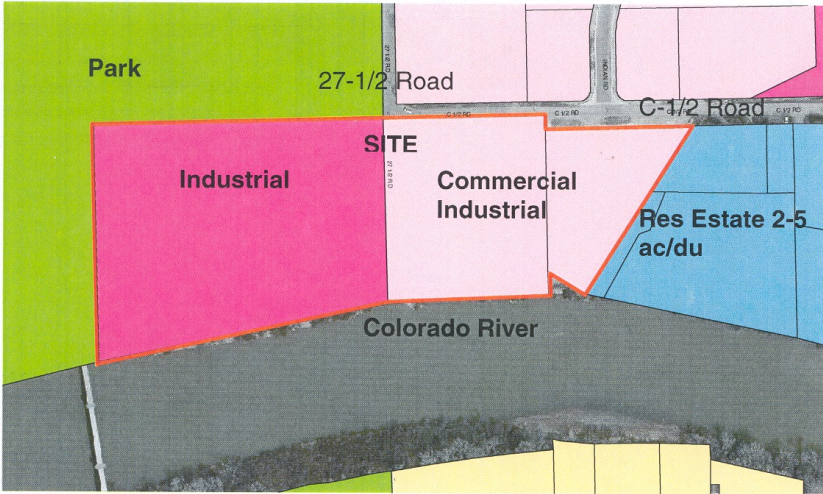
## Site Location Map



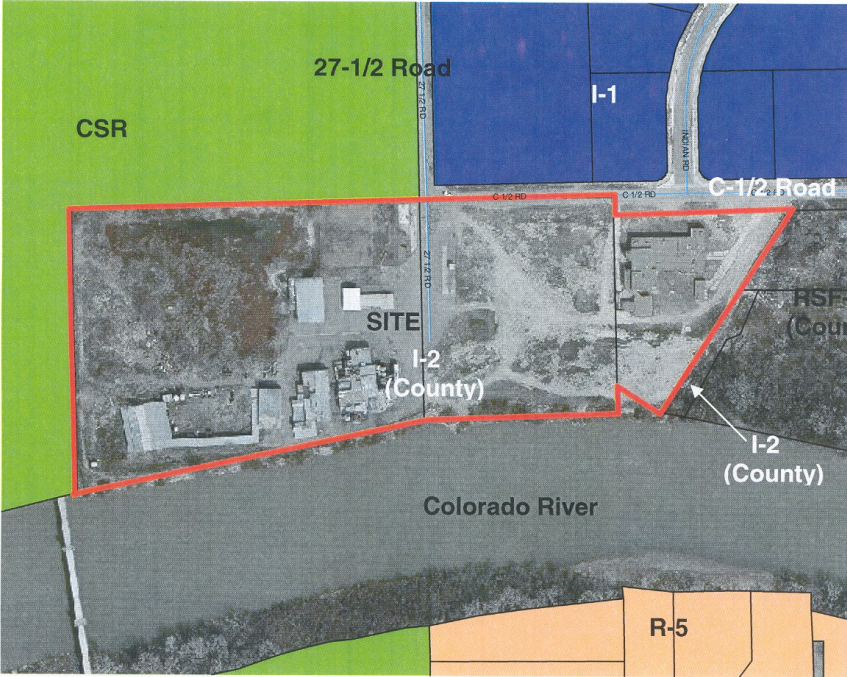
## Aerial Photo Map



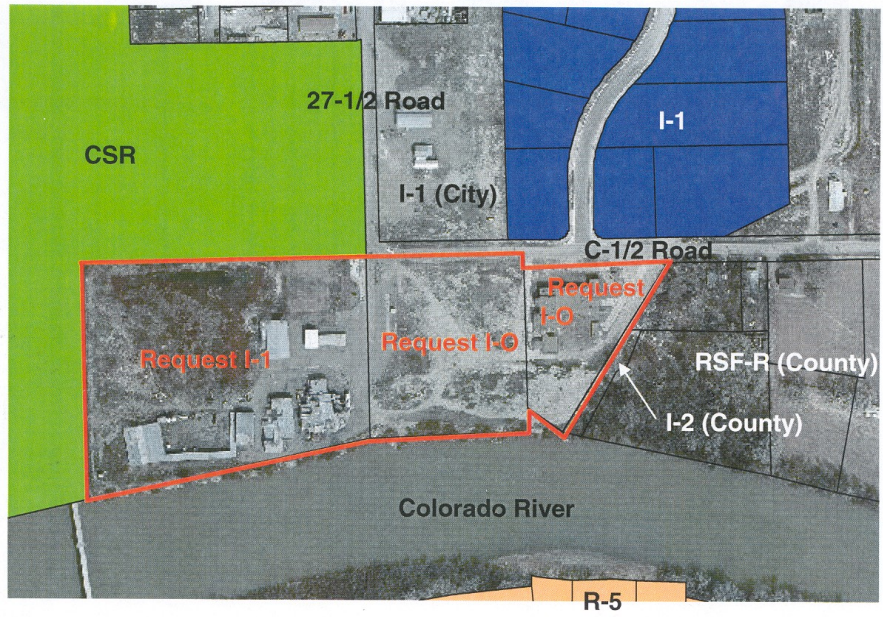
# Future Land Use Map



# Existing City/County Zoning



# Applicant's Requested Zoning





E. **C-2: General Commercial**

1. **Purpose.** To provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations. The C-2 District is appropriate in locations designated for the *commercial or commercial/industrial* future land use classifications in the GROWTH PLAN.

| <b>C-2 Summary</b> |                           |
|--------------------|---------------------------|
| Primary Uses       | General Retail & Services |
| Max. Intensity     | 2.0 FAR                   |
| Max. Bldg. Size    | 150,000 sq. ft.           |

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the C-2 District.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
  - a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be 0.5 acre, except where a continuous commercial center is subdivided, with pad sites or other shared facilities;
  - c. Maximum building size shall be 150,000 square feet, unless a Conditional Use Permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** Outdoor storage and display areas are not allowed within the front yard setback. Permanent and portable display of retail merchandise is permitted.

F. **I-O: Industrial/Office Park**

1. **Purpose.** To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses. This District implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.

| <b>I-O Summary</b> |  |
|--------------------|--|
| Primary Uses       | Light manufacturing, office, commercial services |
| Max. Intensity     | 0.75 FAR   |
| Max. Bldg. Size    | 250,000 sq. ft.                                  |

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-O District.

3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.75;
- b. Minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 250,000 square feet, unless a conditional use permit is issued.

4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

5. **Performance Standards.**

- a. **Retail Sale Area.** Areas devoted to retail sales shall not exceed: ten percent (10%) of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.
- b. **Loading Docks.** Loading docks shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an I-O District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.

- (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
- (3) **Glare:** lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
- (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
- (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
- (6) **Outdoor Storage and Display.** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

G. **I-1: Light Industrial**

1. **Purpose.** To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 Zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. This district implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.

| <b>I-1 Summary</b> |  |
|--------------------|--|
| Primary Uses       | Manufacturing, office, commercial services |
| Max. Intensity     | 2.0 FAR                                    |
| Max. Bldg. Size    | 150,000 sq. ft.                            |

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-1 district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be one (1) acre, except where a commercial or industrial center is subdivided with pad sites or other shared facilities;
  - c. The maximum building size is 150,000 square feet, unless a conditional use permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** The performance standards of the I-0 district shall apply in the I-1 district, except that principal and accessory outdoor storage and display areas shall be permitted in accordance with Chapter Four, with the following exceptions:
- a. Outdoor storage and displays shall not be allowed in the front yard setback;
  - b. Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
  - c. Unless required to buffer from an adjoining district, screening along all other property lines is not required;
  - d. Screening of dumpsters is not required; and
  - e. Outdoor storage areas may be established as a principal use without a conditional use permit.

J. **M-U: Mixed Use**

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial, commercial/industrial, industrial* and *mixed use* future land use classifications of the Growth Plan, as well as serving as a transition between residential and nonresidential use areas.

| <b>M-U Summary</b> |   |
|--------------------|---|
| Primary Uses       | Employment, residential, limited retail, open space |
| Max. Intensity     | Nonresidential: 0.50 FAR                            |
| Maximum Density    | Residential: 24 units per acre                      |
| Minimum Density    | Residential: 8 units per acre                       |
| Max. Bldg. Size    | 150,000 sq. ft. (30,000 sq. ft. for retail)         |

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U district.

3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.50;
- b. Nonresidential minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 150,000 square feet unless a Conditional Use Permit is issued;
- d. Maximum gross residential density shall not exceed twenty-four (24) units per acre;
- e. Minimum net residential density shall be eight (8) units per acre.

4. **Performance Standards.** Development shall conform to the standards established in this Code.

- a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.
- b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional Use Permits

for uses in this district may establish higher standards and conditions.

- (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
- (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
- (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
- (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
- (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including the site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
- (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

### 3.5 USE/ZONE MATRIX

- A. **Principal Uses.** The only uses allowed in any zone or district are those listed in Table 3.5. The use categories listed in the first column of Table 3.5 are described in Chapter Nine. The second column of the use matrix contains an abbreviated definition of the uses. In some cases, use-specific standards are referred to in the last column of the Table. These uses are permitted subject to particular requirements listed under each zone or district.
- B. **Allowed Uses.** An "A" indicates that the listed use is allowed by-right within the respective zoning district without the need for a public hearing. If compliance with all City, state and federal requirements are fully met, the Director may allow development, construction and/or use. The text for each zone, the balance of this Code, applicable state and other City regulations and federal requirements supplement Table 3.5 and control if inconsistent or ambiguous. See the maximum building size indicated for each zone district. No person shall begin any use without a written approval of the Director.
- C. **Conditional Uses.** A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures of Chapter Two. Conditional uses are subject to all other applicable standards of this Code.
- D. **Prohibited Uses.** A blank space indicates that the listed use is not allowed within the district, unless otherwise expressly allowed by another provision of this Code.

**Table 3.5 Use/Zone Matrix**

| Use Category-Definition. See Chapter Nine for complete description.   | Specific Use Type  | NONRESIDENTIAL |   |     |     | Use-Specific Standard |
|---|--|----------------|---|-----|-----|-----------------------|
|   |  | C-2            | O | I-1 | M-U |                       |
| <b>RESIDENTIAL</b>  |  |                |   |     |     |                       |
| <b>Household Living</b> - residential occupancy of a dwelling unit by a "household"   | Business Residence                                       | A              | C | C   | A   | 4.3.I                 |
|   | Rooming/Boarding House                                   |                |   |     |     |                       |
|   | Two Family Dwelling <sup>3</sup>                         |                |   |     |     |                       |
|   | Single-Family Detached                                   |                |   |     |     | 4.3.N                 |
|   | Duplex <sup>3</sup>                                      |                |   |     |     |                       |
|   | Multifamily <sup>3</sup>                                 |                |   |     | A   | 4.3.O                 |
|   | Stacked Dwelling   |                |   |     |     |                       |
|   | Residential Subunits/Accessory Units                     |                |   |     |     | 4.1.G                 |
|   | Agricultural Labor Housing                               |                |   |     |     |                       |
|   | Single-Family Attached                                   |                |   |     | A   |                       |
|   | Manufactured Housing Park                                |                |   |     |     | 4.3.F                 |
| All Other Housing Living  |  |                |   | A   |     |                       |
| <b>Home Occupation</b>  | Home Occupation  |                |   |     | A   | 4.1.H                 |
| <b>Group Living</b> - residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"                          | Small Group Living Facility                              | C              |   |     |     | 4.3.Q                 |
|   | Large Group Living Facility (includes secure facilities) | C              |   |     | C   | 4.3.Q                 |
|   | Unlimited Group Living Facility                          | C              |   |     | C   | 4.3.Q                 |
| <b>INSTITUTIONAL &amp; CIVIC</b>  |  |                |   |     |     |                       |
| <b>Colleges and Vocational Schools</b> - colleges and institutions of higher learning   | Colleges and Universities                                | A              | C | C   | A   |                       |
|   | Vocational, Technical & Trade Schools                    | A              | A | C   | A   |                       |
|   | All Other Educational Institutions                       | C              | C | C   | A   |                       |
| <b>Community Service</b> - uses providing a local service to the community  | Community Activity Building                              | A              | C |     | A   |                       |
|   | All Other Community Service                              | C              | C | C   | C   |                       |
| <b>Cultural</b> - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society   | Museum, Art Galleries, Opera Houses, Libraries           | C              | C | C   | A   |                       |
| <b>Day Care</b> - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day | Home-Based Day Care (1-12)                               | C              |   |     | C   |                       |
|   | General Day Care   | C              | C |     | C   |                       |
| <b>Detention Facilities</b> - facilities for the detention or incarceration of people   | Jails, Honor Camps, Reformatories                        | C              |   | C   |     |                       |
|   | Community Corrections Facility                           | C              |   |     |     |                       |
|   | Law Enforcement Rehabilitation Centers                   | C              |   | C   |     |                       |
| <b>Hospital/Clinic</b> - uses providing medical treatment or surgical care to patients  | Medical and Dental Clinics                               | A              | C | A   | A   |                       |
|   | Counseling Centers (nonresident)                         | A              | C |     | A   |                       |
|   | Hospital/Mental Hospital                                 | C              | C |     | C   |                       |
|   | Physical and Mental Rehabilitation (resident)            | C              | C |     | C   |                       |
|   | All Other  | C              | C |     | C   |                       |
| <b>Parks and Open Space</b> - natural areas consisting mostly of vegetative   | Cemetery   | A              | C | C   | C   |                       |
|   | Golf Course  | A              | C | C   | A   |                       |



|   |   |   |   |   |   |       |
|---|---|---|---|---|---|-------|
| landscaping or outdoor recreation, community gardens, etc.  | Campground, Primitive                             |   |   |   |   |       |
|   | Golf Driving Ranges                               | A | C | A | C |       |
|   | Parks, Lakes, Reservoirs                          | A | A | C | A |       |
|   | All Other   | A | C | C | C |       |
| <b>Religious Assembly</b> - meeting area for religious activities   | All   | A |   | A | A | 4.3.P |
| <b>Funeral Homes/Mortuaries/ Crematories</b>  | All   | A |   |   | C |       |
| <b>Safety Services</b> - public safety and emergency response services  | All   | A | A | A | A |       |
| <b>Schools</b> - schools at the primary, elementary, middle, junior high or high school level   | Boarding Schools                                  | C |   |   | C |       |
|   | Elementary Schools                                |   |   |   | C |       |
|   | Secondary Schools                                 | A |   |   | C |       |
| <b>Utility, Basic</b> - Infrastructure services that need to be located in or near the area where the service is provided   | Utility Service Facilities (underground)          | A | A | A | A |       |
|   | All Other Utility, Basic                          | A | A | A | C |       |
| <b>Utility, Corridors</b> - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services  | Transmission Lines (above ground)                 | C | C | C | C |       |
|   | Transmission Lines (underground)                  | A | A | A | C |       |
|   | Utility Treatment, Production or Service Facility |   | C | C | C |       |
|   | All Other   | C | C | C | C |       |
| <b>COMMERCIAL</b>   |   |   |   |   |   |       |
| <b>Entertainment Event, Major</b> - activities and structures that draw large numbers of people to specific events or shows   | Indoor Facilities                                 | C | C |   | C |       |
|   | Outdoor Facilities                                | C | C | C | C |       |
| <b>Lodging</b> - hotels, motels and similar establishments  | Hotels & Motels                                   | A | C |   | C |       |
|   | Bed and Breakfast (1-3 guest rooms)               | C |   |   | C | 4.3.H |
|   | Bed and Breakfast (4-5 guest rooms)               | C |   |   | C | 4.3.H |
| <b>Office</b> - activities conducted in an office setting and generally focusing on business, government, professional, or financial services   | General Offices                                   | A | A | C | A |       |
|   | Office with Drive-Through                         | A | C | C | C |       |
| <b>Parking, Commercial</b> - parking that is not necessary to serve a specific use and for which fees may be charged  | All   | A | A | A | C |       |
| <b>Recreation and Entertainment, Outdoor</b> - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities   | Campgrounds and Camps (non-primitive)             | A |   |   |   | 4.3.E |
|   | Resort Cabins and Lodges                          |   |   |   |   |       |
|   | Swimming Pools, Community                         | A | C |   | A |       |
|   | Shooting Ranges, Outdoor                          |   |   | C |   |       |
|   | Amusement Park                                    | C |   |   | C |       |
|   | Drive-In Theater                                  | C |   |   |   |       |
|   | Miniature Golf                                    | C |   |   | C |       |
|   | Riding Academy, Roping or Equestrian Area         |   |   |   |   |       |
|   | Zoo   | C |   |   |   |       |
|   | All Other Outdoor Recreation                      | C |   | C | C |       |
| <b>Recreation and Entertainment, Indoor</b> - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades | Health Club                                       | A | A | C | A |       |
|   | Movie Theater                                     | A | A | C | C |       |
|   | Skating Rink                                      | A | A | C | C |       |
|   | Arcade  | A | A | C | C |       |
|   | Shooting Ranges, Indoor                           | C |   | C |   |       |
|   | All Other Indoor Recreation                       | A | A | C | C |       |

|  |   |  |   |   |   |       |       |
|--|---|--|---|---|---|-------|-------|
| <b>Retail Sales and Service</b> - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer & business goods | Adult Entertainment   | A                                      |   | A |   | 4.3.B |       |
|  | Alcohol Sales, retail   | A                                      | C | C | C |       |       |
|  | Bar/Nightclub   | C                                      | C | C | C |       |       |
|  | Animal Care/Boarding/Sales, Indoor  | A                                      | C | A |   |       |       |
|  | Animal Care/Boarding/Sales, Outdoor   | C                                      | C | C |   |       |       |
|  | Delivery and Dispatch Services (vehicles on-site)   | A                                      | A | A | C |       |       |
|  | Drive-through Uses (Restaurants)  | C                                      |   | C |   |       |       |
|  | Drive-through Uses (Retail)   | C                                      |   | C |   |       |       |
|  | Food Service, Catering  | A                                      | A | A | A |       |       |
|  | Food Service, Restaurant (including alcohol sales)  | A                                      | C | C | C |       |       |
|  | Farm Implement/Equipment Sales/Service  | A                                      | C | A |   |       |       |
|  | Farmer's Market/Flea Market   | A                                      |   |   | C | 4.3.C |       |
|  | Feed Store  | A                                      |   | A |   |       |       |
|  | Fuel Sales, automotive/appliance  | A                                      | C | A |   |       |       |
|  | Fuel Sales, heavy vehicle   | C                                      | C | A |   |       |       |
|  | General Retail Sales, Indoor operations, display and storage  | A                                      | C | C | C |       |       |
|  | General Retail Sales, Outdoor operations, display or storage  | A                                      |   | C |   |       |       |
|  | Landscaping Materials Sale/Greenhouse/Nursery   | A                                      |   | A |   |       |       |
|  | Manufactured Building Sales and Service   | A                                      |   | A |   |       |       |
|  | Produce Stands <sup>2</sup>   | A                                      | A | A | A |       |       |
|  | Rental Service, Indoor display/storage  | A                                      |   | A | A |       |       |
|  | Rental Service, Outdoor display/storage   | A                                      |   | A |   |       |       |
|  | Repair, small appliance   | A                                      |   | A | A |       |       |
|  | Repair, large appliance   | A                                      |   | A | A |       |       |
|  | Personal Services   | A                                      | C |   | A |       |       |
|  | All Other Retail Sales and Services   | A                                      | C |   | C |       |       |
|  | <b>Self-Service Storage</b> - uses providing separate storage areas for individual or business uses                     | Mini-Warehouse                         | A | C | A | C     | 4.3.G |
|  | <b>Vehicle Repair</b> - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles | Auto and Light Truck Mechanical Repair | A | C | A |       |       |
| Body Shop  |   | A                                      | C | A |   |       |       |
| Truck Stop/Travel Plaza  |   | A                                      |   | A |   |       |       |
| Tire Recapping and Storage   |   | A                                      |   | A |   |       |       |
| All Other Vehicle Repair   |   | C                                      |   | C |   |       |       |
| <b>Vehicle Service, Limited</b> - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed  | Car Wash  | A                                      | C | A | C |       |       |
|  | Gasoline Service Station  | A                                      | C | A | C |       |       |
|  | Quick Lube  | A                                      | C | A | C |       |       |
|  | All Other Vehicle Service, limited  | A                                      |   | A |   |       |       |
| <b>INDUSTRIAL</b>  |   |  |   |   |   |       |       |
| <b>Manufacturing and Production</b> - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods  | <b>Indoor Operations and Storage</b>  |  |   |   |   |       |       |
|  | Assembly  | A                                      | A | A | A |       |       |
|  | Food Products   | A                                      | A | A | A |       |       |
|  | Manufacturing/Processing  | A                                      | A | A | A |       |       |
|  | <b>Indoor Operations with Outdoor Storage</b>   |  |   |   |   |       |       |
| Assembly   | A   | A                                      | A | C |   |       |       |

|  |   |   |   |   |   |       |
|--|---|---|---|---|---|-------|
|  | Food Products   | C | A | A | C |       |
|  | Manufacturing/Processing  | A | A | A | C |       |
|  | <b>Outdoor Operations and Storage</b>   |   |   |   |   |       |
|  | Assembly  | C | C | A |   |       |
|  | Food Products   | C | C | A |   |       |
|  | Manufacturing/Processing  | C | C | A |   |       |
|  | All Other Industrial Service, including the storage of hazardous materials and explosives |   | C | C |   |       |
| <b>Contractors and Trade Shops</b>   | Indoor operations and storage   | A | C | A | A |       |
| -  | Indoor operations and outdoor storage (including heavy vehicles)                          | A | C | A | C |       |
| -  | Outdoor storage and operations  |   | C | A |   |       |
| <b>Junk Yard</b>   | Junk Yard   |   |   | C |   | 4.3.D |
| <b>Impound Lot</b>   | Impound Lot   | C |   | C |   |       |
| <b>Heavy Equipment Storage/Pipe Storage</b>  | All   |   | C | A |   |       |
| <b>Warehouse and Freight Movement</b> - firms involved in the storage or movement of freight   | Indoor Operations, Storage and Loading  | A | A | A | A |       |
|  | Indoor Storage with Outdoor Loading Docks   | C | A | A | C |       |
|  | Outdoor Storage or Loading  |   | C | A |   |       |
|  | Gas or Petroleum Storage  |   | C | C |   |       |
|  | Sand or Gravel Storage  |   |   | A |   | 4.3.K |
|  | All Other   |   |   | C |   |       |
| <b>Waste-Related Use</b> - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material | Non-Hazardous Waste Transfer  |   |   | C |   |       |
|  | Medical/Hazardous Waste Transfer Station  |   |   | C |   | 4.3.J |
|  | Solid Waste Disposal Sites  |   |   | C |   |       |
|  | Recycling Collection Point  | C | C | C |   |       |
|  | All Other Waste-Related   |   |   | C |   |       |
| <b>Wholesale Sales</b> - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses   | Wholesale Business (No Highly Flammable Materials/Liquids)                                | A | A | A | A |       |
|  | Agricultural Products   |   | C | A | C |       |
|  | All Other Wholesale Uses  |   | C | A | C |       |
| <b>OTHER</b>   |   |   |   |   |   |       |
| <b>Agricultural</b>  | Animal Confinement  |   |   | C |   |       |
|  | Dairy   |   |   | C |   |       |
|  | Confined Animal Feeding Operation, Feedlot  |   |   | C |   |       |
|  | Forestry, Commercial  |   |   |   |   |       |
|  | Pasture, Commercial   |   |   | A |   |       |
|  | Winery  |   | C | C | C |       |
|  | All Other Agriculture   |   |   | C |   |       |
| <b>Aviation or Surface Passenger Terminal</b> - facilities for the landing and take-off of flying vehicles or stations for ground-based vehicles, including loading and unloading areas                        | Airports/Heliports  | C | C | C |   |       |
|  | Bus/Commuter Stops  | A | A | A | A |       |
|  | Bus/Railroad Depot  | A | A | A |   |       |
|  | Helipads  | C | C | C | C |       |
|  | All Other Aviation or Surface Passenger Terminal  |   | C | C |   |       |
| <b>Mining</b> - mining or extraction of mineral or aggregate resources from the ground for off-site use  | Oil or Gas Drilling   |   |   | C |   |       |
|  | Sand or Gravel Extraction or Processing   |   | C | C |   | 4.3.K |
|  | All Other Mining  |   |   |   |   |       |

|   |   |   |   |   |   |       |
|---|---|---|---|---|---|-------|
| <b>Telecommunications Facilities</b> -<br>devices and supporting elements<br>necessary to produce nonionizing<br>electromagnetic radiation operating to<br>produce a signal | Telecommunications Facilities &<br>Support Structures | C | C | C | C | 4.3.R |
|---|---|---|---|---|---|-------|

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<sup>1</sup> Only allowed as part of a mixed use development.

<sup>2</sup> Produce stands are allowed in residential zone districts only for products produced on the premises provided no hazards are created with parking, ingress, egress and signage and the operation does not disrupt the peace, quiet and dignity of the neighborhood. Produce stands in non-residential zone districts may include products produced off-premise and require a Temporary Use Permit.

<sup>3</sup> In some zone districts, lots originally platted and zoned for detached dwellings require a Conditional Use Permit for attached units. See Section 3.3.

Exhibit 6.5.C  
BUFFERING BETWEEN ZONING DISTRICTS

| Zoning of Proposed Development | Zoning of Adjacent Property |     |     |             |        |        |                  |                  |                  |           |        |        |     |
|--------------------------------|-----------------------------|-----|-----|-------------|--------|--------|------------------|------------------|------------------|-----------|--------|--------|-----|
|                                |                             | R-5 | R-8 | R-12 & R-16 | R-24   | R-O    | B-1              | B-2              | C-1              | C-2 & I-O | I-1    | I-2    | CSR |
| SF (Subdivisions)              | -                           | -   | -   | -           | -      | -      | F                | F                | -                | W         | W      | W      | -   |
| R-5                            | -                           | -   | -   | -           | -      | -      | F                | F                | -                | W         | W      | W      | -   |
| R-8                            | A&F <sup>1</sup>            | -   | -   | A or F      | A or F | A or F | F                | F                | -                | W         | W      | W      | -   |
| R-12 & R-16                    | A&F                         | A&F | A&F | A&F         | A or F | A or F | F                | F                | W                | W         | W      | W      | -   |
| R-24                           | A&F                         | A&F | A&F | A&F         | A or F | A or F | F                | F                | W                | W         | W      | W      | -   |
| RO                             | A                           | A   | A   | A           | A      | -      | A or F           | A&F              | A or F           | W         | W      | W      | -   |
| B-1                            | A&F                         | A&F | A&F | A&F         | A&F    | A&F    | A&F <sup>2</sup> | A&F <sup>2</sup> | A&F <sup>2</sup> | A or F    | A or F | A or F | -   |
| B-2                            | A                           | A   | A   | A           | A      | A      | -                | -                | -                | -         | A or F | A or F | -   |
| C-1                            | A&W                         | A&W | A&W | A&W         | A&W    | A&W    | -                | -                | -                | -         | A or F | A or F | F   |
| C-2 & I-O                      | A&W                         | A&W | A&W | A&W         | A&W    | A&W    | A&F              | -                | -                | -         | A or F | A or F | A&F |
| I-1                            | B&W                         | B&W | B&W | B&W         | B&W    | B&W    | A&F              | A&F              | B or F           | B or F    | -      | -      | B&W |
| I-2                            | B&W                         | B&W | B&W | B&W         | B&W    | B&W    | A&F              | A&F              | B or F           | B or F    | -      | -      | B&W |
| CSR <sup>3</sup>               | -                           | -   | -   | -           | -      | -      | -                | -                | -                | B         | B      | B      | -   |

**Notes**

A and B indicate landscape buffer types as described in Exhibit 6.5.D  
 F and W indicate a six foot (6') fence and wall respectively as described in paragraph 1 of Section 6.5.F.  
 A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet (6')  
 The word "or" means either the landscape buffer or fence/wall may be provided.  
 The "&" means that both the landscape buffer and the fence/wall shall be provided.  
 Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.  
 The Director may modify this table based on the uses proposed in any zone district.

<sup>1</sup> Only required for multifamily development in R-8.

<sup>2</sup> Only B-1 that includes a residential component adjacent to nonresidential uses or zoning requires "A&F" buffer.

<sup>3</sup> Gravel operations subject to buffering adjacent to residential.

**Exhibit 6.5.D  
BUFFER REQUIREMENTS**

| Buffer Types  | Landscaping Requirements  | Location of Buffers on Site  |
|---|---|--|
| <p align="center"><b>Type A</b></p> <p align="center"><b>Type B</b></p> | <p align="center"><b>Eight foot (8') wide<br/>landscape strip with trees<br/>and shrubs</b></p> <p align="center">Twenty-five foot (25') wide<br/>landscape strip with trees<br/>and shrubs</p> | <p align="center"><b>Between different uses<br/>Exhibit 6.5.C</b></p> <p align="center">Between different uses<br/>Exhibit 6.5.C</p> |

**Note: Fences and walls are required for most buffers.**

**LETTERS FROM CONCERNED CITIZENS/AGENCIES**

>>> <[Rick\\_Krueger@fws.gov](mailto:Rick_Krueger@fws.gov)> 8/24/2007 5:13 PM >>>

To All Concerned: Penny and Enno Heuscher contacted me earlier in the week concerning the proposal by Brady trucking to operate a trucking operation at the intersection of 27 1/2 and C 1/2 Roads adjacent to the Colorado River. They asked if there were any concerns that the Service might have about the pending proposal Brady has to construct and operate from this site adjacent to the River. I told them that the Service has several concerns that should be addressed:

The Colorado River including the 100 year flood plain is designated critical habitat for two Federally listed endangered fish the Colorado pikeminnow and razorback sucker. In addition two other Federally listed endangered species the bonytail and humpback chub occupy the river in close proximity to this site. If this project requires a Federal action (i.e. 404 permit) then the Federal agency representing the applicant will need to consult with the Service on impacts to all federally listed species.

The Service is very concerned about floodplain encroachment. The floodplain of the Colorado River has been drastically reduced and this is a major concern for the fish. If Brady plans to further restrict the floodplain at this site this could lead to increased velocities in the river and decreased over-bank flooding which is essential to the life cycles of endangered fish. If their proposal decreases the overall capacity of the floodplain this could be a concern by increasing the potential for flooding up stream and downstream of the constriction point. This tends to lead to more requests for higher dikes to protect these areas causing even further degradation of floodplain habitat. In addition, maintaining a riparian buffer (setback areas) along the river is important for a number of species including migratory birds, another Service trust resource. Riparian areas have a number of functions besides providing habitat for birds and terrestrial species they act as a flood buffer, providing decreased velocities and creating sediment depositional areas. They also provide a source of nutrients to the river as bank side vegetation grows and falls into the river. This provides the nutrients that produce the bugs and aquatic microfauna that fish and other riparian species depend upon to live and reproduce.

As I understand it, the proposal is for a trucking operation at this site. Run-off from parking areas and loading areas are a concern from a contaminants standpoint. We would request that all storm water from the site pass through an oil/trash/water separator before entering the Colorado River. The potential for contaminants entering the river from a trucking operation are quite high and the potential for fish to be exposed to contaminants is a concern. We have had discussions with city engineers in the past about the use of water/oil separators at key areas within the valley to protect the river from contaminants. It may be prudent to look at the stormwater within the total drainage area and determine if a central collection point should be created with an oil/ water separator designed into the containment/detention pond.

The Service has been an active participant supporting the Riverfront Commissions efforts to restore the river corridor to a more natural environment and remove historic industrial uses/users. Protecting our riverfront should be a common cause of the Grand Junction community. Most areas within the nation now recognize the value that river floodplains provide including: reducing flooding potential, providing wildlife habitat and recreational opportunities through trails and open space and natural contaminant buffers. The city and county should take an active role by changing zoning along the rivers to provide a natural buffer by rezoning former industrial and urban development designations to open space as opportunities become available. This will preserve the Grand Valley's overall appeal and provide protection which may lead to delisting of the four Federally endangered fish that occupy our Rivers.

Rick Krueger  
U.S. FWS, Contaminants Specialist  
764 Horizon Drive, Bldg. B  
Grand Junction, CO 81506  
Phone: (970) 243-2778  
Fax: (970) 245-6933  
e-mail: [Rick\\_Krueger@fws.gov](mailto:Rick_Krueger@fws.gov)



Dear Commissioners,

The proposal to establish a trucking operation at the intersection of 27 1/2 and C 1/2 Roads adjacent to the Colorado River should not be approved. Maintaining a riparian buffer along the river is important for a number of species including breeding, wintering, and migratory birds, and allowing such operations would negatively affect an already threatened resource.

Despite its occupying approximately one percent of the region's surface area, lowland riparian habitat provides support for up to 80% of the resident bird species during some part of their life cycle. Colorado Partners in Flight (a cooperative effort of governmental agencies, conservation groups, industry, the academic community, and private individuals) points out in its Bird Conservation Plan, " This system has the richest avian species component of any of Colorado's habitats." A recent study identified more than 200 bird species using a single mile of this habitat in the Grand Valley during a one-year period, including species of conservation concern such as Bald Eagle and Peregrine Falcon. Another recent survey identified the Grand Valley riparian corridor as the best representative of this habitat in Western Colorado. Because the Grand Valley riparian corridor provides critical habitat for such a large percentage of the state's bird species, Audubon of Colorado has recognized it as one of Colorado's Important Bird Areas.

Lowland riparian is, of all of our varied habitat types, the one most susceptible to loss and degradation by urban and industrial development. Allowing a trucking operation on the river's banks would be counter to the Riverfront Commission's efforts to restore the river corridor to a more natural environment by removing historic industrial uses/users. Protecting the riverfront and its riparian habitat should be a high priority for the Grand Valley. Most areas within the nation now recognize the value that river floodplains provide by reducing flooding potential and providing wildlife habitat and recreational opportunities. The city and county should take an active role in developing these values by rezoning former industrial and urban development designations to open space as opportunities become available.

Rich Levad

(co-author, "Birds of Western Colorado: Plateau and Mesa Country")

August 28, 2007

To the Grand Junction City Council Members and the Grand Junction Planning Commission:

**Re: The South Downtown Plan and the Brady Trucking Zone of Annexation Between C ½ Road and the Colorado River**

The zoning decisions for the Brady property along the riverfront will present a golden opportunity for the Grand Junction City Council Members to take responsible action regarding the future of the South Downtown area of our fair city.

Many people have worked diligently and unselfishly on the future of this important area of our city and there are compelling reasons for this area to be zoned for Mixed Use. The area is in the flood plain and US Fish and Wildlife Service is very concerned about floodplain encroachment. In addition, there are many homes directly across the river from the Brady property that are impacted by the noise and the unsavory view that a large trucking company, that is billed as an Oil Field Hauling and Trucking firm, would result in.

This is prime real estate that should be used to enhance our city. A riverfront location in the downtown area would be a perfect location for restaurants, parks and river trails, as many other cities throughout the country have chosen to provide for their citizens.

Other cities (see attached) have had to spend millions of dollars to change their riverfronts from prior heavy industrial use to residential, parks and neighborhood enhancing businesses, such as restaurants and theaters. It makes no sense to zone the area in question for industrial use when the potential for better alternatives is so apparent. Stating that it should be zoned for heavy industrial use because it was always that way is not taking the longer view, and it is the longer view that needs to be taken. Looking forward to what this area could look like and the tremendous income it could produce for the city is what needs to be considered. As a concerned citizen and as an active member of the Grand Valley Audubon Society, I urge the City Council Members to take this unique opportunity to improve our riverfront by voting to have this area zoned for Mixed Use.

*American cities transform themselves from places of industry and commerce to centers of culture and refinement.*

*Chief Joseph: "Without Vision the People Perish"*

Sincerely,  
Paul Didier,  
2808 Laddie Way  
Grand Junction, CO 81506  
242-8643  
didier@cheerful.com

## MUNICIPAL RIVERFRONT IMPROVEMENTS

### ***American cities transform themselves from places of industry and commerce to centers of culture and refinement.***

1 Portland,  
OR

<http://www.tbrpc.org/waterfront/riverpl.htm>

By the early 1970s, Portlanders were deciding how they could reclaim their waterfront. A masterplan was already in place known as the Downtown Waterfront Urban Renewal Plan. The plan sought to strengthen the link between the waterfront and the central city. Portland's commitment to the South Waterfront began in 1975 when the City Council amended the plan and extended the urban renewal boundary south to Montgomery Street. In 1976 a landmark decision removed Harbor Drive, a four-lane expressway that cut off downtown from the river. The stage was set for Portlanders to again have access to their riverfront! In 1979, the Planning Commission and City Council adopted the South Waterfront Development Program developed by the Portland Development Commission. Between the years of 1980 and 1983 the Marina basin was dredged, utility relocation and street construction work were completed and the Waterfront Park Extension from the Hawthorne Bridge to Montgomery Street was underway.

2 Pittsburgh,  
PA

[http://www.friendsoftheriverfront.org/new\\_pages/links.htm](http://www.friendsoftheriverfront.org/new_pages/links.htm)

Read about Pittsburgh's extensive revitalization of its riverfronts - all three rivers at the above website.

3 St. Louis,  
MO

<http://stlouis.missouri.org/government/duffy/riverfront.htm>

<http://www.explorestlouis.com/meetings/newPackage.asp?PageType=3>

**The Riverfront Master Plan** - St. Louis' historic riverfront is being re-made for the future thanks to a new Master Plan. A mile-long stretch of the Riverfront from the Poplar Street to the Eads bridges will be transformed into an inviting and vibrant destination with greenways, dining, attractions and a focus on the Mississippi River. The plan also will create new spaces for public performances to enhance the popular Live on the Levee summer concert series and allow for additional riverfront events.

4 Philadelphia,  
PA

[http://www.schuylkillbanks.org/admin/controls/doc/2\\_20051213115749.pdf](http://www.schuylkillbanks.org/admin/controls/doc/2_20051213115749.pdf)

The New Schuylkill Riverfront - Master Plan and Priority Projects - Along the banks of the Schuylkill River, south of the Fairmount water works, a long-awaited transformation is taking place. It is not just the new trail that bends around a gracious turn in the river and continues to Locust Street. It's in the hearts and minds of Philadelphians who are experiencing the Schuylkill for the first time and discovering the joy of bringing the river back into the fabric of our lives. For many years, the lower section of the Schuylkill River has deserved only a casual glance. Due to more than a century of industrialization, it has lost the lush green banks that attracted early Dutch explorers and the city's forefathers who strategically aligned the city's development along its verdant edge. Look again.

5 Des Moines,  
IA

<http://www.lib.drake.edu/heritage/odm/article.html>

As landscape architecture, municipal art and city planning gained increasing favor nationally, local architects turned to matters of site planning. At the request of the Civic Improvement Committee of the Greater Des Moines Committee (connected with the Commercial Clubs), Frank E. Wetherell prepared the "Plan of Improvement of River Front" in 1908.

- 6 Fort Wayne,  
IN

<http://downtownfortwayne.com/story.php?cat=1&sub=253&uid=134>

Municipal Riverfront Improvement District/ CREeDAn infill strategy for the downtown core is being developed that will weld these two sets of incentives to grow **mixed-use** projects, featuring first floor retail/restaurants and upper floor housing as well as integrating arts and culture into a number of smaller developments. Setting the conditions to spur creative industries is the key goal of the strategy.

- 7 Sunbury, PA

<http://www.seda-cog.org/nor-sunbury/cwp/view.asp?a=863&Q=430769>

The goal of the Sunbury Riverfront Park Project is to create aesthetically pleasing riverfront improvements that combine flood protection with quality park and recreation services and facilities that benefit the diverse recreational interests of its residents, and provides access to the Susquehanna River and Lake Augusta, while serving as a catalyst for economic development.

- 8 Bellevue, IA

<http://www.iowaleague.org/AboutCities/CIA.aspx?id=113>

The majority of Bellevue's riverfront area had been improved with brick sidewalks, picnic tables, benches, and lighting, however the south river front was still in need of these improvements. The river front is used extensively by the community and tourists for recreation and completing the South Riverfront Park Project would finish the entire riverfront area and be another step closer to eventually encircling the entire city with a walkway system. The additions were completed in June of 2004.

- 9 Albany, GA

<http://www.albanytomorrow.com/projects/projects.html>

Both new and rehabilitated structures are included in Albany Tomorrow's proposed \$1.5-\$2 million development of the downtown street closest to the Flint River. The Flint River Entertainment District is envisioned as a dense mix of specialty retail, entertainment and dining establishments linking the Flint RiverCenter, the hotel and conference center, the Flint River Walk, the Albany Civic Center and riverfront amenities such as docks, plazas, parks and trails. The area would feature streetscape and lighting improvements as well as courtyards, open-air tables and inventive storefront treatments. Development along the west side of Front Street in the block between Broad and Pine Avenues is emphasized.

- 10 Henderson  
City, KY

<http://www.courierpress.com/news/2007/jul/15/riverfront-improvements-meeting-set/?gleaner=1/>

the commission will meet in a workshop, at which time it will discuss the list of possible riverfront improvement projects.

- 11 Rockland  
County NY

<http://www.co.rockland.ny.us/planning/landuse/rivercomm.htm>

Communities have officially agreed to work together toward preserving and enhancing one of our greatest assets, our riverfront communities

9/6/07

Dear Kristen,

Please keep the zoning mixed in the property across from Eagle Rim Park along the Colorado River. I live in Orchard Mesa and often use the bike trail in this area. It would be so great to have a picnic area here and a pond for herons and water fowl. The first summer after I moved here (2004), there was pond where the truck parking lot is now. It was filled with roosting herons. It was so neat.

Thank you.

Sincerely,  
Roberta Hettinger  
2754 Laguna Drive  
GJ, CO 81503

9/6/07

I am requesting that the Brady land be zoned as mixed use. We need to preserve the land along the Colorado River for future beautification efforts compatible with the Riverfront Trail, the new parkway, the Botannic Gardens and Eagle Ridge Park across the river. It is not a good economic decision to zone these three parcels for light industrial and industrial/office use. Grand Junction's future economy will be better served by beautifying the south downtown area. Because we are attracting more and more tourists and retirees to our area, we need to enhance areas along the river as one of the important tools to continue to attract more tourists and retirees to our city. They are the true basis of Grand Junction's current and future economy - they bring MONEY with them! There are other areas in our city, such as along the Business 50 bypass, more appropriate for industrial use.

Sincerely,

Barbara Hill

9/6/07

Grand Junction Planning Commissioners:

Please keep the Brady land zoned as mixed use. Cities across the country are realizing the value of riverside property, with beautification projects, riverside walks, etc.

The Colorado River runs through the center of Grand Junction, and as our centerpiece should not look like a junkyard or industrial site. A junky looking riverside does not bode well for the future of Grand Junction.

Rather than zone more land along the river as industrial, Grand Junction needs to be thinking of options to move existing industrial sites away from the river.

When the oil and gas jobs dry up, Grand Junction's natural beauty will be a big draw to the area. The Colorado River is the centerpiece of Grand Junction and should be a big piece of that picture.

Keeping the Brady land zoned as mixed-use is a step in the right direction for the future of Grand Junction.

Thank you,

Roy High  
2821 Columbine Park Court  
Grand Junction, CO 81501  
970-245-5267

9/6/07

Dear Kristena et al:

Since my move to Grand Junction five years ago this week, I've wondered why? My town which is named after the river junction, does not celebrate that fact by beautifying its river front!!

Please zone the Brady land as "Mixed use" rather than Light industrial or industrial/office.

Respectfully,  
Concerned citizen Barbara H. Fredell

9/11/07

To the City Planning Commission,

Re: Zoning the former rendering plant property on the banks of the Colorado River.

Much has been said about the property on the riverfront, which the Brady Trucking company wants to use for its oil field hauling and trucking operations.

My purpose in writing today is to urge you to make a decision on this zoning issue that will be right for the people of Grand Junction and Mesa County. Relying on what the land was used for in the past is no longer a valid argument. We are now in the 21st century and continuing growth of the city and county requires decisions that apply to tomorrows needs, not yesterdays.

This part of Colorado will continue to expand more rapidly than the rest of Colorado and your planning position is one of public trust. The people respect each of you because they know they can rely on you to represent their interests. You have a huge responsibility and we the people expect our interests to be represented fairly and in a manner that will benefit the majority of us.

Recommending a plan of action to the City Council in favor of one company that just arrived on the scene is inappropriate. Some recommendations that you are asked to make are more difficult but nevertheless we expect you to rise to the challenge and recommend accordingly. It is in this spirit of respect that I come to you concerning this important issue for the people I represent.

Thank you for your consideration.

Sincerely,

Paul Didier  
Grand Valley Audubon Society

9/7/07

Dear Council Members,

I recently moved my family here from the mountains of Colorado. Prior to the move, I had heard many of the old cliches about Grand Junction being a heavily industrialized town with unbounded noise and air pollution. An initial survey of the area a couple of years back certainly gave credence to some of the claims that I was hearing, but as I looked beyond the surface, I saw that there were some very commendable changes taking place. Just this past year I have seen a tremendous amount of clean-up along the Colorado River corridor in the area of the 5th street overpass. The Riverside project certainly speaks to a vast improvement of roadway and the adjoining Riverfront Park has been a pleasure to enjoy, even in its earliest stages of development. In reality, I have been quite happy with the efforts and changes that I have seen, and I trust in the vision that has been set forth in developing the quality of life in the Grand Junction area.

I have heard that there is a zoning request for property held by Brady Trucking on newly-annexed land adjoining the Colorado River located on 27-1/2 Road. I strongly urge the City Councilmembers and Planning Commission to give said property a "MIXED USE" zoning designation rather than the industrial designation that is being requested. A re-encroachment of industrial use into this area would truly be a contradiction to all the money and effort that have gone into cleaning up this part of the river corridor and our urban setting.

No doubt there is a need for industry supportive of the energy development that our area is presently experiencing. However, such industries need to be located in areas where their impacts do not degrade the quality of our urban and suburban settings. Added to this, placement of such industries in sensitive river corridors and floodplains would contradict wise-planning and jeopardize the very setting we are trying to restore.

I would strongly ask that the City Council and Planning Office continue the vision of the riverfront improvements and zone the land in question as MIXED.

Sincerely,

Jim Liewer and family  
430 Prospectors Point  
Grand Junction, CO 81503



Distributed during  
the Sept. 11, 2007 PC  
meeting.  
(File Copy)

Penny Heuscher  
Grand Junction, Co.

Good Evening COMMISSIONERS

**JIM ROBB , JUDGE ELA** AND MANY OTHERS LED THIS COMMUNITY WITH GOVERNMENTS IN FORMULATING A VISION FOR OUR RIVERFRONT. GREAT STRIDES HAVE BEEN MADE TO IMPLEMENT THIS EXCITING, WONDERFUL VISION THAT PROMOTES HEALTHFUL RECREATIONAL USES OF OUR RIVERFRONT. WE HAVE SPENT MILLIONS TO clean IT up AND get the job done. We found an APPROPRIATE LOCATION FOR JARVIS.

.....THE POINT IS: WE HAVE TAKEN INDUSTRIAL OFF THE RIVER! WE BUILT A BEAUTIFUL PARK, EAGLE RIM ON THE SOUTH BANK. SPENT NEARLY TWO MILLION ON EAGLE RIM OVERLOOKING THE RIVER AND THE VALLEY.

RIVERBANK PROPERTY WAS RECENTLY PURCHASED BY BRADY TRUCKING ,AN OUT OF STATE FIRM. THIS BANK PROPERTY HAD COUNTY INDUSTRIAL ZONING FOR MANY YEARS BUT WE WOKE UP TO THE FACT THAT RIVERS AND THAT RIPARIAN HABITATS ARE IMPORTANT. WE LEARNED THAT INDUSTRIAL ZONING IS NOT APPROPRIATE FOR SENSITIVE AREAS. . IT HAS BEEN ANNEXED INTO GRAND JUNCTION. TONIGHT WE ARE RECOMMENDING ZONING. THERE IS A RANGE OF ZONING POSSIBILITIES FOR IT.

**PAUL JONES** OF THE RIVERFRONT FOUNDATION HAS STATED THAT INDUSTRIAL IS "NOT A FIT" FOR THIS PROPERTY.

WE IN GRAND JUNCTION HAVE THE OPPORTUNITY TO PLACE ZONING THAT FITS WITH THE RIVER, WE RECOMMEND MIXED USE ZONING FOR THE FOLLOWING REASONS,

IS MORE PROTECTIVE OF THE FLOOD PLAIN AND THE ADJACENT ENDANGERED FISH,

MIXED USE WOULD TRANSITION WITH THE ZONING OF THE ADJACENT LAS COLONIAS PARK AND THE NEW REC CENTER. IT FITS BETTER WITH EAGLE RIM ABOVE IT ON THE OPPOSITE BANK.,

The SOUTHDOWN PLAN SEEKS TO PROTECT VIEWS FROM EAGLE RIM. THAT IS IN THE DOCUMENT. MIXED USE DOES NOT ALLOW OUTDOOR STORAGE AND THEREFORE WOULD BE IN AGREEMENT TO THE SOUTH DOWNTOWN PLAN - WHEREAS , Industrial -1 I-1 WHAT THEY WANT FOR THE

LARGEST PART OF THE PROPERTY AND INDUSTRIAL OFFICE ARE NOT IN AGREEMENT WITH THIS NEW PLAN.

KEEP IN MIND THAT NO AMOUNT OF SCREENING CAN BUFFER THE VIEW FROM THE PARK HIGH ABOVE THE RIVERBANK .OR FROM RESIDENTIAL AND **YES WE WERE HERE FIRST**. WE HAVE HAD OUR RESIDENTIAL ZONING IN THE CITY FOR MANY YEARS THE TRUCKING COMPANY IS APPLYING JUST NOW FOR ZONING IN THE CITY.

PERHAPS WHEN THEY BOUGHT THE PROPERTY, THEY WERE LED TO BELIEVE IT WOULD BE INDUSTRIAL.

INDUSTRIAL ZONING BY ITS' NATURE IS NOISY THE HORRIBLE LOUD RACKET FROM THE BRADY SITE THIS SUMMER WAS UNACCEPTABLE TO ANY ONE IN THE AREA NOT GOOD FOR-TRAIL USERS OR RESIDENTS OR VISITORS TO ADJACENT PARKS.

**MIXED USE IS RECOMMENDED BY PLANNING STAFF AS AN ALTERNATIVE AS STATED IN YOUR STAFF REPORT. SEE PAGE( ) WE RECOGNIZE THE VALUE IN MIXED USE AND SEE IT AS THE BEST ZONING IF YOU MUST RECOMMEND ZONING FOR THIS AREA NOW.**

**DR. FINDLEY** OF THE RIVERFRONT FOUNDATION BELIEVES THAT A LAND TRADE SHOULD BE IMPLEMENTED.

We prefer a land swap so that Brady can have a suitable site away from the river with access and zoned appropriately and the city could use this land for park and recreation purposes. We believe we have found suitable land that could be used for the swap.

COMMUNITY RECREATIONAL ZONING IS THE ULTIMATE BEST FOR THIS RIVERBANK. A LAND TRADE FOR BRADY WOULD SOLVE THIS DILEMMA AND IT WOULD TRULY BE BEST FOR THE RIVER AND OUR COMMUNITY.

PLANNING COMMISSIONERS, YOU SERVE AS VOLUNTEERS JUST AS JIM ROBB DID FOR THIS COMMUNITY. HE AND MANY OTHERS WORKED FOR THIS COMMUNITY TO ACTUALIZE WHAT THOUSANDS OF PEOPLE WANT -A GREEN RIVERFRONT WITHOUT INDUSTRIAL RACKET AND FUMES

THANK YOU FOR YOUR ATTENTION AND SERVICE.

**From:** "Tom acker" <tacker@mesastate.edu>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 12:44 PM

Dear GJ zoning board,  
Please zone the Brady parcel as "mixed use" instead of light industrial. Try and conserve the the concept which create Eagle Rim Park and the honor the location of the marker commemorating the plaque marking the crossing place of the brave trappers and explorers the preceded us.  
Thanks.  
Tom Acker

Thomas Acker  
Associate Professor of Spanish  
Mesa State College  
1100 North Ave.  
Grand Junction, Colorado 81501  
(970)248-1068  
<tacker@mesastate.edu>

**From:** WAYNE FLICK <waflick@yahoo.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 9:34 AM  
**Subject:** Rezoning of near the Colorado River

To Whom It May Concern:

This is about the proposed zoning change directly across the river from the popular Orchard Mesa Eagle Rim Park and adjacent to the river trail and foot bridge in Las Colonias Park. Brady Trucking is requesting that the city change the zoning to Light Industrial for the westerly parcel and to Industrial/Office for the two easterly parcels. All three parcels on directly on the river and most of the land falls within the floodplain.

I'm asking that you instead zone the Brady land as MIXED USE rather than Light Industrial or Industrial/Office. This will potentially do much less damage to the river as the former zoning.

Thank you for your consideration of this matter.

Sincerely,  
Wayne Flick  
3026 Cline Ct  
Grand Junction, CO 81504  
970 433 2035  
waflick@yahoo.com

**From:** "Norm Kronvall" <kron530@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/3/2007 5:32 PM  
**Subject:** Riverfront

As a concerned citizen, We (my husband and I) are appealing to you to turn down the Industrial use along the Colo. River near Eagle Rim Park. This seems like backwards planning to us! After all so many people have done to try to clean up our beautiful river, let's keep it that way, it's healthier for all, people and critters. Thanks for your attention to our deep concerns, Sincerely, Mary and for Norm Kronvall

**From:** "Dave Murphy" <dave.murphy@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 1:09 PM  
**Subject:** Re-zoning of Riverfront property

Dear Planning Commission:

I am concerned about possible harmful impacts from a proposed re-zoning of land along the Colorado River in the Grand Junction South Downtown area. Brady Trucking wants land they own to be re-zoned as Light Industrial or Industrial / Office. The potential re-zone would allow the company access to land along the river, removing the potential for beautification efforts along this stretch of the river corridor in the future. I urge you to have this area zoned as Mixed Use to allow for greater protection of this critical area. Thank you-

Dave and Crystal Murphy  
2341 Promontory Ct  
Grand Junction, CO 81503  
970-241-7958

**From:** "joantom" <joantom@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/3/2007 11:21 AM  
**Subject:** Brady Trucking Re-zonging request

Dear Planning Commissioners:

What is the City thinking??? First we see billboards and an energy services facility on Redlands Parkway leading towards the Monument. These are huge eyesores detracting from one of the major natural attractions of the Grand Valley. And now light industry along the riverfront? If we're going to have massive sprawl, we need at least to preserve and enhance the areas that make (or made?) the Valley so attractive. Please - zone this area Mixed Use and work to make it part of a premier walking/biking corridor.

Thanks for considering my views.

Joan Woodward  
254-1656

**From:** "Harriet Stephens" <hstephens1@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 4:46 AM

Re: Zoning of the Brady land

We need to be looking to clean and beautify the GJ riverfront; not industrialize it. There are other location options for industrial business, but there are not other locations for parks or amenable business desiring a riverfront ambiance. Also, this land is located in a floodplain and I hate to think of a flood in an industrial area - the resulting pollution to the river. Other cities are working hard to clean up thier riverfronts'; we have an oppportunity to not mess ours up in this location.

Please zone this area mixed used.

Thank you  
Harriet S. Stephens  
1150 Primrose Ln  
Fruita, Co 81521

**From:** <Montelizabeth@aol.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 12:28 PM  
**Subject:** riverside property is not the best option for industrial sites

Grand Junction Planning Commission:

Please keep the Brady land as mixed use. Cities across the country are realizing the value of riverside property, with beautification projects, riverside walks, etc.

The Colorado River runs through the center of Grand Junction, and our centerpiece should not look like a junkyard or industrial site. A junky looking riverside does not bode well for the future of Grand Junction.

Rather than zone more land along the river as industrial, Grand Junction needs to be thinking of options to move existing industrial sites away from the river.

When the oil and gas jobs dry up, Grand Junction's natural beauty will be a big draw to the area. The Colorado River as the centerpiece of Grand Junction to be a big piece of that picture.

Keeping the Brady land as mixed-use is a step in the right direction for the future of Grand Junction.

Thank you,

Roy High  
 2821 Columbine Park Court  
 Grand Junction, CO 81501  
 970-245-5267

\*\*\*\*\*

Get a sneak peek of the  
 all-new AOL at <http://discover.aol.com/memed/aolcom30tour>

**From:** "nancy terrill" <nordicski@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 11:27 AM  
**Subject:** Mixed use urged--Brady property

Hello Kritena,

I am very concerned about the riverfront property leased by Brady Trucking. I oppose any industrial use of the riverfront and strongly urge the City to give a "Mixed Use" designation to this property. We have an opportunity to make the riverfront more beautiful, not less beautiful, and this wonderful life-giving resource will stay clean and an area of recreation, enjoyment and pride for our community.

Sincerely,  
 Nancy Terrill  
 300 Cedar Ct.  
 Grand Junction

**From:** "larry arnold" <larnold47@msn.com>  
**To:** <kristena@gjcity.org>, "larry arnold" <larnold47@msn.com>  
**Date:** 9/4/2007 12:29 PM  
**Subject:** Re: Brady Land at 27.5 Road in GJ

**CC:** "aileen lotz" <redwing@bresnan.net>, "andrea" <arobinson@paonia.com>, "...

I neglected to mention that this is in reference to GJ Land Development Application Pending #2007-051. The area is accessible via 27.5 Road off of D Road and is well marked with yellow signs, Re: action pending (just in case anyone wants to go have a look). The Riverfront trail should be continued through that area rather than dumping both foot- and bicycle-traffic out onto C and 1/2 Road as it currently does. That riverfront property simply is not the right location for any type of industry, even "light industry" or office buildings. At dawn this morning, there were numerous waterfowl, wading birds and shorebirds moving up and down the river at that location.

Larry

----- Original Message -----

From: larry arnold<mailto:larnold47@msn.com>  
To: kristena@gjcity.org<mailto:kristena@gjcity.org>  
Cc: aileen lotz<mailto:redwing@bresnan.net> ; andrea<mailto:arobinson@paonia.com> ; billday<mailto:billday@paonia.com> ; Carole Brysky<mailto:cbandfitzie@yahoo.com> ; coen dexter<mailto:coenbrenda@yahoo.com> ; Craig Dodson<mailto:cddodson@mesastate.edu> ; jacob cooper<mailto:certhia@bresnan.net> ; jason BEASON<mailto:jasonbeason@tds.net> ; JMoston<mailto:JMoston@aol.com> ; john toolen<mailto:jtoolen@bresnan.net> ; kathy kuyper<mailto:chswift@hotmail.com> ; riversidepkwy<mailto:riversidepkwy@gjcity.org> ; Robert Bradley<mailto:thrasher@bresnan.net> ; ron\_lambeth<mailto:rolambeth@yahoo.com> ; ronda woodward<mailto:woodward@wic.net> ; Terri AHERN<mailto:ahernterri@msn.com> ; levadgj@bresnan.net<mailto:levadgj@bresnan.net> ; paul&fran didier<mailto:didier@cheerful.com>  
Sent: Tuesday, September 04, 2007 9:55 AM  
Subject: Brady Land at 27.5 Road in GJ

04 September 2007

GJ Planning Commission,

The "Brady property" on the Colorado River at 27.5 Road should NOT be zoned as industrial, whether "I-1" or "I-O" for the following reasons:

\* People live across the river from that area and it would degrade their neighborhood with noise pollution, light pollution, air pollution, etc

\* ANY industrial activity in a riverine habitat will negatively impact water quality of both surface and ground water, in this case the Colorado River, and down the road somebody will be faced with an expensive cleanup effort and/or fines. Guaranteed. It happens every time.

\* Much of this area is in the floodplain, meaning there WILL be release of hazardous materials into the river when flooding occurs.

\* Industrial zoning would sabotage the city's efforts toward a green belt and "mixed use" goals, and would also deny future protection of an important wildlife corridor.

Sincere thank you for your consideration,  
Larry Arnold  
308 Country Club Park  
Grand Junction, CO 81503

970-263-0115

**From:** "Brian Olson" <b.olson37@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 9:48 AM  
**Subject:** Brady Property on Colorado Riverfront

Kristena,  
With all the positive things that are happening in the southern downtown area of Grand Junction and along the riverfront, it would be a step backward to allow the Brady property along the river to be zoned anything but for MIXED USE.

Thank you.  
Brian Olson  
2068 Snow Mesa Lane

**From:** Pamela J Parrish <pparrish@mesastate.edu>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 7:19 PM  
**Subject:** Brady Land by the river

Hello--I'm in favor of zoning the Brady land by the Colorado river as mixed use vs industrial of any type. Industrial zoning by any river seems regressive and we can look back through time and see what a mess our rivers have been due to this kind of zoning and backward thinking. Please, let's use progressive forward thought and visualize how beautiful the river corridor should be, along with the Los Colonias park.  
Pam Wieser

**From:** "Michael Marquardt" <mrmarquar@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 10:25 AM  
**Subject:** Brady land zoning

To whom it may concern:

I am hoping that you and the Planning Commission will recommend a zoning category of "mixed use" for the Brady land rather than "light industrial" or "industrial/office". As more and more of our open land is devoured by development, please listen to your citizens that we want to retain as much open space as possible, especially on the river front. Objections by neighbors should be carefully considered, as the proposed changes directly affect them and their property. I am particularly concerned as I ride the bike trail down from Orchard Mesa and along the river in that very area on my commutes into the city from Whitewater. At present, that stretch of ride is quiet, clean, and calming, and I would hate to see noise and pollution from industrial activity replace that oasis-like quality.

Thank you for listening.

Sincerely,

Michael R. Marquardt  
Whitewater

**From:** "MARTY GARVEY" <mgifts2@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 11:32 AM  
**Subject:** Brady Trucking rezone

Rezoning for one special interest sets a bad precedent for all zoning regulation enforcement and will lead to spot zoning throughout the county. An exemption for Brady trucking is just such an example of poor zoning practice and is not in the best interest of Mesa County residents. Margaret B. Garvey

**From:** "Carol Ortenzio" <protenz78@gmail.com>  
**To:** <kristena@gjcity.org>, <jimd@gjcity.org>, <lindat@gjcity.org>, <greggp@g...>  
**Date:** 9/5/2007 2:11 PM  
**Subject:** Brady Land Zoning

I am writing to voice my objection to making the Brady Trucking land purchase at 27 1/2 Road I-1 & I-O. This land should be zoned MIXED USE.

The City of Grand Junction & Mesa County have spent years cleaning up this area of the riverfront at a very high cost. As you already know, uranium mill tailings have been removed from the site. Salvage yards & other heavy industrial uses were purchased & removed as part of the riverfront project. To place industrial zoning on this parcel opens the door to re-polluting the area, totally negating the efforts to clean up the riverfront & wasting monies spent on clean-up.

Also, the many homes across the river from this property would be impacted by noise, offensive odors, & an industrial view of the trucking company. This is property that should enhance, not degrade the city. We should be planning a riverfront area that is the ideal location for parks & trails, restaurants, shops, & other possibilities such as a band shell or even concert hall. Other cities have beautified their riverfronts & brought revenue & beauty to their city. Imagine the income from local & tourist dollars it could bring in!

This area is in a flood plain. With an industrial zoning, there brings the increased risk of pollution & damage to the waters & endangered fish in the Colorado River. Our water is much too valuable to risk.

Let's not become a city of ugly vistas. Let's continue on our journey to become an area of culture & beauty.

PLEASE, make these 3 parcels MIXED-USE ZONING CLASSIFICATION.

Thank you.

Carol Ortenzio, 306 Dakota Drive, GJ 81503

**From:** Bill Haggerty <haggerty20@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 6:36 PM  
**Subject:** use of Brady property...

To Whom it May Concern: I'm amazed that after nearly two decades of clean-up along the Colorado River, the planning commission would even consider a light industrial designation for property near the Western Colorado Botanical Gardens. I have personally spend hundreds of hours helping to clean up the riverfront property around Watson Island and many other parcels. I've spent even more time promoting it as a clean, healthy environment we can all enjoy. Please do not designate this area as light industrial. I believe that is a step in the wrong direction.

Sincerely,

Bill Haggerty

--

Bill Haggerty  
250 E. Fallen Rock Rd  
Grand Junction, CO 81503  
970.245.7028 (h)  
970.270.3509 (c)  
haggerty20@bresnan.net



**From:** "Magoon, Janet " <jmagoon@mesa.k12.co.us>  
**To:** <kristena@gjcity.org>, <belindaw@gjcity.org>, <planning@gjcity.org>, <la...>  
**Date:** 9/5/2007 4:49 PM  
**Subject:** Industrial zoning on the river-

Members of the Planning Commission, City Council members, Mayor Doody and Laurie Kadich,

The zoning issue addressing the Brady Parcels along the banks of the Colorado River did first come to my attention because I reside across the river, however, my personal interest goes far beyond the scope of my neighborhood. Since I do have property above that area, I am extremely concerned about noise/odor/lights as are most of my neighbors and every park user I have spoken with.

Beyond that, as a concerned citizen of Grand Junction, I find the opportunity of developing Las Colonias Park and linking it to Eagle Rim Park incredible! It will unify the two parks, and a foot bridge in-between is a unique asset for commuters, nature enthusiasts, and park users. I find the future use of the 3 Brady parcels on the river bank of extreme importance from a visual and noise aspect for both parks but especially for Eagle Rim Park. It IS an awesome view from the rim and sound carries easily over the water. The Spanish Trail memorial was just placed over-looking that area. We need to make it presentable along the river for all those who value the river as the essence of life in this desert valley. An "eyesore" IS an eyesore and although Brady Trucking has not declared what they intend to put on potentially zoned I-1 land, let's face it, no amount of landscaping can obscure the view from the Eagle Rim Park.

More importantly, as a concerned citizen of the United States, I find industrial zoning along the bank of the Colorado River (in a flood plain, no less!) a reckless and irresponsible proposal. Industrial zoning would allow for heavy vehicles and equipment, outdoor storage and outdoor operations/manufacturing. We have seen what happens when big trucks have accidents or leak contents....it does not belong on the river. Brady has I-1 zoning right across the street. That is close enough to the river for that sort of zoning.

After much thoughtful consideration and input from a multitude of good people with healthy, futuristic visions, my hope for the area (if CSR is not an option) would be to zone all 3 parcels as "Mixed Use". I believe that zoning choice would be the least destructive to the environment and the most considerate to the neighboring residents and park users.

From Page 6 of the South Downtown Neighborhood Plan given to citizens at the Riverside open house August 2007....."the River does present excellent opportunities to maintain and enhance amenities that have already been placed along the River including the Botanic Gardens, the Riverfront trail system, the Old Mill pedestrian bridge and the community investment of the Riverside Parkway. The topography of the site is also an important consideration. While the South Downtown area

itself is flat, it is significantly lower than Orchard Mesa to the south. This makes it a very visible area as well as presents some unique opportunities for views and vistas."

Thank you for your time and consideration,

Sincerely,

Janet Magoon

**Bennett Boeschstein, AICP**  
**1255 Ouray Ave.**  
**Grand Junction, CO 81501**

Mayor, City Council & City Manager  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Rezoning the former Rendering Plant on the Banks of the Colorado River

The Grand Junction Planning staff has listed three zoning categories it believes would be appropriate in view of the City's amendment to the master plan for the above mentioned property: 1. I-O Industrial Office, 2. I-1 Light Industrial, 3. M-U Mixed Use

It is my opinion that the MU zone would be the most appropriate zone for the site for the following reasons: 1. it has specific performance standards for nuisances such as noise, vibration, glare and hazardous materials, 2. it requires appropriate screening, buffering and open space and enhancement of natural features and 3. it does not allow outdoor storage and operations. The drawback to this zone is that it allows multi-family housing; however, any structure including multi-family housing must meet the strict standards of the City's Flood Plain ordinance which incorporate the requirements as established by the Federal Emergency Management Agency (FEMA).

In addition, I hope the City Council, Planning Commission and staff will examine the site plan of this development to insure that its possible harmful effects are mitigated. Items such as a riverfront paved trail with landscaping along the River's edge, raising any structure one foot above the 100 year flood plain and/or flood proofing below the 100 year flood plain and establishing strict environments standards to prevent noise, air and water pollution should all be part of an approved plan. (This site was underwater during the flood of 1983.)

There are appropriate alternative locations for this trucking facility which are located away from the Colorado River on the Riverside Parkway. These sites are vacant and are zoned industrial.

This community has worked too long and hard in cleaning up the riverfront of salvage yards, low- level radioactive uranium mill tailings, and polluting industries to allow a potentially new polluting industry to locate on the riverfront.

Thank you for your consideration of my request.

Sincerely,

Bennett Boeschstein, AICP

xc. City Planning Commission

**Agenda Topic: Brady South Zone of Annexation-GPA 2007-051**

Requesting placing I-1 on the Colorado River bank and in the extensive Flood Plain and I-O on the River bank on two parcels eastward parts of which are also Flood Plain. Location: 347 and 348 27 ½ Rd and 2757 C ½ Rd.

Dear Planning Commissioners, City Councilmembers and City Planning Staff and City Manager.

You have a rare opportunity to weigh most carefully and consider information regarding zoning to be placed on the banks of our (Nation's-Interstate ) Colorado River. This is not a decision to be made without an in depth understanding of the impact of your decision. It is not one to be made hastily. It is not a political decision but it must be an unselfish and thoughtful one based upon many facts.

You may hear arguments that some of the newly acquired Brady Trucking Firm land on the river bank was zoned industrial when it was in the County and therefore it should remain industrial in the City. Those decisions were made early in the last century. Now that it has been annexed into the City, the applicant is requesting I-1 or Industrial 1, on a west parcel and I-O (Industrial / Office) on two east parcels. The argument to keep the zoning is no longer valid. We have all learned much about the importance of rivers, riparian habitat, flood plains and water quality since those early days when Industrial uses were allowed adjacent to or close to rivers.

**The U.S. Fish and Wildlife** has provided to YOU compelling reasons for the City NOT to put industrial zoning back on the Colorado River. The United States Fish and Wildlife's primary concern is the flood plain of this area. The Critical Habitat for endangered fish is inclusive of the Flood Plain. The Fish and Wildlife refers to the endangered fish in the report. Nearly ALL of the West Parcel is in the Flood Plain and some amounts of the east parcels are in the flood plain. The Rendering Plant was flooded in the early 1980's. I witnessed people canoeing on the property. The flood carried off a heavy log bench that was cut from a cottonwood tree on the south bank. You have been provided with copies of that extensive letter. **Rocky Mountain Bird Observatory** has given input on this area that should not be Industrial. **The Division of Wildlife** has recommended a 300 ft corridor along the river for wildlife.

The staff report CLAIMS that the proposed zoning is "Compatible" with adjacent zoning. Let's take a closer look at that.

Please refer to the staff report on page 1. "Surrounding Zoning"

NORTH: the surrounding zoning is CSR – Recreational (Las Colonias Park) and a very small amount across C & 1/2 Rd is I-1.

SOUTH: R-5 and also CSR (Recreational). Eagle Rim Park is the CSR on the South border. Hopefully you understand that the River is not a buffer from Industrial to Residential because of the PHYSICS of sound. The BLASTING LOUD racket created by the Aspen Drilling Company, who had leased the property this summer from Brady in no.

*P.H. pg 1 of 2  
copy given  
to planning*

way can be considered compatible to the zoning at Eagle Rim Park or for the adjacent zoning of the neighborhoods. Proposed I-1 zoning would be noisy-not compatible to parks and residential zoning. Noise adjacent to residential areas should not be tolerated in any zone.

EAST: RSF-R in the County, again Residential Zoning

WEST: again CSR –Recreational- or Las Colonias Park

A Planning Commissioner observed that the zoning was not compatible at the Growth Plan Hearing.

**An alternative could be MIXED USE, (MU.** It is more protective of the River and compatible to adjacent zoning. **It has restrictions that support the South Downtown Plan** regarding Views from Eagle Rim. The applicant's proposal for zoning allows uses as outlined in **TABLE 3.5 Use/Zone Matrix - pg 23 of the staff report** that are a direct contradiction to the South Downtown Plan. **See the Downtown Neighborhood PLAN** pages 6 and 9. Heavy vehicles would be allowed and outdoor storage allowed. This can not be buffered from the view of the Orchard Mesa Eagle Rim Park which you know is high above the river.

**Gas and petroleum storage is Conditional in both I/O and I-1 zones but it is not allowed in Mixed Use. No storage of gas and petroleum is more protective of the river.**

The area that is not in the Flood Plain could be residential as allowed by Mixed Use although CSR would be better still.

In addition a land trade is possible and the applicant is willing. Also the applicant has received (according to the City staff) offers for this property. This matter should be tabled. However, if you must place zoning on these parcels at this point in time, then choose The City of Grand Junction's Planning Department alternative recommendation of "Mixed Use" as noted in the staff report. It respects the applicant, it is compatible to surrounding zoning and it is most protective of the river.

For your convenience I have included a copy of the U.S. Fish and Wildlife input regarding this matter, a map of the Flood Plain that he refers to and copies of the petition signed by many neighbors and trail users that was presented to the City Council when the applicant had requested a change in the "Growth Plan".

Thank you,

Penny Pauline Heuscher  
330 Mountain View Ct.  
Grand Junction, CO 81503  
August 30, 2007

*pg 20/2*

For inclusion in Planning Commission and City Council Packets.

Dear GJ Planning Commission:

My name is Janelle Heiden. I have for 16 years been a proud resident of Grand Junction, Colorado. That being said, I would like to offer you my opinion on a change that may be taking place in our community. As you may already know, I am writing this letter concerning the potential development of the Eagle Rim area in Orchard Mesa. I believe that we should keep it free of industrial use and use it primarily as a mix use area. In my opinion, using the land for the Big Trucking Company would destroy a lot of beautiful wild life and land that is in use by the Community every day. Also, the eagle Rim area is very close to the river, putting a trucking company there may danger the water and its natural habitats that live in or around it. I do know that this change would bring in money and jobs to our community but is it wroth the risk or destruction of a well known area? I believe not and think that this place is not safe and/or even convient to locate such a company.

Thank you for your time,

Janelle Heiden, Central High School Student

Dear GJ Planning Commission:

I am a student at Central High School and I am expressing my opinion about the matter of the truck transporting business by the river by orchard mesa.

I think that this would be a bad thing for the people and the environment from the possible contamination of the river and the surroundings, they would also be ruining the scenery and the animals around that area.

Sincerely, Scott Miller

Dear GJ Planning Commission:

My name is Ashley, this is my senior year at Central High School. I would have to say my opinion on this matter would have to be to make it a zoned mixed use. My understanding is the neighborhood overlooking this area does not want to see a trucking business run and spread out instead of there scenery. To me that's just a materialistic problem and is not a big deal. The big deal to me is the water, and what will happen if this is placed right next to a river. Water is more important in this world than any trucking business. I do understand it is there land but keep in mind we need good water. Thank you for taking the time to read my side of this.

Ashley Taylor

Hello, my name is Tim Ostrom. I'm a senior at Central High School. I think that the neighbors have a say in how the view will look. They are living there, they should at least get to express their opinion. Sure the company owns the land but it would be nice to keep the beautiful land that we have. Thank you for considering my opinion.

Sincerely, Timmy Ostrom

Dear GJ Planning Commission:

My name is Katy. I think Brady Trucking should be able to do whatever they want with the land. It's theirs to build on.

If Brady Trucking can build there factory without polluting the River, then I'm fine with it. I'm not the one who has to look at it every day. Thank you for reading this and considering my opinion and I hope you will use this to help with your decision.

Sincerely, Katy Kean

Grand Junction Planning Commission,

My name is Seth King. I'm a Senior at CHS and have lived in Mesa County for 17 yrs. My opinion on this issue of debate is a zoned mixed use. I know that Brady Trucking Company owns the land which they want to make industrial but it's not fair. I plan to live in the Mesa County for as long as I live, but if this is the way parks and trails are going to be treated I have no interest. That is why most people are in Mesa County, because of the nice parks and beautiful trails. Good luck with your decision.

Sincerely, Seth King

Dear GJ Planning Commission,

9-11-07

My name is Samantha Martinez and I moved here close to a year ago. Grand Junction is a really great place to live and has so many places. In my opinion I think the zoned mix use would be a better thing to do for the community. We need to keep the park and the water quality in good shape. The idea of having a bunch of industrial buildings around that area is not a good idea. The neighbors around the area would like to look out their windows in the morning to see a great view of the park and stuff, not some building

and industrial things. I give you my opinion here today because I care about the community and the people around. Thank you for reading this.

Sincerely, Samantha D. Martinez

Dear: GJ Planning Commission

I am a student at Centairal high school. I have lived in Grand Junction all my life. I believe that the trucking company owns the land and if they want to make it a light Industrial zone then they can. However I think actions to help preserve the quality of our water need to be taken.

John Vantassel

Dear GJ Planning Commission,

Hello, my name is Alexandra Fisher. I attend Central High School. I help my parents pay taxes so I feel my voice should be heard! My grandma lived in that area for quite a while and I remember always going to the park and play and go down to the river and catch frogs. Yes, I'll agree that the trucking company owns the land, but what will this do to the quality. The neighbors can't really choose how their view is going to look but they should have a say in water pollution. So that zone should be deemed mixed use. The company will also cause air pollution and with a school right down the street all this pollution that is going to happen can damage the well being of our youth. Thank you for taking the time to read this letter and please take into consideration what I have to say.

Sincerely, Alexandra Fisher

Dear GJ Planning Commission,

My name is Veronica and I am a senior at Central High School. My opinion on this is that, yes, it doesn't seem fair to the neighborhood because of what could happen to their water supply. They could get different chemicals in their water, that could harm them. I do have to agree that yes the neighborhood does not own the property so you could really do whatever you wanted. But you also have to think about how it could affect them.

Thank You For Taking Our Opinions In Consideration

Veronica Ortega

Dear GJ Planning Commission,

I am a senior at Central High School and I've lived here all my life. I think it would be ok to change it to a light industrial zone as long as the water quality is affected. I wouldn't mind big buildings going in there if they don't hurt the environment. Thank you for taking time and hearing out my opinion about this plan.

Thank you, Mac Cooke

Dear GJ Planning Commission,

I am a 17 year old Senior at Central High School. I have lived in Grand Junction for 13 years now. I recommend and hope you considering keeping the zoning as it is and wanting to change it. The Brady Trucking Company is thinking of changing it for the better but I don't think that they are considering the thought of how it will harm the water. So my vote is to keep the zoning the same as it is and changing it for industrial use.

From Daniel Ambriz

Dear GJ Planning Commission,

I'm Devin Schneider a senior at Central High School. I think the area should be zoned for mixed use. The small mountain town of Grand Junction is growing and that means more people. So there should be a park or something like it.

Sincerely, Devin Schneider 9-11-07

Dear GJ planning Commission

I am a student at Central High School. I am a Senior this year. I am writing about the Egale Rim Park. I don't really care what you decide, but I hope you make a decision that is best for everyone in the area.

Sincerely, Jeffrey Anderson

Dear GJ Planning Commission,

McKenna Blair 9-11-07

I am a senior at Central High School and would first like to thank you for taking the time to hear my opinion. I am glad that you have taken into consideration the opinions of those around this issue as well as those directly influenced by it.

As far as the “zoned” area stands with me, I must agree with the neighborhood on this topic. A light industrial zone is indeed a great and well thought-out plan, but at the same time, it only benefits the trucking company.

Should the neighborhood’s plead be heard, more room for far more useful things can be created to better suite the community as a whole. I will not list these advantages because I’m sure the residence have already spoken the available possibilities.

I thank you again for listening to my opinion, and the opinion of my fellow students. My your final decision benefit our community in the best possible way.

Dear Planning Commission,

My name is Kevin Hill and being a Grand Junction citizen I believe that the trucking company should choose what they want. The trucking company owns the land. Grand Junction is a growing city and industry is going to happen. This zoning would be a great start to a blooming county and could jumpstart the towns livelihood. Brady should be allowed to build there as long as water quality measures are taken. I hope my opinion has helped you decide your choice.

Sincerely, Kevin Hill

Dear GJ planning commission,

My name is Gissela Tercero, I am a junior at Central High School. I have lived here all my life as well as my family. My opinion in all of this is that the trucking company should not go on with there plans because it would ruin the neighborhood and that part of orchard mesa. Mainly because of all the noise and trucks coming in and out. Personally I do not think it is a very good idea and the neighborhood should have this vote! Thank you very much for taking your time to read my opinion.

Gissela Tercero

Dear GJ Planning Commission,

My name is Brandon I am a junior at Central High School and I have lived in the valley for 12 years. I think that the area owned by Brady trucking should be zoned mixed so that the water won’t be polluted and the park will stay pretty. These people were here first and should have the opportunity to live in a peaceful place like everyone else.

Sincerely, Brandon Kendall

Dear GJ Planning Commission,

My name is Zach Martinez. I am 16 years old. I have lived in Grand Junction for 13. My opinion is a mix use. I am ok with that company opening their factory there. As long as it deosn’t affect how the town is run. Also if it effect air pollution then i disagree. We polute to air already enough as it is. Water polution is another big deal with me. If it is going to polute anything it shouldn’t be done. All polution does is kill the Earth and us faster.

Sincerely, Zach Martinez

Dear GJ Planning Commission,

9-11-7

I am a senior at Central HS, I have a job and getting ready for the real world. My opinion is that the Orchard Mesa Park should be zoned Mixed Use. I believe that even though I am only a student I should still have a say in what will happen to the Park because I will be the one who has to live with it. So please take my thought into consideration. We have to live with it so why put big companies there leave it as it is. Thanks for your time.

Concerned Student, Maggie Bagley 12<sup>th</sup> grade senior Central High School

Dear GJ Planning Commission,

Hello, I’m Chris McDonald and I am a junior at Central High School. Our teacher read a paper to us to see our opion on what the Council is talking about doing with proposed Rezoning of the riverfront land across from Eagle Rim Park. Technically I like the idea, but what about the people that like the walk-way or the park? Where will this put the middle school? You have 29 road going right up to Orchard Mesa and 5<sup>th</sup> Street. I would stick with what we have right now, because there will be a lot of citizens upset about it if it happens. Really there isn’t a reason for it. Thank you for your time spent reading this letter.

Concerned Student, Chris McDonald

Dear GJ Planning Commission,

I am a student at Central High School, and I’m a junior. I have lived in Grand Junction my whole life so far.



My opinion about the zoning is that I would like the zoned mixed use because I like the park and where it's located in orchard mesa. I think it should be this because I want the better water quality, and no flood plain. So this is what I think should happen.

Sincerely, Sara Ammerman

Dear GJ Planning Commission,

I'm Brittany Case, a Senior at Central High School. I think that the land should be zoned for mixed use. Grand Junction is growing big but I think that we should use that land for a park like setting. With Egale Rim Park near by & the river front trail it should be used for recreation. I know I wouldn't want to be walking down a quiet peaceful river and then come into an industrial area that's loud, and the air is polluted. Grand Junction is a home at mountains and the small community feel. We don't need any more pollution in the air. Lets keep Grand Junction the home of the outdoors & make the zoned land park-like settings.

Thank You For your time, Brittany Case 9-11-07

Dear Grand Junction Planning Commission,

9/11/07

My name is Ashley Sidoneyz. I attend Central High School, and have lived in the Eaglerim park area a couple of times.

I think that Eaglerim should remain as a mixed use zone for a number of reasons. Considering that we are already having water issues, we need to leave the river alone to maintain good qualities of water and a good supply. Another reason being that the park serves so many purposes. Many of my friends enjoy the skate park, my younger brothers love the playground, and my parents and I enjoy the peacefulness of looking out at our city and what it is.

If we take this away, air will become polluted, we will have less clean water, and families will have to resort to other options for entertainment which may not be spent in Grand Junction. Our City is more of a homely place rather than an industrialized city. Please keep it this way.

Student of Central High School, Ashley Sidoneyz

Dear, GJ Planning Commission

Im a junior from central high school. I think the land should be zoned to mixed use. I think this because there is already a bridge put there for walking they don't need another one. I also think that by Putting another bridge there it would decrease wildlife habitat.

Sincerely, Student from central high school  
Chase Liddecoat

Dear Grand Junction Planning Commission,

My name is Muranda, I'm currently a senior at Central High School. I personally believe the zoned area should be a mixed area, which would include keeping the park, kping the water quality high, and keeping property value around the area high. Many students, including myself, throughout this Grand Valley, will consider attending Mesa State and continuing to live in this area and community and possibly raise our children here. Why would we want to take away our landscape and parks in replace to trucks and industrial type things? I'm sure many people are going to benefit from clean water and a place for children to play, than a trucking company where only a few would prefer that option. I hope you consider others opinions when deciding what to do with the zoned area in Orchard Mesa.

Thanks, Muranda O'Grey

Dear GJ planning Commission,

My name is Nathan Bell and I am a student a Central High School. I am wrighting to you because I think that the river front should be zoned for mix use. Personaly I would rather have a cleaner river than some trucks pluting it up. I also like to BMX so if that jeperdises the skate park there that would suck. Also my family really like that boardwalk for bikes and walkers. And why would you want to take all that stuff away after you pretty much just put it in. I just think that it should stay the way it is because it has worked out good so far.

Sincerely, Nathan Bell

Dear, GJ Planning Commission,

I am Bryan A. Trice a senior at Central. I think you should make the Highway. It will help people how to not have a car, turck or S.U.V. Just make life easier on workers and man kind alike. The enivorment is already destroy so Just Do It

Bryan Tice CHS.

Dear GJ Planning Commission,

My name is Janelle and I'm a junior at Central High School. I have only lived in Junction for 3 yrs. My whole family is from this area pretty much.

My opinion on the whole River front being threatened is just go ahead with zoned light industrial. Brady Trucking already owns the land so really nothing more to be done. I'm sure after building the offices and buildings that you can figure away around the floodplain and make it work for all.

Thank you GJ Planning Commission for caring about our opinions!

Sincerely, Janelle Heil

Dear GJ Planning Commission,

My name is David Hamilton. I pay my taxes so I believe I have a right to say something about what goes on. I believe that the area in question should be zoned as a mixed use zone because people live in this area. There is the need to make money that is what Brady Trucking is trying to do.

David Hamilton CHS

Dear GJ Planning Committee,

I am Michael Fraser from Central High School. I have lived here for close to 10 years of my life and I have been to the Eagle Rim Park countless times. I think that your group should use the land better than put a noisy highway through my favorite rollerblading spot. I also wouldn't like to see this to industrial zone.

Thank you for reading this

Sincerely, Michael Fraser

Dear GJ Planning Commission,

I'm 17 years old & a senior at Central High School. I've been living here in GJ since I was 4 years old so what goes on in the community is very important to me and towards the Orchard Mesa Eagle Rim Park project. I think the zone should be a Mixed Zone use. As long as it does not affect the water quality in the river, & as long as it does not make any more air pollution.

Sincerely, Sabrina Morales

Dear GJ Planning Commission,

My name is Trish, and I'm a junior at Central High School. I've lived in Grand Junction basically my entire life. Before my mom moved down here with my sister and me, my family lived in Denver and now we live all over the country.

I have read and heard about your idea to start rezoning of riverfront land across from Eagle Rim Park. Although I'm 16 and have a lot of friends around 17-19 yrs. Old we enjoy our environment very much. We like to drive around and occasionally stop by random parks to hang out. Rocket Park, Eagle Rim Park, and Longs Family Memorial Park are our favorite parks to hang out. The view of the sky late at night when your swinging on the swings is just so sweet to lose. Sure it is only one of the three parks we like to hang out at but still we go to Eagle Rim Park we go to the most and losing all the trees and fresh air would really suck.

Yours Truly, Patricia Shubert

Dear GJ Planning Commission,

My name is James Contreras and I'm a junior at Central High School. I have lived in Colorado most of my life but some changes can be good or bad. My opinion is that we should have a mixed use zone because there are homes and families that like to go out in about to have some fun. It could be dangerous in some ways like if an eight year old was playing by the construction the kid could get hurt and the family will sue the company.

Sincerely, James Contreras

Dear Brady Trucking,

9/11/07

We ask you to not put your trucking company next to our river water.

With the problems of pollution already you will add to that, along with other problems. The runoff can get high, and what if it floods? Well there goes all of your equipment down the river.

Many locals float down the river for a nice relaxed day and then when they come by you it's not so relaxed anymore. I really disagree with your company being built there. Many health problems can be a risk for not only you and your employees but the many people that live in Grand Junction. Please don't only think of you but the citizens that live here.

Sincerely Alyssa. M

**MINUTES FROM SEPTEMBER 11, 2007 PLANNING COMMISSION  
MEETING**

**D R A F T**  
**GRAND JUNCTION PLANNING COMMISSION**  
**SEPTEMBER 11, 2007 MINUTES**  
**7:00 p.m. to 9:40 p.m.**

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

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Bill Pitts, Tom Lowrey, Patrick Carlow (1<sup>st</sup> alternate) and Ken Sublett (2<sup>nd</sup> alternate). Commissioners Lynn Pavelka-Zarkesh, Reggie Wall, and William Putnam were absent.

In attendance, representing the City's Public Works and Planning Department - Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner), Ken Kovalchik (Senior Planner), and Kristen Ashbeck (Senior Planner). Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 42 interested citizens present during the course of the hearing.

#### **IV. FULL HEARING**

##### **11. GPA-2007-051**

##### **ZONE OF ANNEXATION – Brady South Annexation**

Recommendation to City Council on a Zone of Annexation for property located at 347 and 348 27½ Road and 2757 C½ Road from County Heavy Industrial (I-2) to City Light Industrial (I-1) and Industrial Office Park (I-O).

**PETITIONER:** Jennifer Brady – SLB Enterprises, LLC

**LOCATION:** 347, 348 27½ Road and 2757 C½ Road

**STAFF:** Kristen Ashbeck, Senior Planner

Chairman Dibble mentioned that a petition had been received that pertained to the Growth Plan Amendment, not the Zone of Annexation. Therefore, the petition would not be received into evidence this evening.

#### **PETITIONER'S PRESENTATION**

Robert Jones II of Vortex Engineering, 255 Vista Valley Drive, Fruita, Colorado, addressed the Commission as applicant's representative. Mr. Jones stated that applicant was requesting a zone of annexation of three parcels located directly south of the intersection of 27½ Road and C½ Road. The requested zoning is a combination of I-1 and I-O. Mr. Jones stated that the three parcels are approximately 12.6 acres in total size. He further stated that the existing zoning of the three parcels has been Heavy Industrial, I-2, for some time in unincorporated Mesa County. Applicant is requesting to zone the westernmost parcel I-1 and transition the zoning to I-O for the two parcels to the east. He went on to state that the proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan. He also advised that the Growth Plan designation for these parcels is Industrial on the westernmost parcel and Commercial-Industrial on the two parcels to the east.

Additionally, Mr. Jones stated that adequate public facilities are available or will be supplied at the time of specific development. The proposed zoning combination would allow for an adequate buffer between the CSR zoned property to the north and west and the residential properties to the east.

### **STAFF'S PRESENTATION**

Kristen Ashbeck, Senior Planner, of the Public Works and Planning Department made a PowerPoint presentation regarding the requested zone of annexation. Ms. Ashbeck confirmed that the annexation of the three parcels has been completed and the Growth Plan amendment was approved for the two easterly parcels in July 2007 by City Council. Kristen stated that the biggest difference between I-1 and I-O is that outdoor storage and display are allowed in I-1 much more so than they are in I-O as a CUP would be required in the I-O. Ms. Ashbeck stated that the zone districts conform with the Growth Plan Future Land Use Map and the proposed transition across the site as well as the natural buffers to the south and to the east will create the compatibility that the Code requires. She went on to state that public facilities and services are available or can be upgraded or supplied as the property develops in the future. Finding that the proposed Zone of Annexation request meets Code criteria, Ms. Ashbeck recommended approval of the I-1 and I-O Zone Districts as proposed by the applicant.

### **QUESTIONS**

Commissioner Cole asked if the requested zoning is much less intense zoning than what is presently on the property. Ms. Ashbeck confirmed that the requested zoning represents a significant down zoning from the current I-2 zoning.

Commissioner Pitts raised a concern regarding the 100-year floodplain. Ms. Ashbeck confirmed that the westerly parcel is most impacted by the floodplain. The other two parcels are not impacted as much and can be developed more readily as there are no regulations in the 500-year flood plain.

Commissioner Lowrey asked if applicant could still make use of the land with the M-U. Ms. Ashbeck stated that there are viable uses allowed within the M-U zone district.

Chairman Dibble asked if the I-O zone district would allow more latitude in defining what is done on the property as well as floodplains and setbacks. Ms. Ashbeck confirmed that industrial uses or outdoor operations and storage require additional levels of review by the Planning Commission.

Chairman Dibble asked what the differences between the I-O designation and the M-U designation are. Ms. Ashbeck stated the M-U still does allow some outdoor storage and outdoor operation uses. She further stated that similar to the I-O and I-1 differences, in the M-U designation there are some uses that require a CUP wherein an I-O designation may not. The other major difference is that residential uses are allowed in the M-U Zone District.

Commissioner Sublett asked for clarification about buffering differences between the M-U and the I-O. Kristen Ashbeck stated that the I-O is very defined by the Code. However, in an M-U the buffers are to be built within the project and looked at specifically as the project develops.

## **PUBLIC COMMENT**

### **For:**

Russ Justice, operations manager for Brady Trucking, stated that they have asked for this zoning because it is quite a bit less than what is on the property. He stated that there is already a natural buffer on the south side of the property. He stated that they intend to be friendly to the community and to the river. They believe that the lighter zoning will accommodate future development.

Dale Hart stated that he has been looking for some industrial zoning within the City limits. He believes that the M-U designation would not be a very good thing for the City. He requested approval as requested by applicant. He would also like to see the boat launch for emergency rescue services to be maintained.

Bill Wagner, 300 Cedar Court, requested that the Commission consider the Los Colonias project as well as the riverfront. He believes a buffer on the westernmost parcel is needed to transition from residential to industrial. He would also like to see the riverfront trail be continued to the east end of the property.

Terry Reynolds, 557 Sol Lane, stated that he is part owner of the video surveillance system suppliers that are working with applicant. He stated that approval of this project would be a positive thing for Grand Junction and Brady Trucking's business.

Clayton Brown, 552 Eastbrook, stated that Russ Brady can be taken by his word and applicant's zoning as applied for should be granted.

Robert Jones, 1880 K Road, Fruita, stated that approximately 12 years ago he was a general contractor for the City of Grand Junction and poured part of the Riverfront Trail that is west of the Botanical Gardens. He believes this should be approved especially considering that applicant is proposing to extend the Riverfront Trail.

### **Against:**

Janet Magoon, 2752 Cheyenne Drive, made a PowerPoint presentation. She stated that she does not see the river as a natural buffer as it is not that wide. She further stated that the surrounding properties are primarily residential and park. Ms. Magoon stated that she is extremely concerned about noise, odor and lights. She stated that she finds the future use of the three Brady parcels on the riverbank to be of extreme importance from a visual and noise aspect for especially Eagle Rim Park. Furthermore, she stated that no amount of landscaping can obscure the view from Eagle Rim Park. She also believes that industrial zoning along the bank of the Colorado River, in a floodplain, a reckless and irresponsible proposal. Ms. Magoon would suggest zoning all three parcels as Mixed Use as it would be the least destructive to the environment and the most considerate to the neighboring residents and park users.

Bennett Boeschstein, a retired City planner, stated that he is also a former Community Development Director for the City of Fruita, prior to that he was Grand Junction's Community Development Director and prior to that he was Mesa County Planning Director. As such, he is very aware of certain clean up projects along the river. He went on to the assessor's webpage and stated that he has found some

parcels owned by the City which would be more suitable for Brady Trucking. He said that the total acreage that the City of Grand Junction owns that can be swapped for Brady Trucking's 16.15 acres is 31.75 acres. Mr. Boeschstein further stated that the industrial zoning is incompatible because to the north and west there is a park; there is residential, a park and a school across the river; and the only industrial that abuts the subject parcels is a small corner on the eastern edge. He too believes that the M-U zone would be the most appropriate because it has specific performance standards for nuisances such as noise, vibration, glare and hazardous materials and requires appropriate screening, buffering and open space and enhancement of natural features and limits outdoor storage. He also believes that the City's floodplain needs to be strictly adhered to. He suggested that if approved, staff needs to examine the plan of development so that there is a riverfront paved trail with landscaping along the river's edge, raising the structures one foot above the 100-year floodplain and/or flood proofing below the 100-year floodplain, establishing strict environmental standards to prevent noise, air and water pollution. He urged the Commission to think about what the community has done to clean up the riverfront and to be very careful about this zoning decision.

Penny Heuscher of 330 Mountain View Court addressed the Commission and stated that Judges Robb and Ela, among many others, led this community with government in formulating a vision for the riverfront. She further stated that industrial has been taken off the river and industrial zoning is not appropriate for sensitive areas. She believes that Mixed Use is the most appropriate zoning for this area because it is more protective of the flood plain and the endangered fish, it would be a better transition, and allows more restrictions on things like outdoor storage and would be more in agreement with the South Downtown Plan. Ms. Heuscher also stated that the river does not act as a buffer from noise but rather accentuates noise. Finally, she believes that Community Recreational zoning would be the ultimate best zoning and a land swap would be best for the river and the community.

Katie Sewalson, 1537 Grand, a Central High School science teacher, appeared on behalf of herself and some of her students. Furthermore, she is a truck driver in the United States Army Reserves and is aware of pollution caused by trucks,. She stated that her main concern is with the pollution as well as aesthetics. She submitted some letters written by some of her students.

Hannah Holm, 1800 North 3<sup>rd</sup> Street, stated that she is the water organizer for the Western Colorado Congress but spoke on behalf of herself and several residents. She stated that she opposes industrial zoning for these parcels, particularly the I-1 zoning, primarily on water quality grounds and because of the flood plain issues. She also said that industrial activities so close to the river raise the potential for impact to the water quality from spills and also from storm water runoff. Ms. Holm also stated that the Mixed Use zoning would likely have fewer impacts on water quality from hazardous materials and there would be higher performance standards associated with it. She also believes that the Mixed Use zoning would open up more opportunities for development that could complement rather than detract from the parks and the neighborhoods.

Lee Gelatt, 320 Country Club Park, stated that he would like to encourage the Commission to be as restrictive as possible to the zoning. He represented that

protecting the riverfront and its riparian habitat should be a high priority for the Grand Valley. Mr. Gelatt submitted a letter from Mr. Rich Levad.

Enno Heuscher, Mountain View Court, stated that he is a former vice president of the Audubon Society. He recommends that the Commission turn down the current zoning request of Industrial Office and Industrial-1. According to Mr. Heuscher, the Mixed Use zoning would provide the best flexibility for the planners to help the owner have appropriate and safe development of this particularly ecologically sensitive site. The M-U zoning would allow for someone to live on the site to protect the assets of the commercial enterprise and would allow for more requirements for conditional use to ensure reasonable hours of operation.

### **PETITIONER'S REBUTTAL**

Robert Jones II addressed the concerns raised. Mr. Jones stated that it is important to realize that the supply of larger parcels zoned industrial are short in the location of the downtown region and believes that the community will derive benefits from the proposed zoning. Additionally, he said that the City and Riverfront Commission had the chance to purchase the subject property but did not. He also stated that the I-1 district on the western parcel will provide for the maximum buffer to Los Colonias Park. Mr. Jones stated that they had met with representatives of the Riverfront Commission to specifically discuss the potential and plan for extending the riverfront trail along the south side of this property directly adjacent to the Colorado River and continuing north along the east side of the parcel in order to have a connection into C½ Road. Accordingly, the trail and buffer should provide for an acceptable mitigation to the Colorado River and the residential homes to the east and south. The trail along the river will be provided by the applicant at the time of site development.

### **QUESTIONS**

Chairman Dibble asked if it was Mr. Jones' understanding that both the I-O zone and M-U zone would allow outdoor storage. Mr. Jones stated that to some degree but there are many other uses not provided for in the M-U zone that are in the I-O.

Chairman Dibble asked if it was applicant's intention to include housing on any of the subject parcels. Mr. Jones said that it is not applicant's intent to place any residential units on this property.

Commissioner Cole asked whether or not the Riverfront Commission had the opportunity to buy this property. Mr. Jones said that it was his understanding that the Riverfront Commission had at one time approached the City to seek funding to purchase this property; however, it to his knowledge, that was denied.

Commissioner Pitts asked for clarification regarding outdoor storage. Kristen Ashbeck confirmed that industrial types of outdoor storage and operations are not allowed in an M-U; however, other kinds of outdoor storage are allowed.

Chairman Dibble asked Mr. Jones how applicant would deal with the floodplain issue on the western part of the property. Mr. Jones said that there are specific regulations and the present Storm Water Management Manual requires that non-habitable buildings have to be a minimum elevation above the 100-year floodplain. Also, no development in the flood way is permitted. He anticipates a fairly good size buffer on the south side



of the property when you fit in some sort of trail and berm section coupled with the other regulations that are applied at the time of a site specific review, believes that would be adequate to mitigate the concerns raised.

Commissioner Sublett asked if either applicant or the Riverfront Commission has considered extending the trail directly west from the proposed I-1 property to meet the juncture of the trail with the portion coming off the pedestrian bridge across the river rather than going up to the part that already exists. Mr. Jones stated that would be the intent. He stated that the intent would be to provide for some sort of connection that would traverse the south side of the project and then come along and go along the east side and back out on C½ Road.

## **DISCUSSION**

Commissioner Carlow stated that he did not necessarily disagree with the long term goal involving the riverfront. He also said that he did not see much difference between the M-U and the I-O zone and would be in favor of approving the zoning as requested.

Commissioner Lowrey stated that although the majority of the property from 32 Road to Los Colonias Park on the north side of the river is Estate, Park or Conservation, he thought that as proposed the zoning request ended up being the most restrictive zoning considering the decisions that had already been made. He stated that he could reluctantly vote for the proposed zoning.

Commissioner Cole said that there are three options to be looked at: leave the property zoned as it is I-2; consider the M-U zone; or consider the I-1 and I-O as requested by applicant. It seemed to Commissioner Cole that the community would be much better served to grant this request and he would favor it.

Commissioner Pitts stated that from his standpoint, he was going to request that the Commission consider an M-U rather than the requested zoning.

Commissioner Sublett stated that he also really regretted that the City had gotten itself in this mess and that it was a mess because throughout the remainder of most of the country, great efforts had been going on for a considerable time period to clean up riverfronts and to make riverfronts into something that the public could actually use and be proud of." He said that he would reluctantly vote to support the applicant's request.

Chairman Dibble said that he believed requirements for screening and buffering were very different between the I-O, I-1 and M-U. Chairman Dibble also stated that Conditional Use Permits were allowed and must be required for some uses in the I-O district and also believed that there was more control associated with the I-O. Accordingly, he would be in favor of restricting the usage of all three parcels to an I-O zone.

Commissioners Pitts, Lowrey and Sublett concurred with Chairman Dibble for I-O zoning on all three parcels. After discussion of protocol and staff's recommendation, among other things, the following motion was made.

**MOTION: (Commissioner Lowrey) "Mr. Chairman, on the Brady South Zone of Annexation, GPA-2007-051, I move that the Planning Commission forward to the**

**City Council a recommendation of approval of the I-O zone district on all three parcels for the Brady South Annexation with the facts listed in the staff report as previously stated.”**

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

With no objection and no further business, the public hearing was adjourned at 9:40 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE BRADY SOUTH ANNEXATION TO  
INDUSTRIAL/OFFICE PARK (I-O) ZONE DISTRICT**

**LOCATED AT 347 AND 348 27 ½ ROAD AND 2757 C ½ ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Brady South Annexation to the Industrial/Office Park (I-O) zone district finding that it conforms with the 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 Industrial/Office Park (I-O) 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 properties be zoned Industrial/Office Park (I-O).

**BRADY SOUTH ANNEXATION**

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

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

point on the West line of said parcel; thence N00°06'10"W along said West line a distance of 534.28 feet, more or less, to the Point of Beginning.

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

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

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

ATTEST:

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

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

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

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Zoning the Page Annexation - Located at 2076 Ferree Drive and 2074 Broadway |          |                   |
| <b>File #</b>                     | GPA-2007-061  |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007   |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 5, 2007   |          |                   |
| <b>Author Name &amp; Title</b>    | Scott D. Peterson, Senior Planner   |          |                   |
| <b>Presenter Name &amp; Title</b> | Scott D. Peterson, Senior Planner   |          |                   |

**Summary:** Request to zone the 17.52 acre Page Annexation located at 2076 Ferree Drive and 2074 Broadway, to R-4, Residential – 4 units/acre Zone District. The Planning Commission recommended approval of the proposed zoning designation at their September 25, 2007 meeting.

**Budget:** N/A.

**Action Requested/Recommendation:** Introduce a proposed ordinance and set a public hearing for November 7, 2007.

**Attachments:**

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

| STAFF REPORT / BACKGROUND INFORMATION |              |  |            |           |
|---------------------------------------|--------------|--|------------|-----------|
| <b>Location:</b>                      |              | 2076 Ferree Drive and 2074 Broadway  |            |           |
| <b>Applicants:</b>                    |              | The R. Kenton Page Trust, Owners<br>Vortex Engineering, Inc., Representative |            |           |
| <b>Existing Land Use:</b>             |              | Single-family home on each property  |            |           |
| <b>Proposed Land Use:</b>             |              | Residential subdivision  |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Single-family residential  |            |           |
|                                       | <b>South</b> | Single-family residential  |            |           |
|                                       | <b>East</b>  | Single-family residential  |            |           |
|                                       | <b>West</b>  | Single-family residential  |            |           |
| <b>Existing Zoning:</b>               |              | RSF-4, Residential Single-Family -4 units/acre (County)                      |            |           |
| <b>Proposed Zoning:</b>               |              | R-4, Residential – 4 units/acre  |            |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | RSF-4, Residential Single-Family – 4 units/acre (County)                     |            |           |
|                                       | <b>South</b> | RSF-2, Residential Single-Family – 2 units/acre (County)                     |            |           |
|                                       | <b>East</b>  | RSF-4, Residential Single-Family – 4 units/acre (County)                     |            |           |
|                                       | <b>West</b>  | RSF-4, Residential Single-Family – 4 units/acre (County)                     |            |           |
| <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:**

**Background:**

The 17.52 acre Page Annexation consists of two (2) parcels of land located at 2076 Ferree Drive and 2074 Broadway. The property owners, The R Kenton Page Trust, requested annexation into the City in anticipation of future residential development with the properties recently being annexed by the City Council at their June 6, 2007 meeting. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City. A Growth Plan Amendment request to Residential Medium Low (2 – 4 DU/Ac.) for the property located at 2076 Ferree Drive was recently approved by the City Council at their July 18, 2007 meeting. The property located at 2074 Broadway was already designated as Residential Medium Low (2 – 4 Du/Ac.) on the Future Land Use Map. The applicant is now requesting that the properties be zoned in accordance with the approved Growth Plan designation.

### **Consistency with the Growth Plan:**

The requested zone district of R-4, Residential – 4 units/acre is consistent with the Future Land Use designation of Residential Medium Low (2 – 4 DU/Ac.).

### **Section 2.6 A. 3. and 4. of the Zoning and Development Code:**

Zone of Annexation: The existing County zoning is RSF-4, Residential Single-Family – 4 units/acre. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

The proposed R-4 District is compatible with the neighborhood and will not create adverse impacts as these existing properties are surrounded by single-family residential development. Review of platted subdivisions in the area shows an average density that does correspond with the assigned Growth Plan designation of Residential Medium Low, two (2) to four (4) dwelling units per acre (Country Squire Subdivision = 1.6 DU/Ac.; Panorama Subdivision – Filing No. 7 = 0.58 DU/Ac.; Forrest Hills Subdivision = 0.97 DU/Ac.; Peony Subdivision = 1.11 DU/Ac. and finally Ellie Heights = 2.17 DU/Ac. & Broadway Subdivision = 2.40 DU/Ac.). Country Squire, Panorama, Forrest Hills and Peony Subdivisions are larger lot and lower density subdivisions due to the fact when they were developed in the County, the minimum acreage allowed to have a septic system was half an acre in size.

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

Adequate public facilities are available or will be supplied at the time of further development of the property. Sewer is available to the properties both in Ferree Drive and to the northwest of the property located at 2076 Ferree. It is reasonable to request this higher density zoning designation in order to take advantage of this public infrastructure and to develop the property at a density that would correspond with the adjacent residential development and densities in accordance with the Growth Plan and the Redlands Area Plan.

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

- c. R-2, Residential – 2 units/acre.

If the City Council chooses to recommend this alternative zone designation, specific alternative findings must be made.

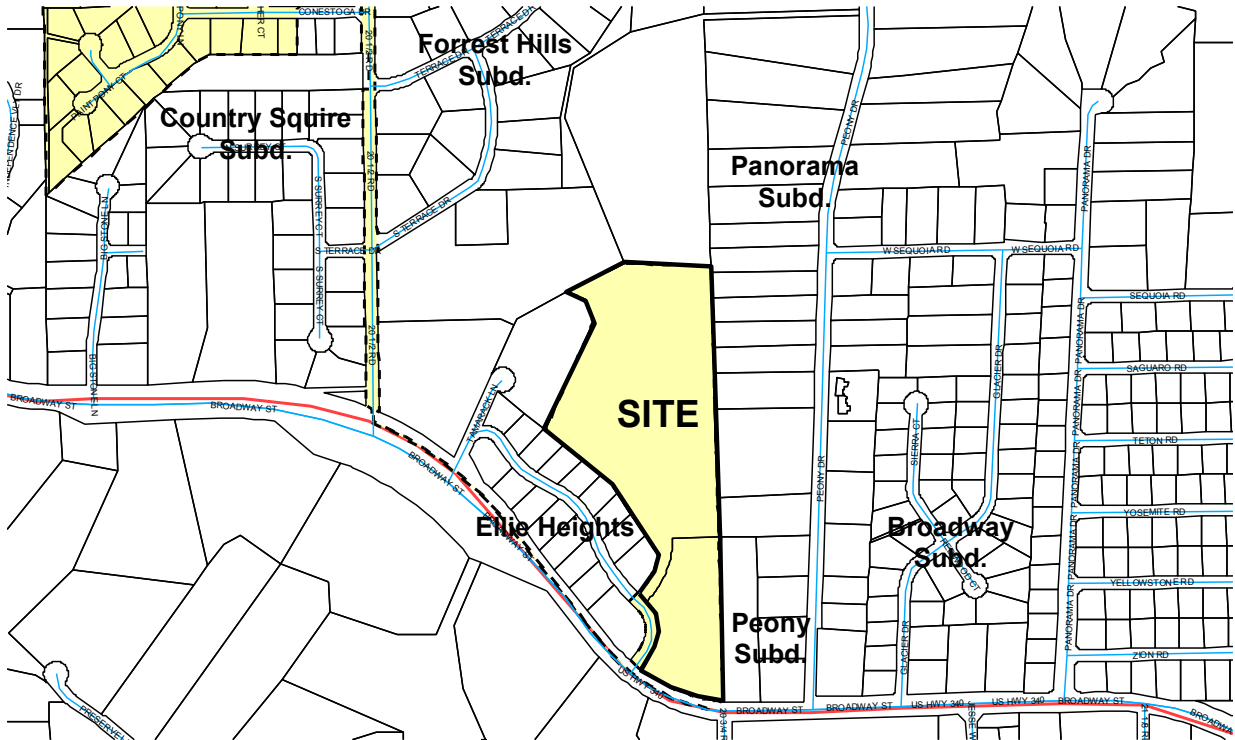
**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommends approval of the requested zone of annexation to the City Council, finding the zoning to the R-4, Residential – 4 units/acre Zone District to be consistent with the Growth Plan and Section 2.6 and 2.14 of the Zoning and Development Code.



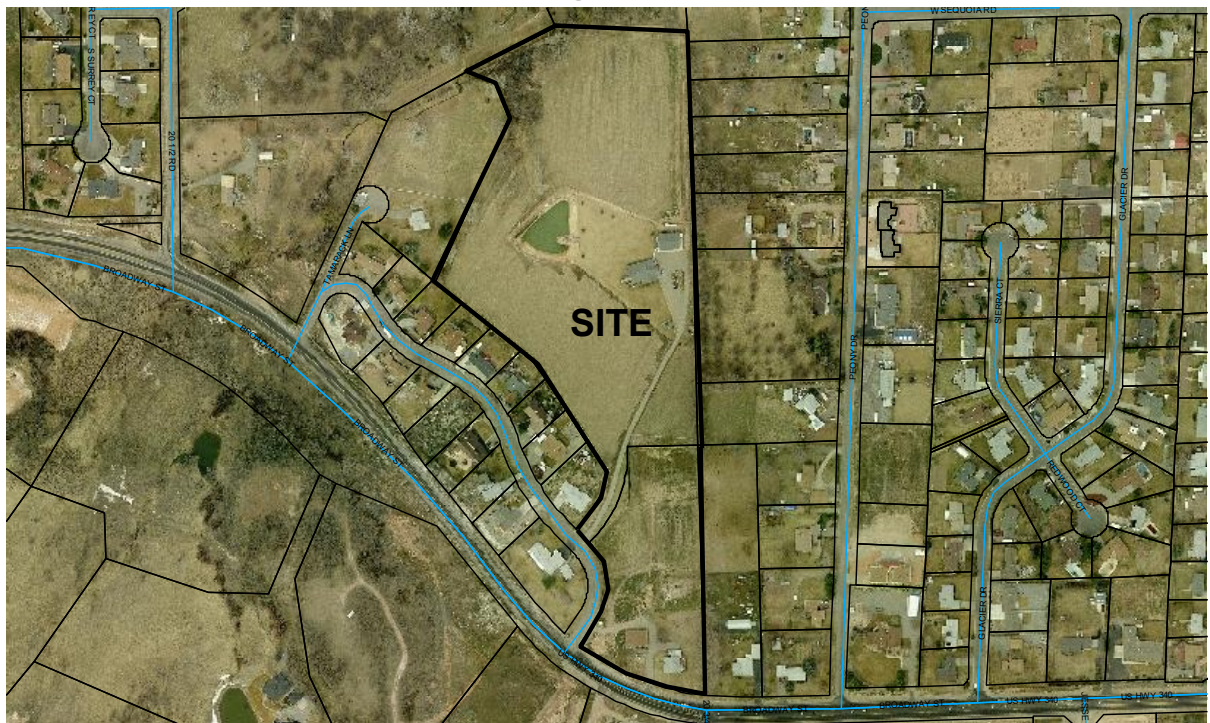
# Site Location Map

Figure 1



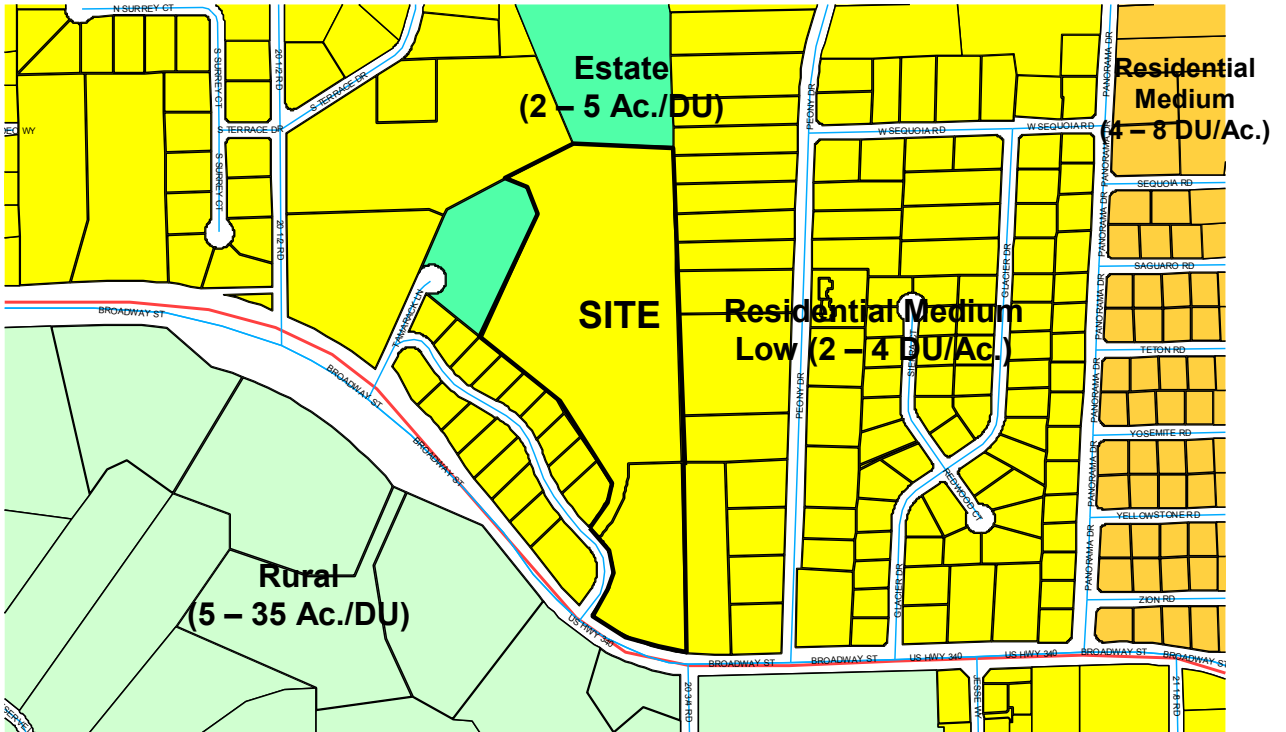
# Aerial Photo Map

Figure 2



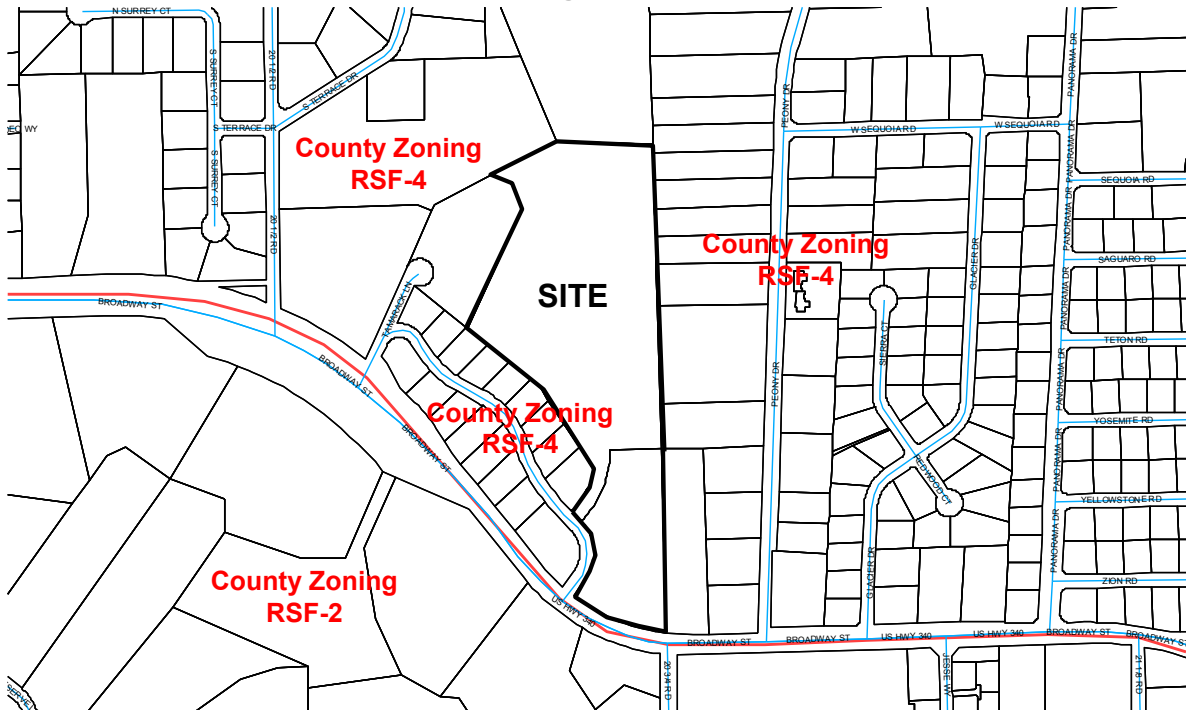
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE PAGE ANNEXATION TO  
R-4, RESIDENTIAL – 4 UNITS/ACRE**

**LOCATED AT 2076 FERREE DRIVE AND  
2074 BROADWAY**

**RECITALS:**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Page Annexation to the R-4, Residential – 4 units/acre Zone District finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4, Residential – 4 units/acre 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 properties be zoned R-4, Residential – 4 units/acre Zone District.

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

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2670, Page 173, Public Records of Mesa County, Colorado, and assuming the East line of said parcel to bear S00°03'46"E with all bearings contained herein relative thereto; thence S00°03'46"E along the East line of said parcel a distance of 1099.91feet to the Northeast corner of that certain parcel of land as described in Book 3751, Page 481, Public Records of Mesa County, Colorado; thence S00°00'08"E along the East line of said parcel a distance of 664.50 feet to a point on the North line of South Broadway; thence along said North line 51.44 feet along the arc of a 676.30 foot radius curve concave Northeast, having a central angle of 04°21'29" and a chord bearing N80°01'35"W a distance of 51.43 feet; thence S11°59'00"W a distance of 37.38 feet; thence Northwesterly along and through the paving of said South Broadway the following (3) three courses: (1) 508.05 feet along the arc of a 718.00 foot radius curve

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

Said parcel contains 17.52 acres (763,330 square feet), more or less, as described.

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

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

ATTEST:

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

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

**Attach 4**  
**Setting a Hearing on Zoning the Bookcliff Land and Building Annexation**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Zoning the Bookcliff Land and Building Annexation - Located at 564 29 Road. |          |                   |
| <b>File #</b>                     | ANX-2007-232  |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007   |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 1, 2007   |          |                   |
| <b>Author Name &amp; Title</b>    | Faye Hall, Associate Planner  |          |                   |
| <b>Presenter Name &amp; Title</b> | Faye Hall, Associate Planner  |          |                   |

**Summary:** Request to zone the 2.93 acre Bookcliff Land and Building Annexation, located at 564 29 Road, to R-8 (Residential, 8 units per acre). This property is located on the east side of 29 Road just south of Dawn Drive. This parcel is better known as the old Bookcliff Veterinary site.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for November 5, 2007.

**Attachments:**

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

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

| STAFF REPORT / BACKGROUND INFORMATION |              |   |            |           |
|---------------------------------------|--------------|---|------------|-----------|
| <b>Location:</b>                      |              | 564 29 Road   |            |           |
| <b>Applicants:</b>                    |              | Owners: Bookcliff Land and Building, LLC – Nancy Hugenberg and Tom Melzer<br>Representative: J & D Construction LTD – Dave Glassmeyer |            |           |
| <b>Existing Land Use:</b>             |              | Bookcliff Veterinary Clinic (unoccupied)  |            |           |
| <b>Proposed Land Use:</b>             |              | Multi-family Residential  |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Multi-family Residential  |            |           |
|                                       | <b>South</b> | Multi-family and Single Family Residential  |            |           |
|                                       | <b>East</b>  | Multi-family Residential  |            |           |
|                                       | <b>West</b>  | Single Family Residential   |            |           |
| <b>Existing Zoning:</b>               |              | County RSF-4  |            |           |
| <b>Proposed Zoning:</b>               |              | R-8 (Residential, 8 units per acre)   |            |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | County RMF-8  |            |           |
|                                       | <b>South</b> | County RMF-8 and PD (Planned Development)   |            |           |
|                                       | <b>East</b>  | County RMF-8  |            |           |
|                                       | <b>West</b>  | County RSF-4  |            |           |
| <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:**

Zone of Annexation: The requested zone of annexation to the R-8 zone district is consistent with the Growth Plan designation of Residential Medium 4-8 du/ac. The existing County zoning is RSF-4. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: The proposed zone district is compatible with the neighborhood as the area to the north, south and east is zoned RMF-8 in the County and has multi-family units existing. The Growth Plan designation of Residential Medium has a density of 4-8 du/ac which the R-8 zone district is in conformance with.

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

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

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

- d. R-4 (Residential, 4 units per acre)
- e. R-5 (Residential, 5 units per acre)

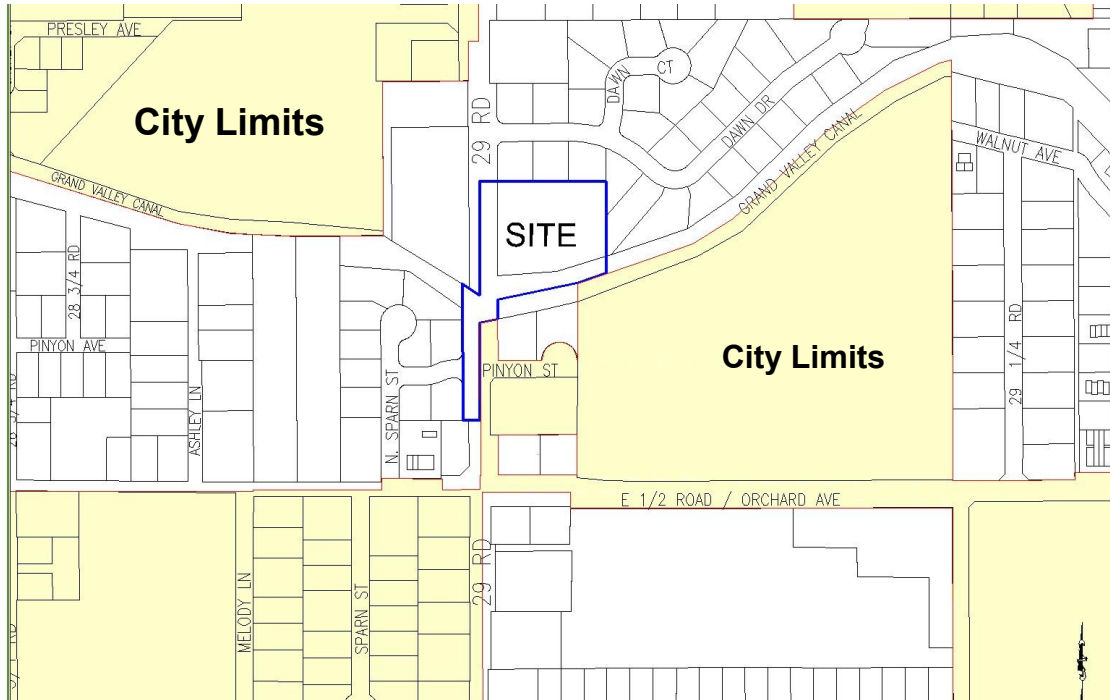
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

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



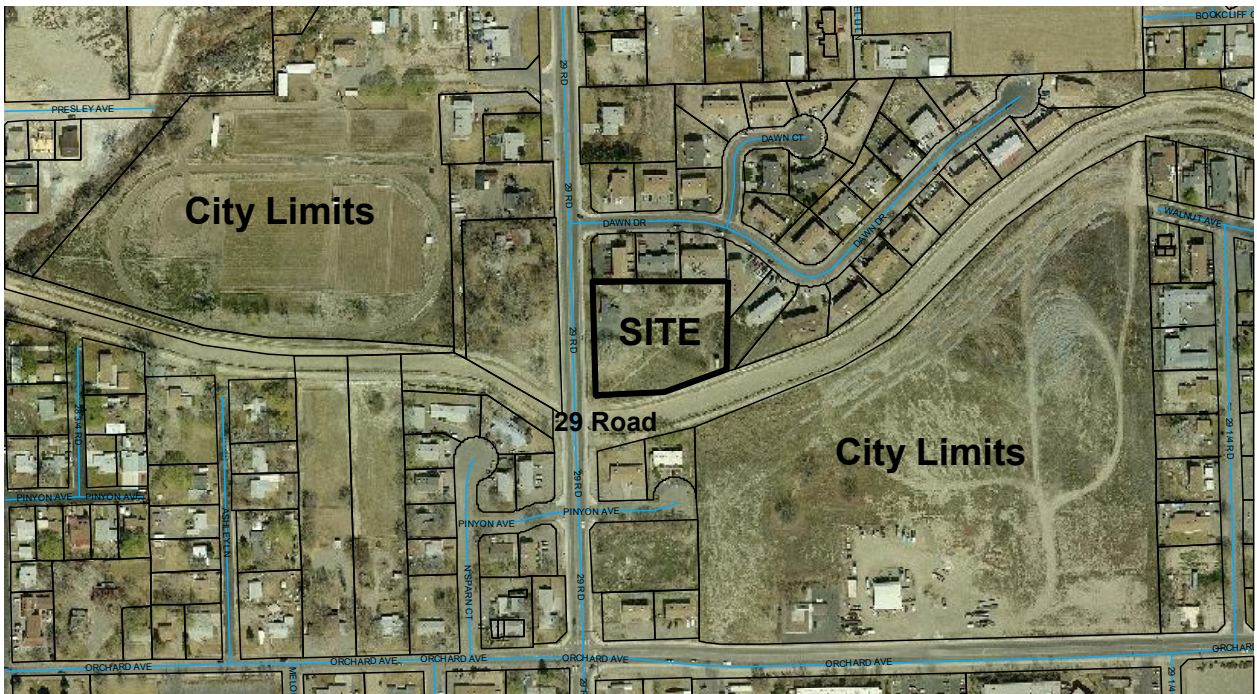
# Annexation / Site Location Map

Figure 1



# Aerial Photo Map

Figure 2





**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE BOOKCLIFF LAND AND BUILDING ANNEXATION TO R-8 (RESIDENTIAL, 8 UNITS PER ACRE)**

**LOCATED AT 564 29 ROAD**

**RECITALS**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Bookcliff Land and Building Annexation to the R-8 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-8 (Residential, 8 units per acre).

A parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 7 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 200.08 feet to the Point of Beginning; thence N89°51'38"W a distance of 50.00 feet to the Southwest corner of Lot 2, Block 1 of Homestead Subdivision, as recorded in Plat Book 11, Page 172 Mesa County, Colorado records, also being a point on the West right of way of 29 Road; thence N00°04'18"W along said West right of way of 29 Road a distance of 381.72 feet; thence S58°15'00"E a distance of 58.84 feet to a point on the West line of the SW 1/4 NW 1/4 of said Section 8; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 316.77 feet; thence N89°54'29"E along the South line (and the Westerly projection of) the South line of Lots 1 through 3, Block 2, Plat of Sunrise Gardens Subdivision, as recorded in Plat Book 12, Page 135, Mesa County, Colorado records a distance of 353.00 feet to a point on the West line of Lot 4, Block 2 of said Sunrise Gardens Subdivision; thence S00°04'18"E along the West line (and the Southerly projection of) Lots 4 and 5, Block 2, of said Sunrise Gardens Subdivision a

distance of 256.57 feet to the North line of the Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S71°01'08"W along the North line of said Arbors Annexation a distance of 85.62 feet to the Northwest corner of said Arbors Annexation also being a point on the centerline of the Grand Valley Canal; thence S78°26'11"W along the centerline of said Grand Valley Canal a distance of 226.54 feet to a point on the East right of way of said 29 Road; thence S00°04'18"E along the East right of way of said 29 Road a distance of 54.13 feet to the Northwest corner of Lot 1 Wood's Subdivision as recorded in Plat Book 12, Page 96 Mesa County, Colorado records; thence S77°47'42"W distance of 51.14 feet to the West line of the SW 1/4 NW 1/4 of said Section 8; thence S00°04'18"E along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 273.44 feet to the Point of Beginning.

Said parcel contains 2.93 acres (127,776 square feet), more or less, as described.

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

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

ATTEST:

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

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

**Attach 5**  
**Setting a Hearing on Zoning the Crespin Annexation**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |          |                   |
|-----------------------------------|--|----------|-------------------|
| <b>Subject</b>                    | Zoning the Crespin Annexation, located at 2930 D ½ Road. |          |                   |
| <b>File #</b>                     | ANX-2007-234   |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007                              |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>   | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 3, 2007  |          |                   |
| <b>Author Name &amp; Title</b>    | Faye Hall, Associate Planner                             |          |                   |
| <b>Presenter Name &amp; Title</b> | Faye Hall, Associate Planner                             |          |                   |

**Summary:** Request to zone the 5.37 acre Crespin Annexation, located at 2930 D ½ Road, to R-8 (Residential, 8 units per acre). This parcel is located on the north side of D ½ Road and south of the railroad tracks.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed ordinance and set a public hearing for November 7, 2007.

**Attachments:**

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

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

| STAFF REPORT / BACKGROUND INFORMATION |              |   |  |           |
|---------------------------------------|--------------|---|--|-----------|
| <b>Location:</b>                      |              | 2930 D ½ Road   |  |           |
| <b>Applicants:</b>                    |              | Owner: Zeck Homes, Inc. – Brooke Bray                         |  |           |
| <b>Existing Land Use:</b>             |              | Single Family Residential                                     |  |           |
| <b>Proposed Land Use:</b>             |              | Single Family Residential                                     |  |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Railroad Tracks and Commercial                                |  |           |
|                                       | <b>South</b> | Single Family Residential                                     |  |           |
|                                       | <b>East</b>  | Single Family Residential                                     |  |           |
|                                       | <b>West</b>  | Single Family Residential                                     |  |           |
| <b>Existing Zoning:</b>               |              | County I-2 and County RSF-R                                   |  |           |
| <b>Proposed Zoning:</b>               |              | R-8 (Residential, 8 units per acre)                           |  |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | County C-2  |  |           |
|                                       | <b>South</b> | County RSF-R and City CSR (Community Services and Recreation) |  |           |
|                                       | <b>East</b>  | R-8 (Residential, 8 units per acre)                           |  |           |
|                                       | <b>West</b>  | County I-2 and City R-4 (Residential, 4 units per acre)       |  |           |
| <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:**

Zone of Annexation: The requested zone of annexation to the R-8 zone district is consistent with the Growth Plan designation of Residential Medium 4-8 du/ac. The existing County zoning is I-2 and RSF-R. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: This property is located in the Pear Park area and is seeing a lot of growth. Although, this particular area is still mostly undeveloped the Pear Park Plan will encourage development consistent with the Growth Plan designation of Residential Medium 4-8 du/ac. The current developments that have already been annexed are being zoned R-8. Therefore, this proposed zone is compatible with the neighborhood, Growth Plan, and the Pear Park Plan.

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

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

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

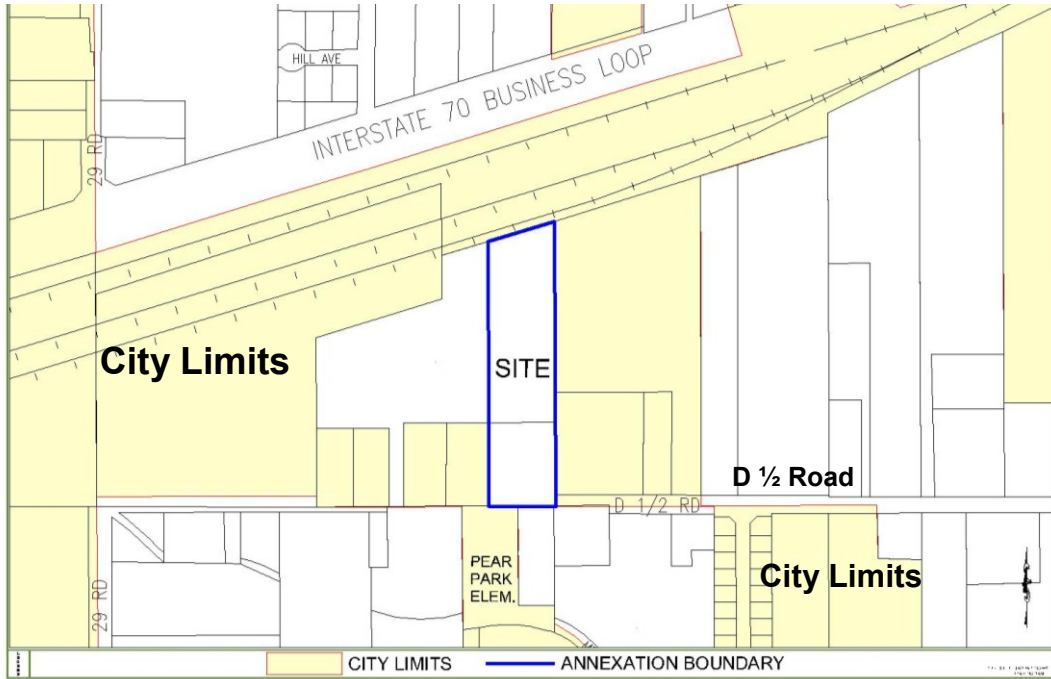
- f. R-4 (Residential, 4 units per acre)
- g. R-5 (Residential, 5 units per acre)

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

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

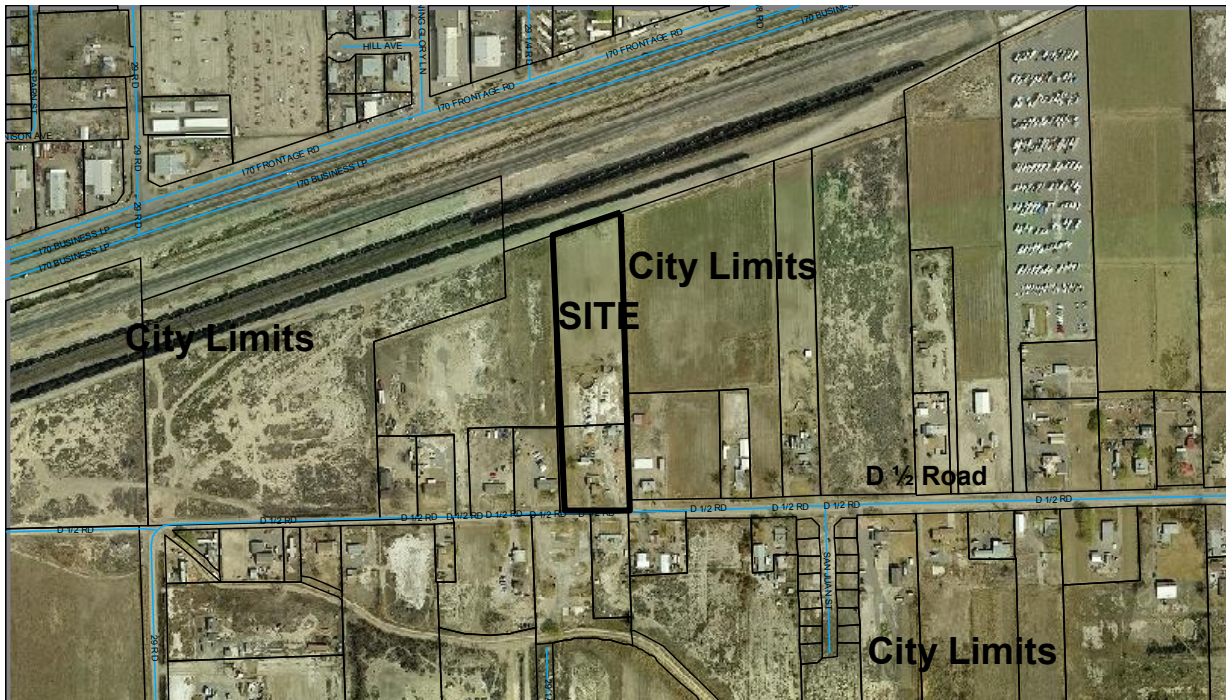
# Annexation / Site Location Map

Figure 1



# Aerial Photo Map

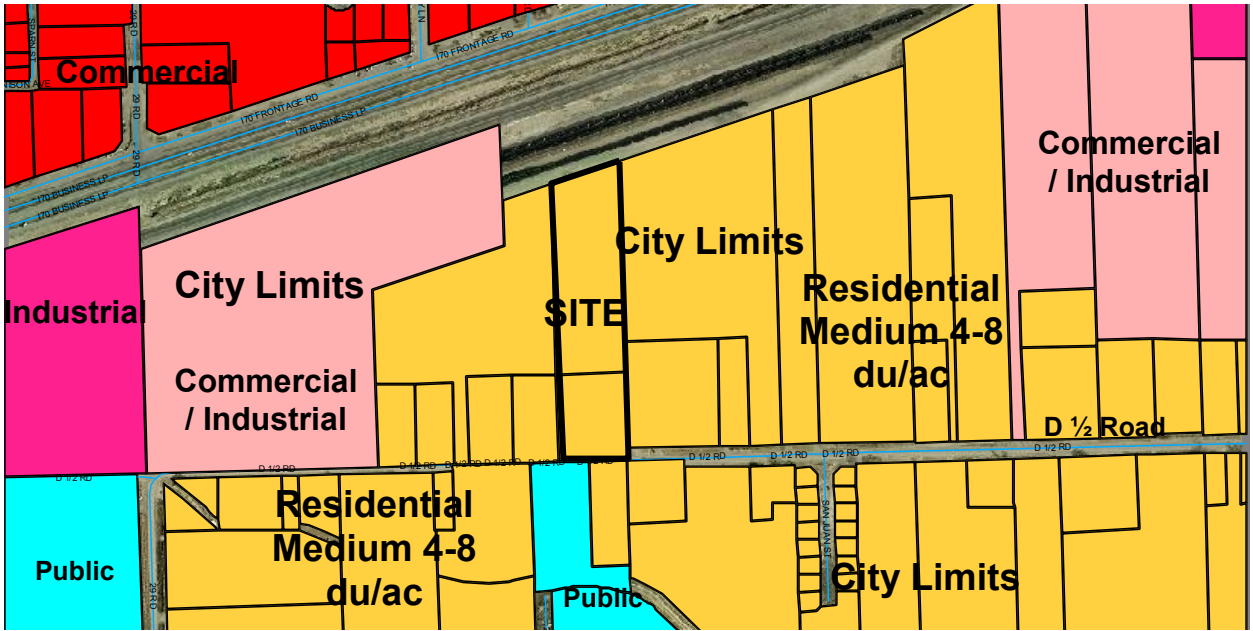
Figure 2





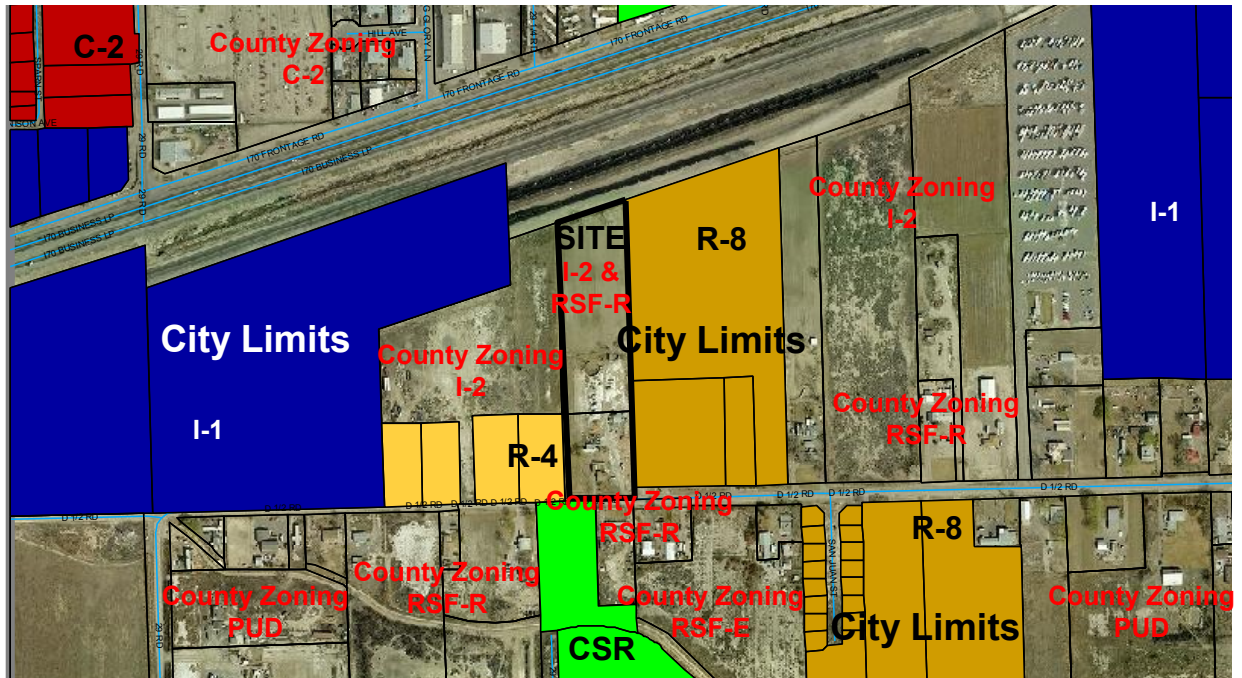
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE CRESPIN ANNEXATION TO  
R-8 (RESIDENTIAL, 8 UNITS PER ACRE)**

**LOCATED AT 2930 D ½ ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Crespin Annexation to the R-8 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-8 (Residential, 8 units per acre).

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

All that portion of the West Quarter (W1/4) of the said SE1/4 NW1/4 of Section 17, lying North of the South line of said SE1/4 NW1/4, said South line also being the North line of Siena View Annexation No. 1, Ordinance No. 3500, City of Grand Junction, and South of the South line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction, and West of the West line of Beagley II Annexation, Ordinance No. 3795, City of Grand Junction, and East of the East line of Detmer II Annexation No. 3, Ordinance No. 3487, City of Grand Junction, as said East line is extended North and South.

CONTAINING 5.37 acres (233,922.62 square feet), more or less, as described.

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

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

ATTEST:

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President of the Council

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City Clerk

**Attach 6**  
**Setting a Hearing on Zoning the Krabacher Annexation**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |          |                   |
|-----------------------------------|---|----------|-------------------|
| <b>Subject</b>                    | Zoning the Krabacher Annexation - Located at 2946 B ½ Road. |          |                   |
| <b>File #</b>                     | ANX-2007-241  |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007                                 |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 3, 2007   |          |                   |
| <b>Author Name &amp; Title</b>    | Faye Hall, Associate Planner                                |          |                   |
| <b>Presenter Name &amp; Title</b> | Faye Hall, Associate Planner                                |          |                   |

**Summary:** Request to zone the 10 acre Krabacher Annexation, located at 2946 B ½ Road, to R-4 (Residential, 4 units per acre). This property is on the west side of 29 ½ Road directly north of B ½ Road on Orchard Mesa.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for November 7, 2007.

**Attachments:**

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

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

| STAFF REPORT / BACKGROUND INFORMATION |              |   |            |           |
|---------------------------------------|--------------|---|------------|-----------|
| <b>Location:</b>                      |              | 2946 B ½ Road   |            |           |
| <b>Applicants:</b>                    |              | Owners: Paul and Roberta Krabacher<br>Representative: Vista Engineering Corp – David Chase<br>Developer: Silas Colman |            |           |
| <b>Existing Land Use:</b>             |              | Single Family Residential   |            |           |
| <b>Proposed Land Use:</b>             |              | Single Family Residential   |            |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Single Family Residential and Agricultural  |            |           |
|                                       | <b>South</b> | Single Family Residential and Chipeta Golf Course   |            |           |
|                                       | <b>East</b>  | Single Family Residential   |            |           |
|                                       | <b>West</b>  | Single Family Residential and Agricultural  |            |           |
| <b>Existing Zoning:</b>               |              | County RSF-R  |            |           |
| <b>Proposed Zoning:</b>               |              | R-4 (Residential, 4 units per acre)   |            |           |
| <b>Surrounding Zoning:</b>            | <b>North</b> | County RSF-R  |            |           |
|                                       | <b>South</b> | County PUD and City R-4 (Residential, 4 units per acre)   |            |           |
|                                       | <b>East</b>  | County RSF-R and PUD  |            |           |
|                                       | <b>West</b>  | R-4 (Residential, 4 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:**

Zone of Annexation: The requested zone of annexation to the R-4 zone district is consistent with the Growth Plan designation of Residential Medium Low 2-4 du/ac. The existing County zoning is RSF-R. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: This area on Orchard Mesa is experiencing a lot of growth with all of the existing and proposed subdivisions in the area being zoned R-4 and RSF-4 in the County. Therefore, the proposed zone district is compatible with the neighborhood and is in conformance with the Growth plan designation of Residential Medium Low 2-4 du/ac.

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

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

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

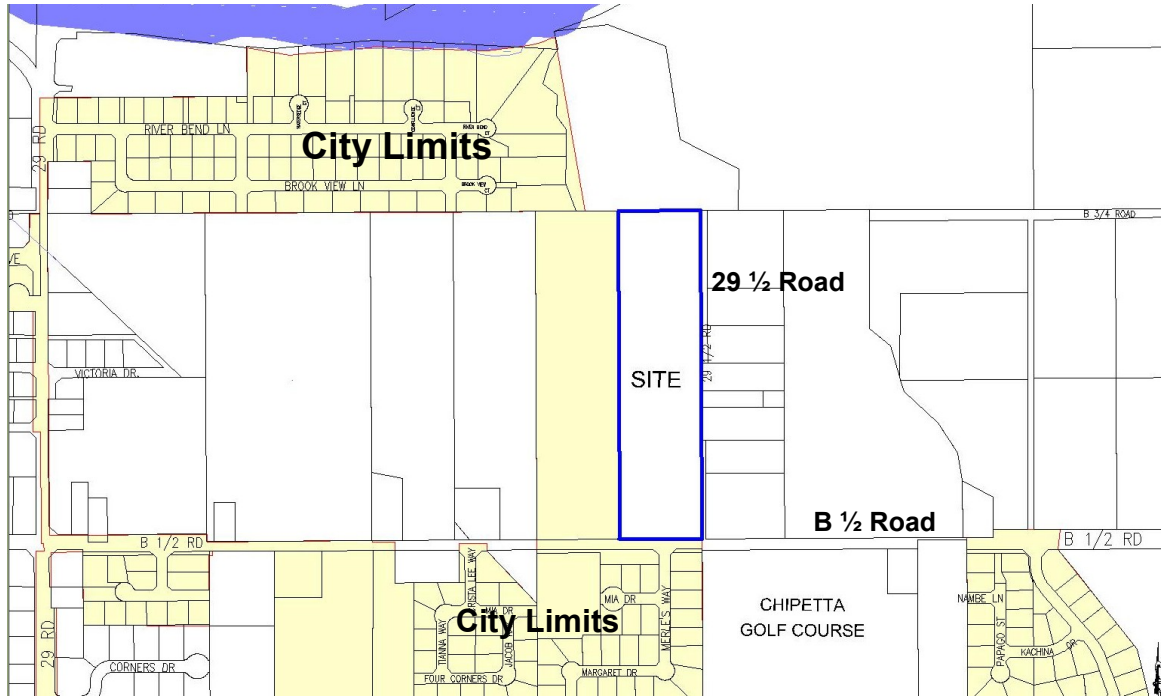
- h. R-2 (Residential, 2 units per acre)

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

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-4 (Residential, 4 units per acre) district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

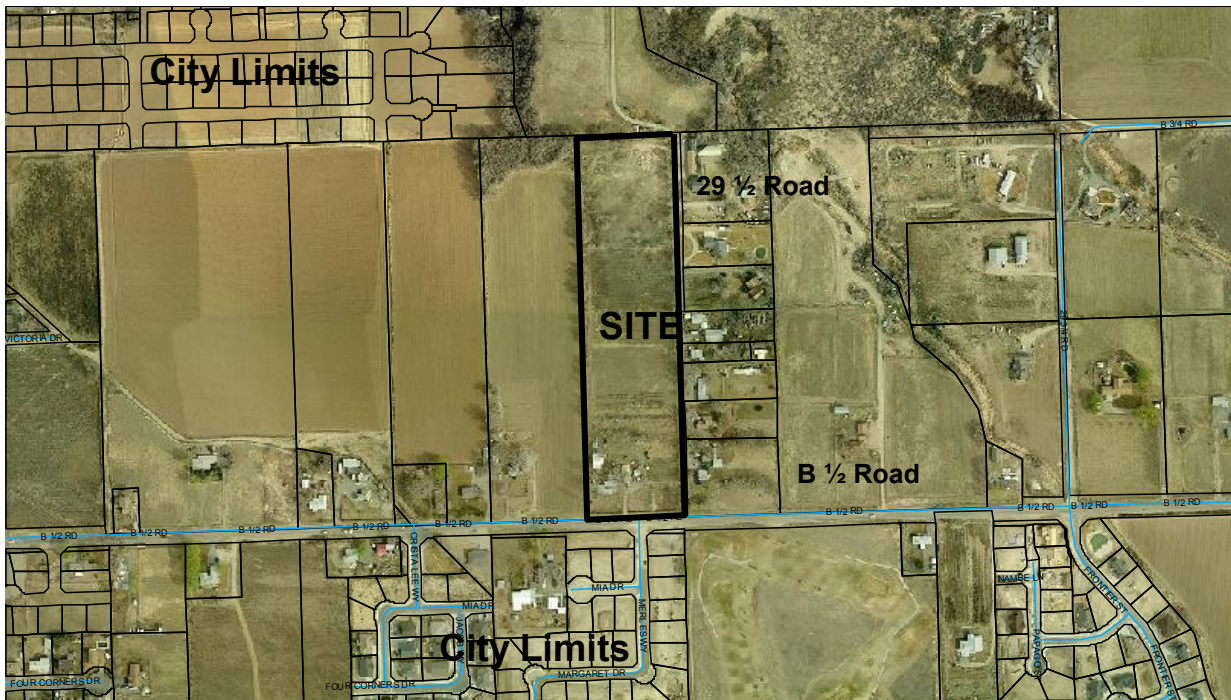
# Annexation / Site Location Map

Figure 1



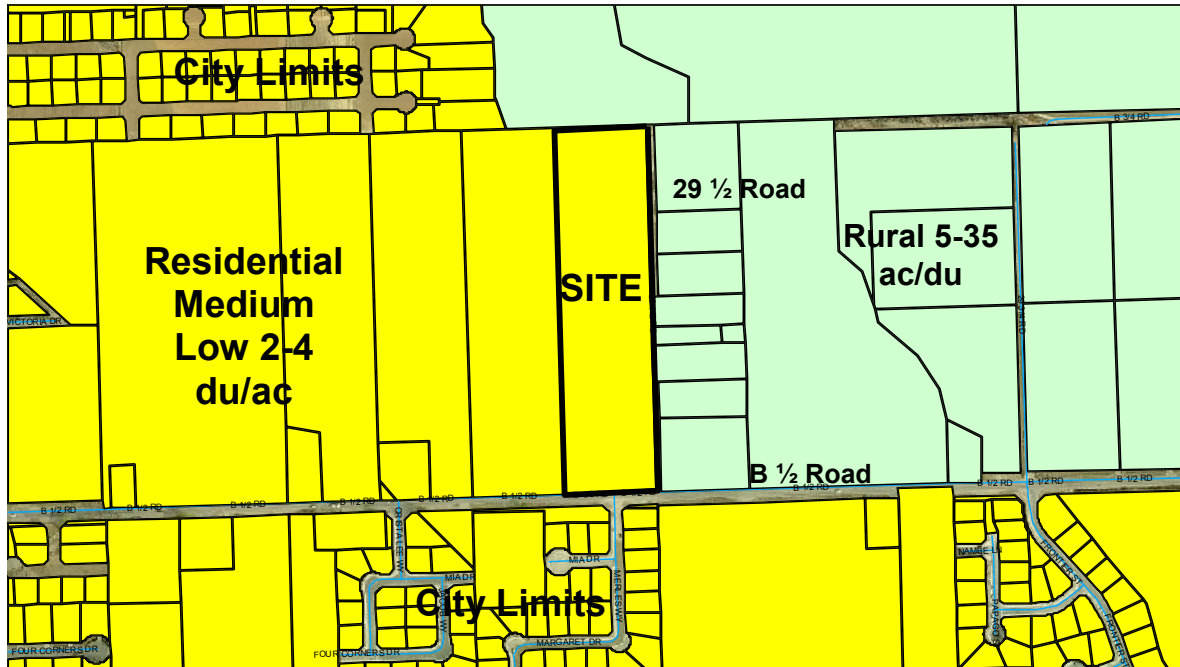
# Aerial Photo Map

Figure 2



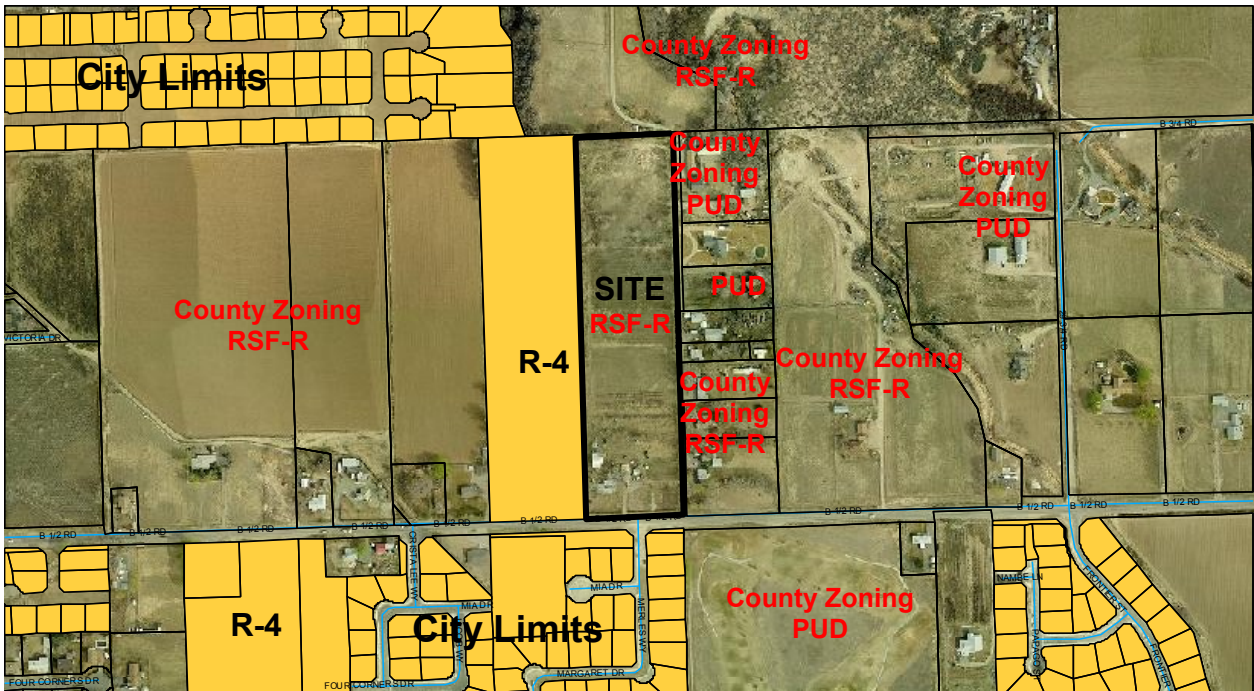
# Future Land Use Map

Figure 3



## Existing City and County Zoning

Figure 4





**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE KRABACHER ANNEXATION TO  
R-4 (RESIDENTIAL, 4 UNITS PER ACRE)**

**LOCATED AT 2946 B ½ ROAD**

**RECITALS**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Krabacher Annexation to the R-4 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-4 (Residential, 4 units per acre).

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All that portion of the SE1/4 NW1/4 of said Section 29 lying East of Colvin Annexation No. 1, Ordinance No. 3970, City of Grand Junction and Colvin Annexation No. 2, Ordinance No. 3971, City of Grand Junction.

Containing 435,514.06 square feet (10.00 acres), more or less, as described.

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

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

ATTEST:

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

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

**Attach 7**  
**Setting a Hearing on Zoning the Rim View Estates Annexation**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |          |                   |
|-----------------------------------|--|----------|-------------------|
| <b>Subject</b>                    | Zoning the Rim View Estates Annexation - Located at 595 21 1/8 Road. |          |                   |
| <b>File #</b>                     | ANX-2007-251   |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007  |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>   | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 3, 2007  |          |                   |
| <b>Author Name &amp; Title</b>    | Faye Hall, Associate Planner   |          |                   |
| <b>Presenter Name &amp; Title</b> | Faye Hall, Associate Planner   |          |                   |

**Summary:** Request to zone the 4.70 acre Rim View Estates Annexation, located at 595 21 1/8 Road, to R-4 (Residential, 4 units per acre). The property is located on the Southwest corner of South Broadway and 21 1/8 Road in the Redlands.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for November 5, 2007.

**Attachments:**

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

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

| STAFF REPORT / BACKGROUND INFORMATION |              |  |  |           |
|---------------------------------------|--------------|--|--|-----------|
| <b>Location:</b>                      |              | 595 21 1/8 Road  |  |           |
| <b>Applicants:</b>                    |              | Owner: Rim View Estates, LLC – Gary and Linda Ross<br>Representative: River City Consultants, Inc. – Tracy Moore |  |           |
| <b>Existing Land Use:</b>             |              | Single Family Residential  |  |           |
| <b>Proposed Land Use:</b>             |              | Single Family Residential  |  |           |
| <b>Surrounding Land Use:</b>          | <b>North</b> | Single Family Residential  |  |           |
|                                       | <b>South</b> | Single Family Residential  |  |           |
|                                       | <b>East</b>  | Single Family Residential  |  |           |
|                                       | <b>West</b>  | Single Family Residential  |  |           |
| <b>Existing Zoning:</b>               |              | County RSF-4   |  |           |
| <b>Proposed Zoning:</b>               |              | R-4 (Residential, 4 units per acre)  |  |           |
| <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>  | County RSF-4   |  |           |
| <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:**

Zone of Annexation: The requested zone of annexation to the R-4 zone district is consistent with the Growth Plan designation of Residential Medium Low 2-4 du/ac. The existing County zoning is RSF-4. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: The proposed zone district of R-4 is compatible with the neighborhood as the existing zoning on all sides of this property is zoned RSF-4 in the County. There is also a newly approved subdivision directly west of this site, called Retherford Estates that was approved in the County with an RSF-4 zone district. The subject property is currently zoned RSF-4 in the County and

the Growth Plan designation of Residential Medium Low 2-4 du/ac supports the proposed zone of R-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: Adequate public facilities are available or will be supplied at the time of further development of the property.

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

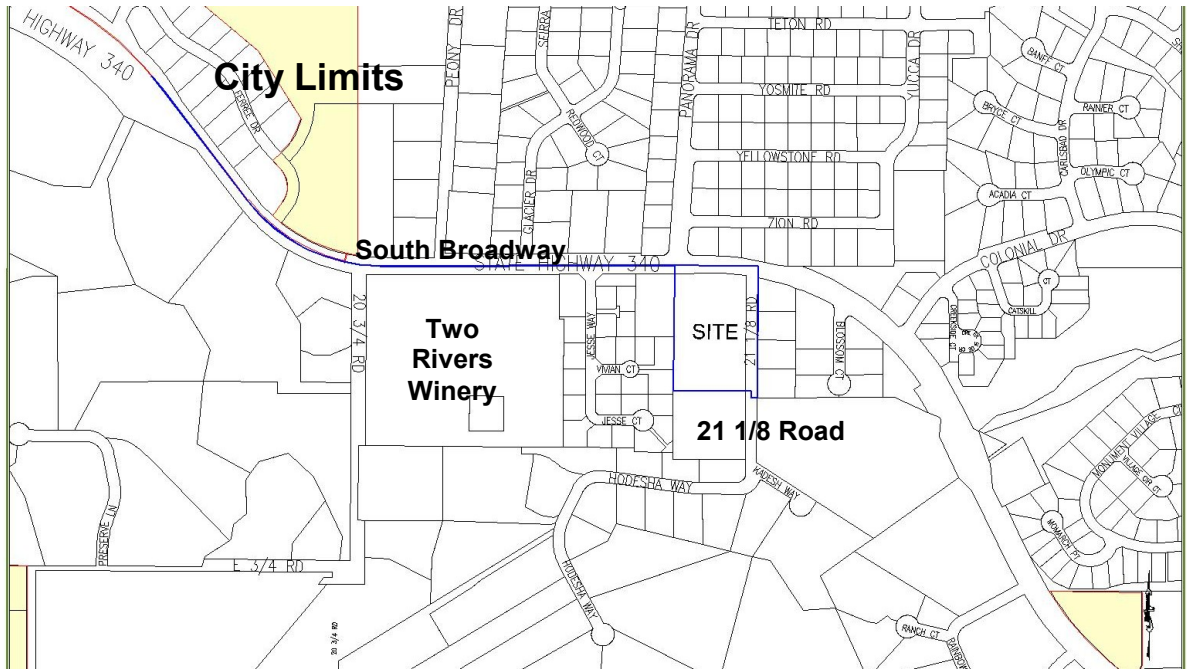
- i. R-2 (Residential, 2 units per acre)

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

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-4 (Residential, 4 units per acre) district to be consistent with the Growth Plan, the existing County Zoning and Sections 2.6 and 2.14 of the Zoning and Development Code.

# Annexation / Site Location Map

Figure 1



# Aerial Photo Map

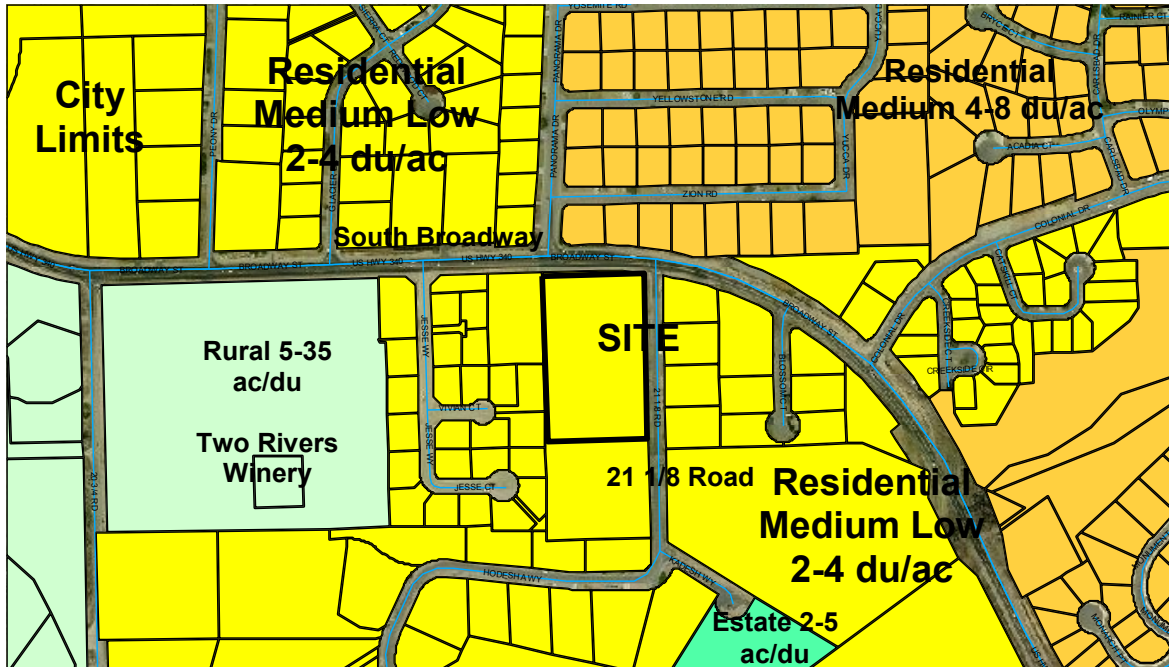
Figure 2

City Limits  
Annexation  
in process



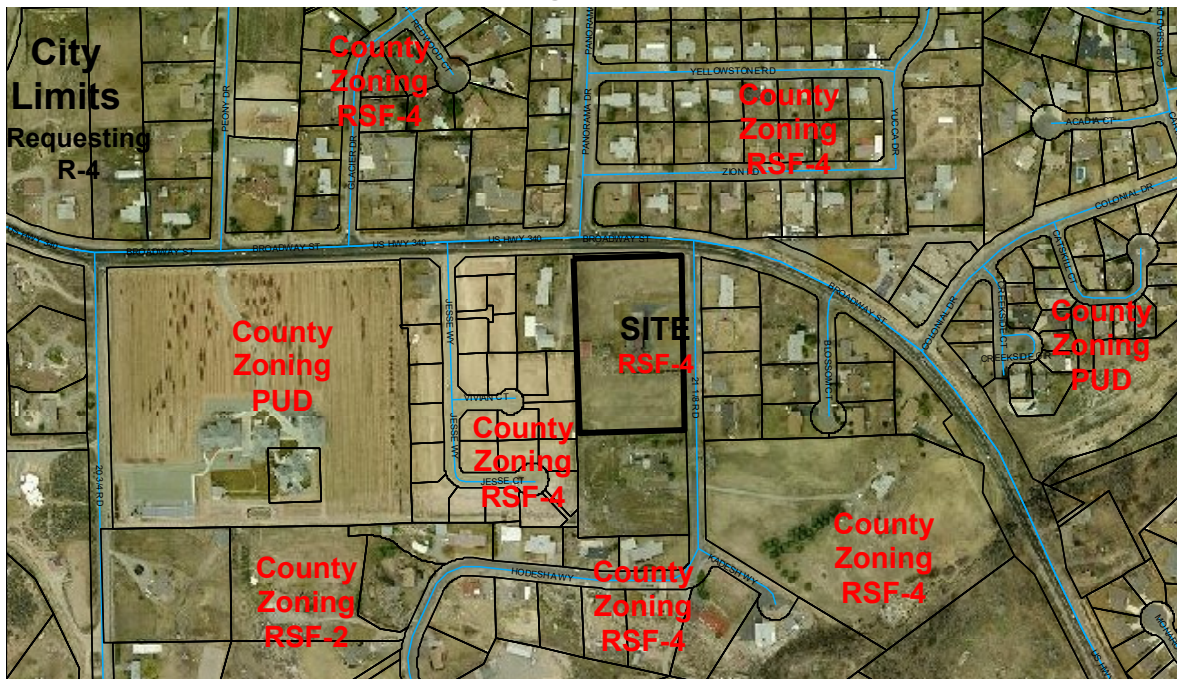
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4





R-2 - 17,000 $\Phi$ (.39) min lot size (.5 average)

R-4 - 8,000 $\Phi$ (.183ac) min lot size (.250 average)

SCALE 1 : 3,673





**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE RIM VIEW ESTATES ANNEXATION TO  
R-4 (RESIDENTIAL, 4 UNITS PER ACRE)**

**LOCATED AT 595 21 1/8 ROAD**

**RECITALS**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Rim View Estates Annexation to the R-4 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-4 (Residential, 4 units per acre).

A certain parcel of land located in the South Half (S1/2) of Section 15 and The North Half (N 1/2) of Sections 22 and 23, 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 said Section 22 and assuming the Northerly line of the Northeast Quarter (NE 1/4) of said Section 22 to bear S89°26'44"E with all bearings contained herein relative thereto; thence S89°34'19"E along the Northerly line of the Northwest Quarter (NW 1/4) of said Section 23 a distance of 509.28 feet; thence S00°32'41"W along the Westerly line of Blossom Hill Estates and its Northerly projection, recorded in Plat Book 11, Page 25 of the Mesa County, Colorado public records, a distance of 577.56 feet to the Southwest corner of Lot 4 of said Blossom Hill Estates; thence S89°52'41"W a distance of 25.00 feet; thence N00°32'41"E along the Westerly right of way of 21 1/8 Road as dedicated on said Blossom Hills Estates a distance of 31.20 feet; thence N89°50'19"W a distance of 338.93 feet to a point on the Easterly line of Retherford Estates, recorded in Book 3890, Page 578 of the Mesa County, Colorado public records; thence N00°42'55"E along the Easterly line of said Retherford Estates and the Northerly projection thereof, a distance of 546.18 feet; thence N89°34'19"W along a line being 2.00 feet South of and parallel with the Northerly line of the NW 1/4 of said Section 23 a distance of 146.99 feet; thence S89°47'50"W a distance of 1125.49 feet; thence 668.50 along the arc of a 722.00 foot

radius curve concave Northeast, having a central angle of 53°03'02" and a chord bearing N63°35'05"W a distance of 644.88 feet; thence N37°06'43"W along a line being 2.00 feet South of and parallel with the Southerly line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction, a distance of 602.20 feet; thence continuing along said line 79.90 feet along the arc of a 1415.00 foot radius curve concave southwest, having a central angle of 03°14'07" and a chord bearing N38°09'20"W a distance of 79.89' feet; thence N50°13'36"E a distance of 2.00 feet to a point on the Northerly line of said Page Annexation No. 3; thence along the Northerly line of said Page Annexation No. 3, 80.00 feet along the arc of a 1417.00 foot radius curve concave Southwest, having a central angle of 03°14'06", and a chord bearing S38°09'21"E a distance of 79.99 feet; thence S37°06'43"E continuing along the Northerly line of said Page Annexation No. 3 a distance of 602.19 feet; thence 666.65 feet along the arc of a 720.00 foot radius curve, concave Northeast, having a central angle of 53°03'01" and a chord bearing S63°35'05"E a distance of 643.09 feet; thence N89°47'50"E a distance of 1125.50 feet to the Point of Beginning.

Said parcel contains 4.70 acres (204,759 square feet), more or less, as described.

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

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

ATTEST:

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

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

**Attach 8**  
**Setting a Hearing on Zoning the Timberline Steel Annexation**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |          |                   |
|-----------------------------------|--|----------|-------------------|
| <b>Subject</b>                    | Zoning the Timberline Steel Annexation - Located at 2185 River Road. |          |                   |
| <b>File #</b>                     | ANX-2007-242   |          |                   |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007  |          |                   |
| <b>Placement on the Agenda</b>    | <b>Consent</b>   | <b>X</b> | <b>Individual</b> |
| <b>Date Prepared</b>              | October 3, 2007  |          |                   |
| <b>Author Name &amp; Title</b>    | Faye Hall, Associate Planner   |          |                   |
| <b>Presenter Name &amp; Title</b> | Faye Hall, Associate Planner   |          |                   |

**Summary:** Request to zone the 2 acre Timberline Steel Annexation, located at 2185 River Road, to I-1 (Light Industrial). The property is located on the southeast corner of River Road and Railhead Circle.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for November 7, 2007.

**Attachments:**

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

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

**STAFF REPORT / BACKGROUND INFORMATION**

|                                     |              |   |  |           |
|-------------------------------------|--------------|---|--|-----------|
| <b>Location:</b>                    |              | 2185 River Road   |  |           |
| <b>Applicants:</b>                  |              | Owner: McCallin Real Estate, LLC – Jeff Henke<br>Representative: Vortex Engineering, Inc. – Robert Jones II |  |           |
| <b>Existing Land Use:</b>           |              | Vacant  |  |           |
| <b>Proposed Land Use:</b>           |              | Outdoor Storage   |  |           |
| <b>Surrounding Land Use:</b>        | <b>North</b> | Commercial  |  |           |
|                                     | <b>South</b> | Industrial  |  |           |
|                                     | <b>East</b>  | Industrial – Timberline Steel   |  |           |
|                                     | <b>West</b>  | Industrial  |  |           |
| <b>Existing Zoning:</b>             |              | County PUD  |  |           |
| <b>Proposed Zoning:</b>             |              | I-1 (Light Industrial)  |  |           |
| <b>Surrounding Zoning:</b>          | <b>North</b> | C-2 (General Commercial)  |  |           |
|                                     | <b>South</b> | County PUD (Planned Unit Development)   |  |           |
|                                     | <b>East</b>  | I-2 (General Industrial)  |  |           |
|                                     | <b>West</b>  | C-2 (General Commercial)  |  |           |
| <b>Growth Plan Designation:</b>     |              | Commercial / Industrial   |  |           |
| <b>Zoning within density range?</b> | <b>X</b>     | <b>Yes</b>  |  | <b>No</b> |

**Staff Analysis:**

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

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

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

Response: The proposed zone district of I-1 is compatible with the neighborhood as this area is predominantly commercial or industrial in nature and has established industrial uses. The requested zone is also in conformance with the Commercial / Industrial Growth Plan designation.

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

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

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

- j. C-2 (General Commercial)
- k. I-O (Industrial / Office Park)

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 I-1 (Light Industrial) district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

# Annexation / Site Location Map

Figure 1



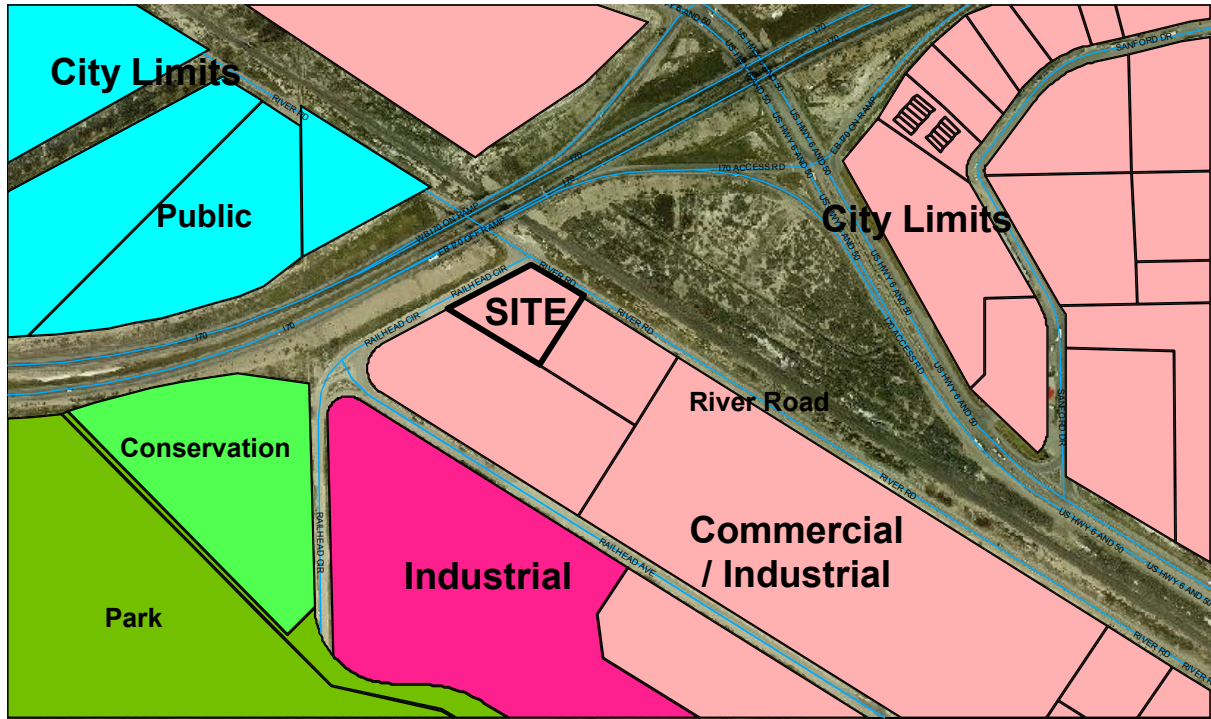
# Aerial Photo Map

Figure 2



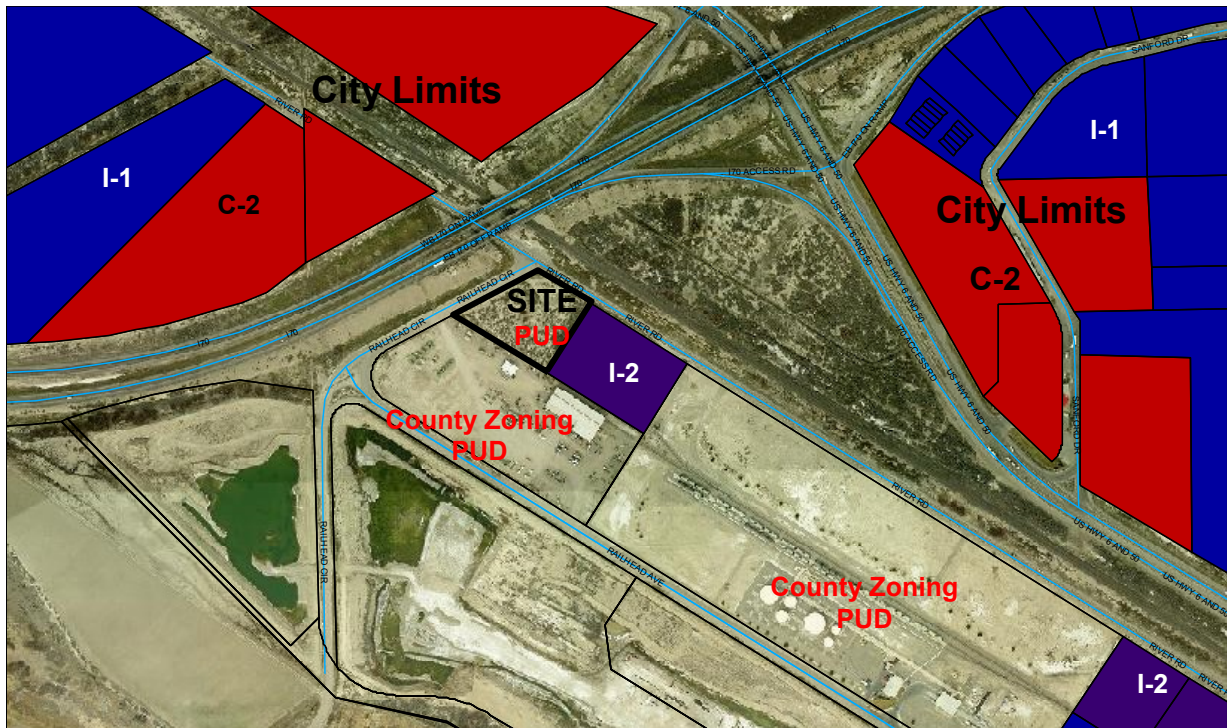
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE TIMBERLINE STEEL ANNEXATION TO  
I-1 (LIGHT INDUSTRIAL)**

**LOCATED AT 2185 RIVER ROAD**

**RECITALS**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Timberline Steel Annexation to the I-1 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned I-1 (Light Industrial).

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northerly corner of Block 1 in Railhead Industrial Park As Amended, Plat Book 13, Page 34, Mesa County Colorado records, said Northerly corner also being a point on Persigo Annexation No. 2, Ordinance No.2556, City of Grand Junction, and assuming the Northerly line of said Block 1 to bear N56°20'29"W with all bearings contained herein relative thereto; thence S56°20'29"E, along the said Northerly line of Block 1, said line being a portion of the perimeter of said Persigo Annexation No. 2, a distance of 219.05 feet to a point on the Westerly boundary of Steel Inc. Annexation, Ordinance No. 3094, City of Grand Junction; thence S33°54'49"W, along the said Westerly line of Steel Inc. Annexation, a distance of 288.96 feet; thence N56°29'47"W a distance of 383.15 feet to a point on the Northwesterly line of said Block 1, also being a point on the perimeter of said Persigo Annexation No. 2; thence N63°21'20"E, along the said Northwesterly line of Block 1, said line also being a portion of the perimeter of said Persigo Annexation No. 2, a distance of 333.83 feet, more or less, to the Point of Beginning.

Containing 87,117 square feet (2.00 acres), more or less, as described.



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

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

ATTEST:

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

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

**Attach 9****Parks and Recreation Department Standardized Fees and Charges Policy  
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA             |  |  |                            |
|---------------------------------|--|--|----------------------------|
| <b>Subject</b>                  | Parks and Recreation Department Standardized Fees and Charges Policy |  |                            |
| <b>File #</b>                   |  |  |                            |
| <b>Meeting Day, Date</b>        | Wednesday, October 17, 2007  |  |                            |
| <b>Placement on the Agenda</b>  | <b>Consent</b>   |  | <b>Individual</b> <b>X</b> |
| <b>Date Prepared</b>            | October 4, 2007  |  |                            |
| <b>Author Name and Title</b>    | Joe Stevens, Director of Parks and Recreation                        |  |                            |
| <b>Presenter Name and Title</b> | Joe Stevens, Director of Parks and Recreation                        |  |                            |

**Summary:** In the context of 2008 budgetary development, the Parks and Recreation Department was tasked with reviewing its existing fees and charges policy, with particular attention to the complexity of staff time utilized administering differing fees, focused on the current 20% discount afforded City of Grand Junction residents for most recreation programs, youth and adult sports, and golf course season passes. Current exceptions to the 20% discount (one fee for all participants) include separate activities at Orchard Mesa Community Center Swimming Pool, all fees associated with City cemeteries, daily aquatic entrance fees, on-site registrations, special events, green fees at the golf courses, and shelter and sport field rental fees. Additionally, Two Rivers Convention Center and the Avalon Theatre have a standardized fee structure regardless of residency.

**Budget:** It is estimated that if participation follows historical patterns, and the recommended 2008 fees and charges program is adopted by City Council, the potential loss in revenue will be \$69,000. However, it is anticipated that revenues may be partially mitigated by increased non-resident participation. Net impact to the budget is therefore projected to be \$30,000 ±.

Fees and charges for 2008 have been predicated on 2007 resident fees and charges with adjustments based on market and program conditions. The department utilizes minimal cost recovery, partial cost recovery and full cost recovery. A primary target is 70% cost recovery of direct operating costs for aquatics, youth athletics and general recreation programs. Perhaps the most notable challenge for this budgetary cycle has been integrating increases in minimum wages, particularly since the department is heavily dependent upon seasonal employees, while maintaining cost recovery objectives.

**Action Requested/Recommendation:** It is recommended that the City Council adopt the attached resolution establishing fees and charges for the Parks and Recreation Department in 2008. The 2008 Fees and Charges policy implements one standardized fees and charges program for all recreation programs and golf season passes effective

January 1, 2008. At the September 20, 2007 Parks and Recreation Advisory Board meeting, the Board voted four (4) yes and three (3) no recommending that the City Council adopt one standardized fees and charges program for the department.

**Attachments:**

Draft excerpt of September 20, 2007 Parks and Recreation Advisory Board meeting discussion on 2008 fees and charges

Proposed Resolution

**Background Information:** The current resident policy has been in place for over 30 years and, especially with adult leagues and golf season passes, has been most difficult to administer. False addresses, use of fake names, and other devious methods have been employed by participants trying to circumvent the system. An inordinate amount of time is dedicated to verifying residency.

Technology has also impacted recreation program registrations. Industry standard internet rates exceed 25% of total registrations. The Department is presently at 11%, which is an all-time high since on-line registration was implemented in 2004. One reason for the lag is that the current software system does not allow participants in leagues to register via the internet. Leagues are composed primarily of adult team athletics, youth basketball, and youth flag football participants. The size and scope of these programs means a significant amount of dedicated staff customer contact time. With a league software module, and without concerns about residency, it is reasonable to project on-line registrations approaching industry standards.

To summarize, a standardized fee may:

- Increase internet usage
- Reduce the temptation to cheat
- Take less staff time / enhance customer service
- Reduce revenue
- Increase participation
- Eliminate a benefit for City residents
- Provide atmosphere for an esprit de corps in the Grand Valley
- Encourage healthy lifestyles for all citizens of the Grand Valley regardless of residency
- Impact and place greater demands on City owned parks and recreation facilities

At the Parks and Recreation Advisory Board meeting on September 20, 2007, persuasive arguments were presented to maintain the existing resident discount because:

- It is a tangible benefit to living in the City of Grand Junction
- The citizens of Grand Junction own the City's Parks and Recreation facilities and just like running for City Council, or serving on the Parks and Recreation Advisory Board, these are advantages that come with living in a community that provides urban amenities to its citizens.
- The resident discount, as an incentive to annexation, will be lost

- Residents pay taxes that non-residents do not incur
- Cost recovery may be impacted

Following lively debate, the majority of the Parks and Recreation Advisory Board was of the view that the time was right to recommend that City Council institute one fee and charges program for the Parks and Recreation Department. The majority opinion was that residents, persons that live in the Grand Valley, and owners of businesses in Grand Junction (but perhaps having residency outside the City limits) will all benefit from this modification to the department fees and charges policy effective January 1, 2008.

**DRAFT Excerpt of September 20, 2007 Parks and Recreation Advisory Board  
Meeting Discussion on 2008 Fees and Charges**

**Item 6: 2008 Parks and Recreation Fees and Charges**

Joe Stevens provided information on the Parks and Recreation fees and charges policy, including details regarding the current resident versus non-resident fee structure.

Mr. Stevens stated the option of doing away with the non-resident rate could decrease revenues by an estimated \$69,000. (\$60,000 general recreation fees and charges, \$9,000 golf courses) Joe Stevens stated the City's Parks and Recreation Department charges include both resident and non-resident fees, but there is only one fee for the pool admissions, green fees, and for Two Rivers Convention Center. Mr. Stevens reported golf season ticket sales fees reached a high in the mid-90's with a little over 900 season tickets sold, of which only 100 were non-residents. Joe Stevens expressed that, should the non-resident rate be eliminated, it is anticipated season ticket sales will increase. Mr. Stevens stated the Department has also reviewed recreation team registrations and said they have always recovered 100% of the cost of the adult sport programs. Joe Stevens said the Department has always been very deliberate at underwriting the cost of the youth sports programs, stating this will not change should the non-resident rate be eliminated. Mr. Stevens discussed the difficulty of administering the current two tiered fee structure, stating many people find ways to circumvent the system. Joe Stevens said if a majority of the players on a team are City residents, they are currently charged the "resident fee"; if the majority of the players are non-residents, they are charged the "non-resident fee". Mr. Stevens said the system results in the administration staff having the burden of verifying individual addresses. Joe Stevens stated there are also many business owners who own a business within the City limits, yet live outside the limits, who often dispute paying the non-resident rate, stating they also pay City taxes. Mr. Stevens expressed the idea that a one fee structure makes a lot of sense from an administrative perspective, stating the fee structure should need not be based on revenue. Joe Stevens said the Recreation Department has enough flexibility in fees and charges to generate additional revenue and increase utilization. Mr. Stevens requested a recommendation from the Parks and Recreation Advisory Board for City Council consideration.

Reford Theobald provided a history as to the reasons why there is currently a two tiered fee structure, stating the original concept was to convince residents of their benefits of being a City resident. Mr. Theobald stated there were a lot of annexations taking place at the time, which made the issue very controversial. Reford Theobald stated the City Council realized as a City that they were giving away virtually every resident benefit in order to remain "everyone's" friend, unfortunately, this did not change anyone's opinion of the City and caused the opposite effect. Mr. Theobald stated it soon became the expectation of people living near the City to have the same rights as those living within City limits. Reford Theobald expressed, should the non-resident rate be eliminated, the loss of revenue would not be insignificant. Mr. Theobald also expressed concern that, while people who live outside City limits are having to pay taxes, residents of Fruita and Palisade are also paying taxes and would not be happy if Grand Junction residents expected to receive the same privileges in Fruita and Palisade as they receive in Grand Junction. Reford Theobald stated that giving non-residents special privileges, just because they are here a lot and pay sales taxes as shoppers, is not a legitimate argument any more than Grand Junction residents expecting those same privileges

when going to Glenwood Springs, Vail, or Denver is. Mr. Theobold said the bottom line is the people residing in City limits pay property tax and have no choice in the matter, while the people who pay sales taxes by shopping in Grand Junction are “choosing” to use City streets, City parks, and City police and fire protection services while they are here. Reford Theobold stated, as Grand Junction witnesses growth around the City, there will soon be other cities in competition with Grand Junction for revenue, for the next Wal-Mart, for the next shopping center, etc.; therefore, Grand Junction needs to be competitive, not just economically, but also in how the City treats its own citizens. Mr. Theobold said, if a change is made, the City is going upset the residents. (In this scenario, by either raising the City resident rates or by giving a discount to those who live outside City limits.) Reford Theobold expressed his concern that the City residents are going to be frustrated and they are ultimately the City’s taxpayers and voters.

Lenna Watson asked Bruce Hill for his insight regarding the proposed change to the fee structure. Bruce Hill stated he would like the Parks and Recreation Advisory Board to discuss the issue and forward their recommendation to City Council for review. Mr. Hill stated the Parks and Recreation Department will need to continue following the underlying principle of 70% cost recovery, whether the rates change or not. Councilman Hill discussed the fact that technology has improved, yet there are many recreation registrations that can not be processed via the internet, due to address verifications. Bruce Hill expressed when someone is a customer, they are a customer no matter where they live. Mr. Hill stated the annexation process has changed a lot in the past ten years, and thanks to the previous councils, there is not nearly as much conflict as there once was. Bruce Hill said he recognizes “residency discounts” are no longer a selling point for annexation. Councilman Hill stated the bigger picture is that the City wants to promote living well in the community, yet is creating a barrier rather than realizing we are one community.

Jack Scott asked if the blending of the two fees was still an option. Joe Stevens said a blended fee would be problematic for the City residents, as blending the fees will result in an increase to the resident rate. Department guidelines and 2008 proposed fees anticipate 70% ± overall cost recovery with adult sports leagues recouping 100% of direct cost and youth programs and special events recovering from 0 % - 100%.

Traci Altergott reported the drop-in fees at the Bookcliff Activity Center are currently one fee, stating people would rather pay the higher drop-in rate than having the perception they are paying more as a non-resident. Ms. Altergott stated current registrations consist of 57% residents and 43% non-residents versus five years ago when 54% were resident and 46% were non-resident. Traci Altergott stated adult sports registrations are currently 60% resident, as many of the adult sports participants are figuring out how to get around paying the non-resident rate. Dennis Teeters asked if the majority of the problem is with the adult sports. Traci Altergott said, while she would guess approximately 30% of the resident team registrations are not being truthful, the two tier fee structure is also problematic at the swimming pools, as customers pay one fee at Orchard Mesa Community Center Pool, yet have to pay two fees at Lincoln Park-Moyer Pool.

Reford Theobold stated the City is basically subsidizing the lack of a Parks and Recreation Department outside of City limits, as Grand Junction is a city of 50,000 trying to support a community of 150,000. Mr. Theobold stated if this could somehow be quantified in terms of numbers, the City could ask the County for some type of

reimbursement for treating everyone in the entire community the same. Bruce Hill said he questioned whether or not such a concept would be supported, stating the City could also turn it around and raise “all” of the rates due to the intense use. Councilman Hill stated the question the Board should be asking is “what is right for the Parks and Recreation Department?”. Mr. Theobold said cities are formed because people want more than a county can offer, stating if the City tells the residents they are going to give away what they currently pay extra for (in the spirit of “community”), it will erode the reason for cities to exist. Bruce Hill pointed out there is not a resident discount for other items such as traffic tickets, etc. Mr. Hill stated a large part of our revenue comes from the people who work and shop in Grand Junction. Councilman Hill stated the goal should be to promote the use of the department, and asked the Board to consider whether or not the current system is promoting misuse.

Joe Stevens said the Parks and Recreation Department is predicting overall use will increase if the non-resident rate is eliminated. Jack Scott asked if there are any other incentives the City can offer to residents, such as the option of early registrations. Joe explained that early registrations would be an option, although staff would still be faced with the administrative problem of verifying residency.

Lenna Watson asked what fee structure other municipalities are using. Joe Stevens said Grand Junction’s service area is unique, and that some cities do not care where the revenue comes from as long as they accomplish the cost recovery. Tawny Espinoza asked how one fee structure would affect the new recreation center. Joe Stevens responded it was unknown at this time how the proposed recreation center would be handled administratively. Dr. Findlay expressed the main point of persuasion should be the increased participation. Joe Stevens said the one tier fee structure could be implemented on a one year trial basis, which would provide real data for making an informed decision for 2009, as well as providing elected officials the opportunity to see the impact of nonresidents on City services. Nick Adams expressed concern, stating once the resident discount is removed, it will be very difficult to reinstate. Lenna Watson asked if the system offenders appear to be age based. Joe Stevens responded there doesn’t appear to be a pattern, with the exception of the adult sports programs. Mr. Stevens stated the City has an opportunity to demonstrate to the community they have a bigger concern about the health and vitality of the entire valley.

Lenna Watson asked the Board for a recommendation for City Council. Reford Theobold moved for the Parks and Recreation Advisory Board to recommend continuing with the current fee structure. Jack Scott seconded. Nick Adams stated he was also in support of continuing with the current fee structure.

Motion failed by Parks and Recreation Advisory Board:      Yes 3      No 4

Reford Theobold, Jack Scott, and Nick Adams voted yes.

Dr. Findlay moved for the Parks and Recreation Advisory Board to recommend the elimination of the resident/non-resident fee structure. Tawny Espinoza seconded.

Motion adopted by Parks and Recreation Advisory Board:      Yes 4      No 3

Dr. William Findlay, Dennis Teeters, Tawny Espinoza, and Lenna Watson voted yes.

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

**A RESOLUTION ESTABLISHING THE 2008 FEES AND CHARGES POLICY FOR  
THE GRAND JUNCTION PARKS AND RECREATION DEPARTMENT**

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

That the Fees and Charges policy, as attached, is hereinafter set forth be those for the Parks and Recreation Department, Two Rivers Convention Center, and Avalon Theatre for 2008.

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

Jim Doody  
Mayor

---

ATTEST:

---

Stephanie Tuin  
City Clerk



# **CITY OF GRAND JUNCTION PARKS and RECREATION DEPARTMENT - 2008 FEES and CHARGES POLICY**

## **PURPOSE OF POLICY**

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

## **AUTHORITY**

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

### **COST RECOVERY CATEGORIES**

1. MINIMAL COST RECOVERY – Recreation programs and/or facilities may recover less than 50% of the direct costs, such as: youth enrichment programs (including STARS, early release, and after school), Senior Recreation Center, Bookcliff Activity Center, some teen programs, senior programs, and special events.
2. PARTIAL COST RECOVERY - Recreation programs will recover a minimum of 70% of the direct operating costs, such as: Aquatics, youth athletics, most general recreation programs, including some senior recreation, and some special events.
3. FULL COST RECOVERY – Recreation programs and/or facilities will recover a minimum of 100% of the direct operating costs, such as: Adult athletics and some athletic special events, most fitness programs, and contract programs. Facilities, such as: Golf courses.

## **GENERAL DEPARTMENTAL POLICIES**

Effective January 1, 2008, the City of Grand Junction will implement one (1) standardized Fees and Charges program for the Parks and Recreation Department.

### COLLABORATION WITH USER GROUPS

The following groups are co-sponsored or collaborate with the Department: Dolphins Swim Club, Grand Valley Wave Swim Club, Grand Junction Tennis Club, JUCO, Senior Recreation Center Incorporated, Grand Mesa Youth Soccer Association (GMYSA), Mesa County Jr. Football Association, Mesa County School District 51, and Lincoln Park and Tiara Rado Golf Clubs.

## RETURNED CHECK

There will be a \$10.00 service charge on checks returned for insufficient funds, an additional \$10 will be charged if the account goes to collection.

## AGE CATEGORIES

Age categories are dependant upon program and/or facility.

## GROUP DEFINITION

Any group of five or fewer individuals. There will be an additional fee, per person, for more than five individuals comprising a group.

## REFUND AND SATISFACTION GUARANTEE

A full credit toward a future program or activity or a refund will be issued for any program that is cancelled by the department. If you are unable to participate in a program, partial credits or refunds will gladly be given for most programs with notification seven (7) days prior to the start of the program. Full refunds cannot be guaranteed if expenses for the program have already been incurred. Refunds will not be granted for trips, special events, adult sport leagues, season pass/punch cards for golf, BAC, swimming, and some contractual programs. If you are not satisfied with your experience, call or write within seven (7) days of the last class. You can either repeat the activity at no charge, receive a credit which may be applied to another activity, or receive a refund. For more information, please inquire at the time of registration.

## SCHOLARSHIPS

The Grand Junction Parks and Recreation Department offers scholarships to participants unable to pay, based on household size, income level, and verification of Medicaid or CHP+ card.

## **SWIMMING POOLS**

### FREE SWIM DAY

Free pool admission for individuals 17 and under will be offered on Wednesdays from 9:00 A.M. – 2:00 P.M. and 3:00 P.M. – 4:00 P.M. at the Lincoln Park-Moyer Swimming Pool. Wednesdays free day admission is valid for the pool complex only and **will not be valid for the waterslide.** Certain Wednesdays may be excluded based upon predetermined closings to the public (e.g. swim meets). Paid parent is required for children to come in free during the 3:00 P.M. – 8:00 P.M. session.

### NON SWIMMERS

ALL individuals entering the facility will pay the daily admission fee or present their season pass/punch card. During Learn-to-Swim, admission fees will not be charged to class observers. Observers must remain in designated observation areas, and must leave the facility prior to its reopening for public swim or other use.

### SUMMER SEASON POOL PASSES

Swimming pool summer season passes are available for use at both the Lincoln Park and Orchard Mesa Community Center Pool. An individual may purchase a season pass valid for Orchard Mesa Pool only. The Lincoln Park-Moyer Pool seasonal opening and closing dates are set annually based upon the existing School District #51 school calendar.

### PRIVATE POOL PARTIES

The Lincoln Park-Moyer Pool and/or Waterslide and the Orchard Mesa Community Center Pool may be rented by individuals, groups or organizations for private, not for profit, pool parties during non-public hours. Payment is due at the time of booking and the number of swimmers in the party is indicated at that time. The guaranteed number of guests may be increased three days prior to the event and payment submitted without penalty; however, a premium over-booking fee will be charged when attendance exceeds the guarantee.

### AREA SCHOOLS - ANNUAL POOL USE

Schools may schedule either Lincoln Park-Moyer Pool and Waterslide, or Orchard Mesa Pool for an annual pool party, not to exceed two hours, at a discounted fee for students, as availability allows. Schools may be combined not to exceed maximum capacity. Adults will pay regular admission fees.

### SWIM CLUBS

Meets: A daily fee will be assessed for use of Parks and Recreation aquatic facilities for competitive swimming programs. Fees assessed will cover all direct costs, as well as a relative portion of indirect costs incurred by the department. The Parks and Recreation department retains the right to negotiate the fee based upon special need demonstrated by the meet sponsors.

Practice-Sponsored Teams: Practice sessions will be provided to the Dolphins and Grand Valley Wave Swim Clubs as availability allows. Practice sessions may be scheduled as space is available and the fee will be negotiated separately with the respective swim team.

## **FACILITIES**

### USE TYPES

Public Use – Open to the public and may, or may not, charge fees.

Private Use – Use by, a business with a current City of Grand Junction Sales Tax License, a 501C3 Non-profit organization, or a governmental entity and not open to the general public.

### LINCOLN PARK AUDITORIUM "BARN" RENTAL

An organization may reserve the Lincoln Park Barn for their Public Use or Private Use event as availability allows. Other use applications may be submitted in writing and use approval and use guidelines will be subject to consideration and approval of the Parks and Recreation Director or designated representative. Private users are encouraged to contact and use Two Rivers Convention Center for parties, graduation celebrations, anniversary celebrations and family gatherings. An event may be scheduled up to one year in advance, with a rental deposit of 50% of the total rent. This is required at the time of reservation. The total contract rental fee, damage deposit, and any additional required forms must be paid/submitted at least ONE week prior to the scheduled event.

If the reservation is cancelled less than 30 days prior to the event the rental deposit will be retained by the City.

A certificate of liability insurance will be required for Public Use and may, or may not, be required for Private Use events. Details are available through the Parks and Recreation office.

### PARK PERMITS

The Department will issue a permit for an area of a municipal park as availability allows. There will be a fee to reserve a picnic shelter in a park.

### BUSINESS ACTIVITY IN CITY PARKS AND RIVERFRONT

If an event is held in a City park and ANY fees are collected, the Department shall collect the minimum fee per day as stated in the Fees and Charges Policy. The fee will be collected before the event and the additional funds, if applicable, shall be submitted to the Parks and Recreation office within 10 working days from the completion of the event.

Organizations seeking co-sponsorship by the Parks and Recreation Department, upon approval, may request permission to have the park use fee waived.

### CAMPS

Use of a public park to conduct camps will be assessed the standard field rental rate plus 15% of gross sales (tickets, entry fee, etc).

## CONCESSION SALES IN CITY PARKS AND RIVERFRONT

Concession or novelty sales cannot take place in a City park without prior approval of the Parks and Recreation Department. The Department and the City's contracted concessionaire must approve sales at Lincoln Park Stocker Stadium-Suplizio Baseball Field, Lincoln Park-Moyer Pool, Columbine and Kronkright softball complexes and the Canyon View Park.

\*Note - for additional information on Riverfront Trails, refer to Ordinance Book, Chapter 26.

## SOFTBALL and MULTI PURPOSE FIELD RENTAL

A tournament may be scheduled at Canyon View, Columbine or Kronkright Fields. Fields will be assigned by the Parks and Recreation Department. The rental rate includes the initial field preparation for the tournament along with field maintenance scheduled after the 5<sup>th</sup> and 10<sup>th</sup> consecutive games on each field. One third of the total contract fee must be paid at the time of reservation with balance due no later than 3 working days prior to the event. Written cancellation must be received in our office at least 7 days before the event to receive a full refund. All additional fees associated with the event (lights, diamond dry) must be paid within 5 working days following the event. A contract MUST be signed prior to event.

All information regarding the tournament (insurance, contract, dates and times) must be submitted to the Parks and Recreation office a minimum of 7 days prior to the actual event. Tournament brackets are due 3 working days prior to tournament start.

Multi purpose field use may be scheduled at Canyon View Park multi purpose fields. Games and tournaments take priority over any practice requests. Field use may be restricted based on field condition.

## PRIVATE USE OF SOFTBALL FIELD(S) – NON-TOURNAMENT

An organization may rent the softball fields on an hourly basis. The fee will include the initial field preparation by Parks Department staff. Written cancellation must be received in our office 24 hours in advance to receive a full refund.

## STOCKER STADIUM/SUPLIZIO BASEBALL FIELD

Suplizio Baseball Field may be used for baseball activity only. Any other use of the facility must be pre-approved by the Department.

Stocker Stadium Football Field may be used for football activity only. Any other use of the facility must be pre-approved by the Parks and Recreation Department.

Stocker Stadium Track may be used for track activity only. Any other use of the facility must be pre-approved by the Department.

The locker room facility will be included in the rentals to JUCO, School District 51 and Mesa State College athletic programs. Any outside use of the facility will be assessed a fee for rental. A clean-up fee may be assessed to any organization using the facility and leaving the facility in disarray.

### TENNIS COURT USE

The Grand Junction Tennis Club, School District 51 and Mesa State College may use a maximum of 6-8 courts, as approved, without a charge provided the facility is not being used for Department programs. Facility exchanges are utilized with Mesa State College and School District 51. The Grand Junction Tennis Club contributes monetarily on an annual basis, i.e. contributing tennis balls, nets, straps and funds for facility improvements.

Courts may be reserved by other groups on a per hour/per court basis provided the courts are available.

### TWO RIVERS CONVENTION CENTER AND THE AVALON THEATRE

Two Rivers Convention Center and the Avalon Theatre are available for rent to individuals and organizations. Refer to Two Rivers Convention Center Policies and Procedures for additional information.

## **MUNICIPAL GOLF COURSES**

### SEASON TICKETS

Season tickets are available for use at both Lincoln Park and Tiara Rado Golf Course and are valid for the calendar year (January 1 through December 31). There are three categories of season tickets available: **Unlimited** - Valid anytime, 7 days a week and holidays; **Limited - Lincoln Park** - Valid anytime Monday through Friday; Saturday, Sunday and holidays after 2:00 P.M. during daylight savings time and after 12:00 P.M. during Mountain Standard Time; **Limited - Tiara Rado** - Valid anytime Monday through Thursday; valid Friday, Saturday, Sunday and holidays after 2:00 p.m. during daylight savings time and after 12:00 noon during Mountain Standard Time. **Junior Limited** - Valid Monday through Thursday and valid Friday, Saturday, Sunday and holidays after 2:00 P.M. during daylight savings time and after 12:00 P.M. during Mountain Standard Time.

### GREEN FEES

Daily green fees will be charged for daily use.

### GOLF TOURNAMENTS

Green fees are charged according to the tournament's status (exempt or nonexempt). Prizes and golf carts may be arranged through the pro shop.

The tournament deposit fee must accompany all requests. For approved tournaments, this deposit will be credited against the total cost of the tournament. There will be a non-refundable tournament fee that must be paid at least 3 days before the tournament.

If the event is cancelled due to weather, it will be rescheduled if an alternate date is available. If no date is available, or the group wishes, a refund will be given less prorated use of equipment and holes completed.

Any outside carts and/or equipment, food, beverages, and prizes, which have been leased or purchased, must be paid for, in full, by the sponsoring group by completion of play.

#### MID SEASON PURCHASE OF GOLF TICKETS

Golf season tickets may be purchased for half price after August 15.

#### GOLF RESERVATION

One Tee time may be reserved up to one week in advance.

### **MUNICIPAL CEMETERY**

For additional policy information, refer to Ordinance Book, Chapter 12, Sec. 12 - 1 through 12 - 3.

### **FORESTRY**

Annual license fee only. No additional fees. For additional policy information, refer to ordinance Book, Article III, Sec. 40-61.

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

| <b>I General Recreation</b> |                 | <b>2008 Fee</b> |
|-----------------------------|-----------------|-----------------|
| A. Recreation Programs      | per class       | \$0 - \$250     |
| B. Special Events           | per event       | \$0 - \$250     |
| C. Athletic Leagues         | per game        | \$7.50 - \$100  |
| 1. Late Fees                | per team/player | \$5 - \$50      |
| D. Equipment Rental         |                 |                 |
| 1. Volleyball Net           | per weekend     | \$15            |
| 2. Volleyball Net Deposit   | per rental      | \$25            |
| 3. Disc Golf (set of 9)     | per day         | \$35            |
| 4. Disc Golf Deposit        | per rental      | \$150           |



City of Grand Junction Parks and Recreation Department

2008 Fees and Charges Policy

| II. SWIMMING POOLS   |                                  | 2008 Fee |
|--|----------------------------------|----------|
| <b>A. Daily Pool Admissions</b>  |                                  |          |
| 1. Lincoln Park AND Orchard Mesa   |                                  |          |
| a. Adult (18-59)   | daily                            | \$4.75   |
| b. Youth (3-17); Senior (60+)  | daily                            | \$3.50   |
| c. Infant (2 and under)  | daily                            | \$1.00   |
| d. Group   | as assigned                      | \$14.00  |
| 2. Lincoln Park Waterslide ONLY  |                                  |          |
| a. Morning/Afternoon Session   | daily                            | \$2.50   |
| b. Single Ride   | daily                            | \$1.25   |
| c. Tube Rental   | daily                            | \$1.25   |
| d. Punch card  | 10admissions                     | \$25.00  |
| e. Pool/slide Admission/Group  | M-F after 5pm and all day Sunday | \$14.00  |
| 3. Orchard Mesa Pool ONLY  |                                  |          |
| a. Discount Days   | daily                            | \$2.00   |
| b. Hot Tub (plus admission fee)  | daily                            | \$1.00   |
| c. Hot Tub ONLY  | daily                            | \$2.50   |
| d. Fitness Drop-in   | daily                            | \$4.25   |
| e. Slide   | daily                            | \$1.00   |
| <b>B. Season Pool Passes</b>   |                                  |          |
| 1. Lincoln Park and Orchard Mesa or Orchard Mesa only (refer to resident fee)  |                                  |          |
| a. Adult (18-59)   | season                           | \$106.75 |
| b. Youth (3-17); Senior (60+)  | season                           | \$78.75  |
| c. Group (see definition)  | season                           | \$337.25 |
| 1. additional group member   | season                           | \$67.50  |
| <b>C. Year Round Pass (Lincoln Park &amp; Orchard Mesa)</b>  |                                  |          |
| 1. Adult Summer  | year round                       | \$292.25 |
| 2. Senior/Youth Summer   | year round                       | \$215.25 |
| 3. Group Summer  | year round                       | \$922.75 |
| <b>D. Punch Cards - 20 admissions</b>  |                                  |          |
| 1. Lincoln Park AND Orchard Mesa; Orchard Mesa Only (refer to resident fee only); or Off Season Orchard Mesa Only (refer to resident fee only) |                                  |          |

City of Grand Junction Parks and Recreation Department

2008 Fees and Charges Policy

|  |  |                 |
|--|--|-----------------|
| a. Adult (18-59)                       | 20 admissions  | \$80.75         |
| b. Youth (3-17), Senior (60+)          | 20 admissions  | \$59.50         |
| c. Infant (2 and under)                | not available  | n/a             |
| <b>E. Learn to Swim Programs</b>       |  |                 |
| 1. Lincoln Park AND Orchard Mesa Pools | per session  | \$20 - \$200    |
| <b>F. Private Pool Parties</b>         |  |                 |
| 1. Lincoln Park OR Orchard Mesa        |  |                 |
| a. 0-51 persons                        | 2 hours  | \$255.00        |
| b. each additional person              | 2 hours  | \$2.50          |
| 2. Lincoln Park Waterslide             |  |                 |
| a. 0-50 persons                        | 2 hours  | \$205.00        |
| b. each additional person              | new 1998   | \$1.50          |
| 3. Lincoln Park Pool AND Waterslide    |  |                 |
| a. 0-50 persons                        | 2 hours  | \$425.00        |
| b. each additional person              | 2 hours (new '98)  | \$2.50          |
| 4. Over Booking                        | per person   | \$5.00          |
| 5. Annual School Party Use Fee         |  |                 |
| a. Pool/Slide - per student            | 2 hours  | \$2.50          |
| 6. Birthday Swim Parties               |  |                 |
| a. 10 children (maximum)               | 2 hours  | \$74.75         |
| b. Each additional hour                | per hour   | \$17.00         |
| c. per child/excess of 10              | each   | \$8.00          |
| d. Party amenities                     | each   | \$10 - \$40     |
| <b>G. Facility Use</b>                 |  |                 |
| 1. Lincoln Park AND Orchard Mesa       |  |                 |
| a. Shower Use                          | per use  | \$2.00          |
| <b>H. Swim Clubs</b>                   |  |                 |
| 1. Lincoln Park-Moyer Pool             | Fees will be negotiated based upon special need demonstrated by the meet sponsor |                 |
| 2. Orchard Mesa Pool                   | Fees will be negotiated based upon special need demonstrated by the meet sponsor |                 |
| 3. Practice Times                      | per hour   | \$20 - \$40     |
| <b>I. Recreation Equipment Rental</b>  |  |                 |
|  | daily  | \$1.00 - \$5.00 |

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

| III FACILITIES RENTAL  |                                  | 2008 Fee           |
|--|----------------------------------|--------------------|
| <b>A. Barn-Lincoln Park Auditorium</b>   |                                  |                    |
| 1. Business Event  |                                  |                    |
| a. Half day  | 5am to 5pm OR<br>5pm to Midnight | \$330.00           |
| b. Full day  | 5am to Midnight                  | \$505.00           |
| c. Extending Event   | per hour                         | \$70.00            |
| d. Damage Deposit (minimum)  |                                  | \$300.00           |
| 2. Family Event  |                                  |                    |
| a. Half day  | 5am to 5pm OR<br>5pm to Midnight | \$175.00           |
| b. Full day  | 5am to Midnight                  | \$260.00           |
| c. Extending Event   | per hour                         | \$50.00            |
| d. Damage Deposit (minimum)  |                                  | \$150.00           |
| <b>B. Senior Recreation Center</b>   |                                  |                    |
| 1. Large Meeting Room  | 2 hours                          | \$50.00            |
| 2. Large Meeting Room  | each extra hour                  | \$20.00            |
| 3. Deposit   | per rental                       | \$50.00            |
| <b>C. Park Permits</b>   |                                  |                    |
| 1. General Use (no sales)  | per use                          | no charge          |
| 2. Shelter Reservation - SMALL<br>Riverside, Melrose Canopy,<br>Spring Valley, Eagle Rim (W)   | 4 hours                          | \$35.00            |
| 3. Shelter Reservation-SMALL   | extra hour                       | \$25.00            |
| 4. Shelter Reservation - MEDIUM<br>Lincoln Park (2), Hawthorne,<br>Sherwood (2), Columbine, Canyon View (Handball)<br>Duck Pond, Melrose (SW), Eagle Rim (E) | 4 hours                          | \$40.00            |
| 5. Shelter Reservation - MEDIUM  | extra hour                       | \$25.00            |
| 6. Shelter Reservation -LARGE<br>Canyon View Gunnison Shelter  | 4 hours                          | \$45.00            |
| 7. Shelter Reservation - LARGE   | extra hour                       | \$30.00            |
| 8. Shelter Reservation - EXTRA<br>LARGE -Canyon View Grand<br>Shelter  | 4 hours                          | \$60.00            |
| 9. Shelter Reservation - EXTRA<br>LARGE  | extra hour                       | \$35.00            |
| 10. Volleyball Court-Canyon View<br>(rented with Grand Shelter only)   | 4 hours                          | \$25.00            |
| 11. Business Use - City Parks or<br>Riverfront (with sales/admission--<br>the greater of:<br>a. minimum daily rate<br>b. 15% of gross sales                  |                                  | \$175 or 15% gross |
| 12. Camps  |                                  |                    |

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

|   |                     |   |
|---|---------------------|---|
| a. Park Reservation - first day                                     | day 1               | 15% of users gross revenue plus standard \$150 field rental fee |
| b. Park Reservation - additional day                                | each additional day | \$125.00  |
| 13. General Use   |                     |   |
| a. Cross Country Meets, Etc.  | per event           | Direct cost   |
| b. Field Use  | per event           | Greater of reimbursement or \$35/hour                           |
| <b>D. Softball Field Use - Columbine Kronkright and Canyon View</b> |                     |   |
| 1. Tournaments  |                     |   |
| a. Games 1-5 (minimum)  | per day/per field   | \$80.00   |
| b. Games 6-10   | per day/per field   | \$15.00   |
| c. Games 11-15  | per day/ per field  | \$15.00   |
| 2. Tournaments Co-Sponsored   |                     |   |
| a. Games 1-5 (minimum)  | per day/per field   | \$65.00   |
| b. Games 6-11   | per day/per field   | \$15.00   |
| c. Games 11-16  | per day/per field   | \$15.00   |
| 3. Field Rental (non tournament)                                    |                     |   |
| a. Private Use  | per hour/per field  | \$35.00   |
| b. Public Use with admission charge                                 |                     |   |
| The greater of:   |                     |   |
| a. Minimum or   |                     |   |
| b. Per person (gate count x rate) or                                |                     |   |
| c. 15% of ticket price  | per event/per game  | \$45 minimum or \$1.00/pp or 15%                                |
| 4. Lights   | per hour/per field  | \$35.00   |
| <b>E. Canyon View Park</b>  |                     |   |
| 1. Championship Field Full Day                                      | per 8 hours         | \$160.00  |
| 2. Championship Field 1/2 Day                                       | per 4 hours         | \$110.00  |
| 3. Championship Field Hr  | per hour            | \$40.00   |
| 4. Regular Field Full Day   | per 8 hours         | \$105.00  |
| 5. Regular Field 1/2 Day  | per 4 hours         | \$75.00   |
| 6. Regular Field Hour   | per hour            | \$25.00   |
| 7. Field Use Permits  | per day             | \$10 - \$30   |
| 8. Lights   | per hour            | \$35.00   |
| 9. Canyon View Baseball Field                                       |                     |   |
| <u>Baseball Use</u>   |                     |   |
| The greater of:   |                     |   |
| a. Minimum or   |                     |   |
| b. Per person (gate count x rate) or                                |                     |   |
| c. 15% of ticket price  | per use             | \$75 minimum or \$1.25/pp or 15%                                |
| 2nd, 3rd, & 4th games of tournament                                 | per day             | \$75.00   |
| Second game of double header - must be between same 2 teams         |                     | \$65.00   |
| Without admission   | per use/per game    | \$75.00   |

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

|  |                  |   |
|--|------------------|---|
| <b>Non Baseball Use</b><br>The greater of:<br>a. Minimum or<br>b. Per person (gate count x rate) or<br>c. 15% of ticket price                      | per use/event    | \$185 or \$1.25/pp or 15%                         |
| State & National Playoffs<br>4 game maximum per day  | per day          | \$450.00  |
| Set up prior to event  | per day          | \$180.00  |
| <b>F. Stocker Stadium/Suplizio</b><br><b>Baseball Field</b>  |                  |   |
| <b>Baseball Field</b><br><b>Baseball Use</b><br>The greater of:<br>a. Minimum or<br>b. Per person (gate count x rate) or<br>c. 15% of ticket price | per use          | \$95 minimum or \$1.25/pp<br>or 15%               |
| 2nd, 3rd, & 4th games of tournament  | per day          | \$95.00   |
| Second game of double header - must be between same 2 teams  |                  | \$65.00   |
| Without admission  | per use/per game | \$95.00   |
| <b>Non Baseball Use</b><br>The greater of:<br>a. Minimum or<br>b. Per person (gate count x rate) or<br>c. 15% of ticket price                      | per use/event    | \$250 minimum or \$1.25/pp<br>or 15%              |
| State & National Playoffs<br>4 game maximum per day  | per day          | \$450.00  |
| JUCO Tournament (contract)   | per day          | \$450.00  |
| Set up prior to event  | per day          | \$250.00  |
| <b>Football Field</b><br>The greater of:<br>a. Minimum or<br>b. Per person (gate count x rate) or<br>c. 15% of ticket price                        | minimum per use  | \$175 minimum or \$1.25/pp<br>or 15%              |
| Without admission charge   | minimum per use  | \$175.00  |
| Single game out of Sept-Nov season   | per game         | Fees plus direct lining and<br>field set up costs |
| State and National Playoffs  | per day          | \$450.00  |
| Set up prior to event  | per day          | \$175.00  |
| <b>Track</b><br>The greater of:<br>a. Minimum or<br>b. Per person (gate count x rate) or<br>c. 15% of ticket price                                 | per use          | \$75 minimum or \$1.25/pp<br>or 15%               |
| Without admission charge   | per use          | \$75.00   |
| Set up prior to event  | per day          | \$75.00   |
| Graduation   | per each         | \$175.00  |
| <b>Non Football/Track Use</b><br>The greater of:<br>a. Minimum or<br>b. Per person (gate count x rate) or<br>c. 15% of ticket price                | per use/event    | \$250 minimum or \$1.25/pp<br>or 15%              |
| Without admission charge   | per use          | \$225.00  |
| Set up prior to event  |                  | \$250.00  |
| <b>Lockerroom Rental</b><br>a. Entire facility   | per use/day      | \$200.00  |

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

|  |                    |               |
|--|--------------------|---------------|
| b. One side of facility                                  | per use/day        | \$100.00      |
| c. Officials area  | per use/day        | \$50.00       |
| d. Special Clean-up                                      | per use            | \$100.00      |
| <b>Stadium Field Lights - Stocker and Suplizio Field</b> | per hour           | \$100.00      |
| <b>Bleacher Rental</b>                                   |                    |               |
| a. Stadium event   | per event          | n/a           |
| b. Outside event   | Not Available      | n/a           |
| <b>G. Tennis Court Rental</b>                            | per court/per hour | 15.50         |
| <b>H. Bookcliff Activity Center</b>                      |                    |               |
| 1. Gymnasium Full Day                                    | per 10 hours       | \$600.00      |
| 2. Gymnasium Half Day                                    | per 5 hours        | \$310.00      |
| 3. Gymnasium Hour  | per hour           | \$80.00       |
| 4. 1/2 Gymnasium Full Day (BAC only)                     | per 10 hours       | \$320.00      |
| 5. 1/2 Gymnasium Half Day (BAC only)                     | per 5 hours        | \$170.00      |
| 6. 1/2 Gymnasium Hour (BAC only)                         | per hour           | \$45.00       |
| 7. Rental Deposit  | per rental         | 50% of rental |
| 8. Damage Deposit  | per rental         | \$500.00      |
| 9. Party Rental - 10 guests                              | per 2 hours        | \$70.00       |
| 10. Extra Party Guest                                    | each               | \$4.00        |
| 11. Party Amenities                                      | each               | \$23 - \$30   |
| <b>I. Dixson Field</b>                                   |                    |               |
| 1. Dixson Full Day                                       | per 8 hours        | \$50.00       |
| 2. Dixson Half Day                                       | per 4 hours        | \$25.00       |
| 3. Field Use Permits                                     | per day            | \$10.00       |

**City of Grand Junction Parks Recreation Department**

**2008 Fees Charges Policy**

| IV Avalon                 |                            |  | 2008 Fee                       |
|---------------------------|----------------------------|--|--------------------------------|
| Non - Profit              | <i>Performance</i>         | 12 consecutive hrs rental period   | \$450 Sun - Thu                |
|                           |                            | Per additional scheduled hr  | \$525 Fri & Sat                |
|                           |                            |  | \$70                           |
|                           | <i>Technical/Rehearsal</i> | 4 consecutive hrs rental period  | \$215 Sun - Thu                |
|                           |                            | Per additional scheduled hr  | \$375 Fri & Sat                |
|                           |                            |  | \$70                           |
| For Profit                | <i>Performance</i>         | 12 consecutive hrs rental period   | \$1,050                        |
|                           |                            | Per additional scheduled hr  | \$100                          |
|                           | <i>Technical/Rehearsal</i> | 4 consecutive hrs rental period  | \$525 Sun - Thu                |
|                           |                            | Per additional scheduled hr  | \$775 Fri & Sat                |
|                           |                            |  | \$100                          |
|                           |                            |  |                                |
| For Profit Use Fee        |                            | Organizations using the theatre for the conduct of a commercial enterprise shall pay 5% of gross monies received with a \$250 minimum. |                                |
| Dressing Room             |                            | Per day  | \$160                          |
|                           |                            | Per additional consecutive scheduled day   | \$55                           |
| Security / Damage Deposit |                            |  | \$500                          |
| After hours load out      |                            | Charged per hr after 2am   | \$175                          |
| Merchandise Fees          |                            | Charged on all merchandise sold including music items. Retailer is responsible for sales tax   | 15% of gross                   |
|                           |                            |  | 20% of gross w/venue attendant |

**City of Grand Junction Parks Recreation Department**

**2008 Fees Charges Policy**

| IV Avalon   |  | 2008 Fee                                       |
|---|--|--|
| Technical Support   | Per tech, per hour w/4 hr minimum  | \$42.00  |
| Ushers  | Per usher per hour   | \$15   |
| Ticket Takers   | Per usher per hour   | \$15   |
| Professional Security   | Number required based on management discretion. Charges based per officer per hour | \$30   |
| Professional Elec. Services   |  | If necessary will be billed directly to client |
| Risers  | Per riser per event  | \$20   |
| Other equipment   | See TRCC rental list   | See TRCC price sheet                           |
| Extra charges will be assessed for gels and other special needs based on current market values. |  |  |



City of Grand Junction Parks Recreation Department

2008 Fees Charges Policy

|  |              |  |            |         |
|--|--------------|--|------------|---------|
| <b>Avalon (for profit)</b>               |              |  |            |         |
| \$1,050                                  |              |  | \$0 to     | \$1,365 |
| \$840                                    | if sales are |  | \$1,366 to | \$2,730 |
| \$630                                    |              |  | \$2,731 to | \$4,095 |
| \$420                                    |              |  | \$4,096 to | \$5,460 |
| \$210                                    |              |  | over       | \$5,460 |
|  |              |  |            |         |
| <b>Avalon (non-profit) Thu - Sun</b>     |              |  |            |         |
| \$450                                    |              |  | \$0 to     | \$675   |
| \$360                                    | if sales are |  | \$676 to   | \$1,350 |
| \$270                                    |              |  | \$1,351 to | \$2,025 |
| \$180                                    |              |  | \$2,026 to | \$2,700 |
| \$90                                     |              |  | over       | \$2,700 |
|  |              |  |            |         |
| <b>Avalon (non-profit) Fri &amp; Sat</b> |              |  |            |         |
| \$525                                    |              |  | \$0 to     | \$788   |
| \$420                                    | if sales are |  | \$789 to   | \$1,575 |
| \$315                                    |              |  | \$1,576 to | \$2,363 |
| \$210                                    |              |  | \$2,364 to | \$3,150 |
| \$105                                    |              |  | over       | \$3,150 |

**City of Grand Junction Parks and Recreation Department**  
**2008 Fees and Charges Policy**

| V FACILITIES RENTAL                    |                      | 2008 Fee   |
|--|----------------------|------------|
| <b>H. Two Rivers Convention Center</b> |                      |            |
| 1. Meeting Rooms                       |                      |            |
| a. 15 x 28                             | Max 4 hours          |            |
|  | Each additional hour |            |
| b. 30 x 28                             | Max 4 hours          |            |
|  | Each additional hour |            |
| c. 45 x 28                             | Max 4 hours          |            |
|  | Each additional hour |            |
| d. 60 x 28                             | Max 4 hours          |            |
|  | Each additional hour |            |
| e. 75 x 28                             | Max 4 hours          |            |
|  | Each additional hour |            |
| 2. Creek Meeting Rooms                 |                      |            |
| a. Dominguez Creek Room (20x20)        |                      | \$82.00    |
| Plateau Creek Room (20x20)             |                      | \$82.00    |
| Escalante Creek Room (20x20)           |                      | \$82.00    |
| Adobe Creek Room (20x20)               |                      | \$82.00    |
| b. Combo of 2-20x20 Rooms              |                      | \$164.00   |
| Combo of 3-20x20 Rooms                 |                      | \$246.00   |
| Combo of 4-20x20 Rooms                 |                      | \$328.00   |
| c. Kannah Creek Room (34x40)           |                      | \$278.00   |
| Whitewater Creek Room                  |                      | \$278.00   |
| d. Combo of 2-34 x 40 rooms (34 x 80)  |                      | \$556.00   |
| e. Combo of 54 x 40 Rooms              |                      | \$442.00   |
| f. Entire Creek Meeting Rooms          |                      | \$884.00   |
| 3. Exhibition Space                    |                      |            |
| a. Section A - Colorado Room           |                      |            |
| 1. Day 1                               |                      | \$1,440.00 |
| 2. Day 2 & succeeding days             |                      | \$1,368.00 |

**City of Grand Junction Parks and Recreation Department**  
**2008 Fees and Charges Policy**

| V FACILITIES RENTAL   |           | 2008 Fee   |
|---|-----------|------------|
| b. Section B - Gunnison Room  |           |            |
| 1. Day 1  |           | \$792.00   |
| 2. Day 2 & succeeding days  |           | \$752.00   |
| c. Sections A & B -   |           |            |
| 1. Day 1  |           | \$2,232.00 |
| 2. Day 2 & succeeding days  |           | \$2,120.00 |
| d. Sections A & B & 75 x 28 Colorado and Gunnison Rooms   |           |            |
| 1. Day 1  |           |            |
| 2. Day 2 & succeeding days  |           |            |
| e. Sections A & B & 54 x 80 River Rooms & Creek Rooms   |           |            |
| 1. Day 1  |           | \$3,116.00 |
| 2. Day 2 & succeeding days  |           | \$3,004.00 |
| 3. Service and Business Club Chef's Choice luncheons that meet on a recurring basis (monthly or quarterly)                      |           | \$11.00    |
| 4. Service Club luncheons that have at least 100 members and contribute at least \$50,000 to the local community. (meet weekly) |           | \$10.75    |
| Service and Business Club status dinner meal rate   |           | \$15.00    |
| 5. Room rent for local organizations may be waived if meal costs exceed double the room rental schedule.                        |           |            |
| 6. Sliding Scale  | Per day   | n/a        |
| 7. Patio  | per day   |            |
| 8. Reception Area   | per day   |            |
| 9. Ticket Booth   | per day   | \$140.00   |
| 10. Coat Check (19x9)   | per use   | \$70.00    |
| 11. Business Center (Work room)   | per use   | n/a        |
| 12. Concourse Hallway (Trade Booths)  | per booth | \$30.00    |
| 13. Hallway (Trade Booths)  | per booth | \$30.00    |

**City of Grand Junction Parks and Recreation Department**  
**2008 Fees and Charges Policy**

| V FACILITIES RENTAL                               |                         | 2008 Fee   |
|---|-------------------------|------------|
| 14. Atrium  | per event, per day      | \$250.00   |
| 15. Courtyard                                     | per sq. ft.             | \$0.20     |
| 16. Parking Area                                  | based on usage          | \$0.15     |
| 17. Set-Up/Tear-Down                              |                         |            |
| a. Tear down, beyond contracted hours             | per hour                | \$175.00   |
| b. Hallway furniture removal                      | per event               |            |
| c. Forklift w/Driver                              | First 2 hours           |            |
| 1. prescheduled up to 8 hours                     | per hour                | \$60.00    |
| d. Scissor lift                                   | per hour                | \$60.00    |
| e. Repositioning Fee (Dance floor or riser/stage) | per occurrence          | \$100.00   |
| f. Room Reset                                     | per occurrence          | \$75-\$225 |
| 18. Equipment Rental                              |                         |            |
| a. Tables   | each - per event        | \$8.00     |
| b. TV/VCR Combo                                   | each - per day          | \$60.00    |
| c. Chairs   | each - per event        | \$1.25     |
| d. Dance Floor Set-up Fee                         | per dance floor         | \$25.00    |
|   | per 3 ft. section       | \$2.00     |
| e. Electric Spyders                               | each - per event        | \$20.00    |
| f. 4 Plex   | each - per event        | \$10.00    |
| g. Table Cloths                                   | each                    | \$7.50     |
| h. Specialty Linens                               | per quote               |            |
| i. Décor package                                  | per quote               |            |
| j. Staging  | each piece - per event  | \$20.00    |
| k. Risers   | each piece - per event  | \$20.00    |
| l. Lecturn/Podium                                 | each                    | n/a        |
| m. Microphone (corded)                            | 1 n/c w/ rental per day | \$15.00    |
| n. Microphone (cordless)                          | each per day            | \$60.00    |
| o. Overhead Projector - incl. screen              | per day                 | \$40.00    |
| p. Portable Projection Screen 6x6                 | per day                 | \$35.00    |

**City of Grand Junction Parks and Recreation Department**  
**2008 Fees and Charges Policy**

| <b>V FACILITIES RENTAL</b>                             |                           | <b>2008 Fee</b> |
|--|---------------------------|-----------------|
| q. Fastfold Screen 10'x10'                             | per day                   | \$80.00         |
| r. Projection Screen 15'x15'                           | "A" Section per day       | \$65.00         |
| s. Slide Projector - incl. screen                      | per day                   | \$40.00         |
| t. LCD Projector (small) - incl. screen                | per day                   | \$125.00        |
| u. LCD Projector (large) - incl. screen                | per day                   | \$125.00        |
| v. Video Projector - incl. screen                      | per day                   | n/a             |
| w. Piano   | per day                   | \$75.00         |
| x. Sound Projection (tape/c.d's)                       | per day                   | \$30.00         |
| y. Spotlight - includes operator                       | per day                   | \$150.00        |
| z. Skirting (cloth)                                    | per skirt                 | \$17.50         |
| aa. Sound System (house)                               | per use                   | n/a             |
| bb. Pipe & Drape 8'x10' table, 2 chairs, show skirting | per booth                 | \$30.00         |
| cc. 3 phase power                                      | per use                   | \$200.00        |
| dd. Telephone hookup                                   | per phoneline, per event  | \$30.00         |
| ee. Highspeed wireless                                 | per event                 | n/c             |
| ff. Laptop   | each per day              | \$110.00        |
| gg. DVD  | each per day              | \$30.00         |
| hh. CD   | each per day              | \$30.00         |
| 19. Other Fees   |                           |                 |
| a. Flipchart   | Each - per day            | \$35.00         |
| b. Easel   | Each - per day            | \$10.00         |
| c. Whiteboards with markers                            | Each - per day            | \$15.00         |
| d. Fax document (sending or receiving)                 | per page                  | \$2.00          |
| e. Copies  | per page                  | \$0.17          |
| f. Extension Cords                                     | per unit, per day         | \$7.50          |
| g. Tents (20x20)                                       | per day, per tent         | \$230.00        |
| h. Tent Walls  | per wall, per day         | \$25.00         |
| i. Delivery Charge                                     | Up to 24 miles round trip | \$80.00         |

**City of Grand Junction Parks and Recreation Department  
2008 Fees and Charges Policy**

| V FACILITIES RENTAL                         |  | 2008 Fee                          |
|---|--|-----------------------------------|
| j. Delivery Charge                          | Colorado National Monument Delivery  | \$80.00                           |
| k. Delivery Charge                          | Over 25 miles round trip   | \$80.00                           |
| l. Delivery Charge                          | *Miles over 25, per mile   | \$1.50                            |
| m. Corkage Fee (wine)                       | per bottle   | \$7.00                            |
| n. Corkage Fee (beer)                       | per 1/2 barrel   | \$75.00                           |
| o. Excess Trash Removal                     | per dump/dumpster  | \$175.00                          |
| p. Excess Clean-up                          | staff discretion   | quote                             |
| q. Tech Support Fee                         | per tech, per hour   | \$40.00                           |
| r. Audio Visual Service Charge              | per charge   | 18%                               |
| s. Food, Beverage, and Décor Service Charge | per charge   | 18%                               |
| t. Bar Set-up Fee                           | per event  | \$100.00                          |
| u. Merchandise Fees                         | Charged on all merchandise sold, including music items. Retailer is responsible for sales tax. | 15% of gross                      |
| v. Merchandise Fees                         | Charged on all merchandise sold, including music items. Retailer is responsible for sales tax. | 20% of gross with venue attendant |
| 20. Security Services                       | per hour/per officer   | \$30.00                           |
| A Section (trade show set up/tear down)     |  | n/a                               |
| B Section (trade show set up/tear down)     |  | n/a                               |
| A/B (trade show set up/tear down)           |  | n/a                               |
| Creek Rooms (trade show set up/tear down)   |  | n/a                               |

**City of Grand Junction Parks and Recreation Department**  
**2008 Fees and Charges Policy**

| V FACILITIES RENTAL  |                      | 2008 Fee |
|--|----------------------|----------|
| A/B /Creek Rooms (trade show set up/tear down)   |                      | n/a      |
| Public or Required Security (mgmt discretion)  | per hour per officer | n/a      |
| Annual audio-visual rates for Service Club and/or Perpetual Use (one year contractual agreement) | exclusions           | \$780.00 |
| Light bar in Gunnison Room   |                      | \$125.00 |

**Two Rivers Convention Center Sliding Scale for 2008**

| Room Name                                  | Rate    | Sales Scale                 | Room Name   | Rate    | Sales Scale                 |
|--|---------|-----------------------------|---|---------|-----------------------------|
| Gunnison                                   | \$792   | if sales are \$0 to \$950   | Colorado/Gunnison   | \$2,232 | if sales are \$0 to \$2,678 |
|  | \$634   | \$951 to \$1,901            |   | \$1,786 | \$2679 to \$5,357           |
|  | \$475   | \$1902 to \$2,851           |   | \$1,339 | \$5358 to \$8,035           |
|  | \$316   | \$2852 to \$3,802           |   | \$892   | \$8036 to \$10,714          |
|  | \$158   | over \$3,803                |   | \$446   | over \$10,715               |
| Colorado                                   | \$1,440 | if sales are \$0 to \$1,728 | Colorado/Gunnison succeeding days...                      | \$2,120 | if sales are \$0 to \$2,544 |
|  | \$1,152 | \$1729 to \$3,456           |   | \$1,696 | \$2545 to \$5,088           |
|  | \$864   | \$3457 to \$5,184           |   | \$1,272 | \$5089 to \$7,632           |
|  | \$575   | \$5185 to \$6,912           |   | \$847   | \$7633 to \$10,176          |
|  | \$288   | over \$6,913                |   | \$424   | over \$10,177               |
| Creek                                      | \$884   | if sales are \$0 to \$1,061 | Whitewater/Kannah   | \$556   | if sales are \$0 to \$667   |
|  | \$707   | \$1062 to \$2,122           |   | \$445   | \$668 to \$1,334            |
|  | \$530   | \$2123 to \$3,182           |   | \$334   | \$1335 to \$2,002           |
|  | \$353   | \$3183 to \$4,243           |   | \$222   | \$2003 to \$2,669           |
|  | \$177   | over \$4,244                |   | \$111   | over \$2,670                |
| Adobe or Escalante or Dominguez or Plateau | \$82    | if sales are \$0 to \$98    | Adobe/Escalante or Plateau/Dominguez or Escalante/Plateau | \$164   | if sales are \$0 to \$197   |
|  | \$66    | \$99 to \$197               |   | \$131   | \$198 to \$394              |
|  | \$49    | \$198 to \$295              |   | \$98    | \$395 to \$590              |
|  | \$33    | \$296 to \$394              |   | \$66    | \$591 to \$787              |
|  | \$16    | over \$394                  |   | \$33    | over \$788                  |
| Whitewater or Kannah                       | \$278   | if sales are \$0 to \$334   | Whitewater/Adobe/ Esc or Kannah/Plateau/Dominguez         | \$442   | if sales are \$0 to \$530   |
|  | \$222   | \$335 to \$667              |   | \$354   | \$531 to \$1,061            |
|  | \$167   | \$668 to \$1,001            |   | \$265   | \$1062 to \$1,591           |
|  | \$111   | \$1002 to \$1,334           |   | \$177   | \$1592 to \$2,122           |
|  | \$56    | over \$1,335                |   | \$88    | over \$2,122                |
| Atrium                                     | \$250   | if sales are \$0 to \$300   | Riverside Room  | \$70    | if sales are \$0 to \$84    |
|  | \$200   | \$301 to \$600              |   | \$56    | \$85 to \$168               |
|  | \$150   | \$601 to \$900              |   | \$42    | \$169 to \$252              |
|  | \$100   | \$901 to \$1,200            |   | \$28    | \$253 to \$336              |
|  | \$50    | over \$1,201                |   | \$14    | over \$337                  |





**City of Grand Junction Parks and Recreation Department**  
**2008 Fees and Charges Policy**

**Budget Revenues**

| Item                        | 2007               | 2008                |
|-----------------------------|--------------------|---------------------|
| Merchandise                 | \$219              | \$230               |
| Miscellaneous               | \$9,980            | \$10,500            |
| Room Rental                 | \$279,100          | \$293,055           |
| Vending                     | \$20               | \$21                |
| Food                        | \$1,148,170        | \$1,365,725         |
| Concessions                 | \$25,000           | \$26,250            |
| Liquor                      | \$202,000          | \$212,100           |
| Security                    | \$7,000            | \$10,500            |
| Service Charge Food         | \$206,671          | \$245,830           |
| Service Charge Eq           | \$15,840           | \$17,463            |
| Equipment Rental            | \$88,000           | \$97,020            |
| Décor                       | \$20,000           | \$21,000            |
| <b>Budget Revenue Total</b> | <b>\$2,002,000</b> | <b>\$ 2,299,694</b> |

| Service Club Pricing                   | 2003   | 2004    | 2005    | 2006    | 2007    | Monthly or   |                           |
|--|--------|---------|---------|---------|---------|--------------|---------------------------|
|  |        |         |         |         |         | Weekly Meals | Quarterly Meals           |
| Per Person                             | \$8.26 | \$8.48  | \$8.69  | \$8.90  | \$8.90  | \$9.11       | \$9.32                    |
| Per Person Inclusive of Service Charge | \$9.75 | \$10.00 | \$10.25 | \$10.50 | \$10.50 | \$10.75      | \$11.00                   |
|  |        |         |         |         |         |              | Dinner Meals 2008 \$15.00 |

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

| <b>VI Municipal Golf Courses</b>        |                               | <b>Lincoln Park<br/>2008 Fee</b> | <b>Tiara Rado<br/>2008 Fee</b> |
|---|-------------------------------|----------------------------------|--------------------------------|
| <b>A. Season Tickets</b>                |                               |                                  |                                |
| 1. Unlimited                            | annual                        | \$330.00                         | \$330.00                       |
| 2. Limited                              | annual                        | \$264.00                         | \$264.00                       |
| 3. Junior - LIMITED                     | annual                        | \$92.00                          | \$92.00                        |
| <b>B. Green Fees</b>                    |                               |                                  |                                |
| 1. With Season Ticket                   |                               |                                  |                                |
| a. 9 unlimited                          |                               | \$6.75                           | \$7.00                         |
| b. 18 unlimited                         |                               | \$10.00                          | \$10.50                        |
| c. 9 limited                            |                               | \$6.75                           | \$7.00                         |
| d. 18 limited                           |                               | \$10.00                          | \$10.50                        |
| e. Junior 9 limited                     | see "limited"                 | \$4.00                           | \$4.25                         |
| f. Junior 18 limited                    | see "limited"                 | \$4.75                           | \$5.00                         |
| 2. Daily Green Fees (w/o season ticket) |                               |                                  |                                |
| a. 9 holes Monday-Thursday              |                               | \$13.75                          | \$14.50                        |
| b. 9 holes Friday-Sunday                |                               | \$17.75                          | \$19.00                        |
| c. 18 holes Monday-Thursday             |                               | \$25.00                          | \$26.50                        |
| d. 18 holes Friday-Sunday               |                               | \$30.00                          | \$31.25                        |
| e. Junior 9 holes Monday-Thursday       | see "limited"                 | \$6.75                           | \$7.00                         |
| f. Junior 9 holes Friday-Sunday         | see "limited"                 | \$6.75                           | \$7.00                         |
| g. Junior 18 holes Monday-Thursday      | see "limited"                 | \$12.25                          | \$12.75                        |
| h. Junior 18 holes Friday-Sunday        | see "limited"                 | \$12.25                          | \$12.75                        |
| <b>C. Golf Cart Fees</b>                |                               |                                  |                                |
| b. 9 holes                              |                               | \$16.00                          | \$16.00                        |
| c. 18 holes                             |                               | \$26.00                          | \$26.00                        |
| c. 20 punch card                        |                               | \$230.00                         | \$230.00                       |
| <b>D. Golf Tournament Fees</b>          |                               |                                  |                                |
| 1. Tournament Application Fee           | per request<br>non refundable | \$60.00                          | \$60.00                        |
| 2. Tournament Deposit                   | per tournament                | \$125.00                         | \$125.00                       |
| 3. Exempt Tournament Fee                |                               | \$17.75                          | \$17.75                        |
| <b>E. Mid Year Season Tickets</b>       |                               |                                  |                                |
|   | 1/2 price after<br>8/15       |                                  |                                |

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

| VII Cemetery                  |      | 2008 Fee   |   |
|-------------------------------|------|------------|---|
| <b>A. Grave Space</b>         |      |            |   |
| 1. Regular                    | Note | \$975.00   |   |
| 2. Cremation Garden           |      | \$435.00   |   |
| 3. Columbarium                |      | \$1,227.00 |   |
| 4. Scattering Garden          |      | \$438.00   |   |
| 5. Memorial Tree              |      | \$337.00   |   |
| 6. Mausoleum                  |      | n/a        |   |
| 7. Cremation Memorial Stone   |      | \$1,227.00 |   |
| 8. Infant / Baby Cemetery     |      | \$190.00   |   |
| <b>B. Grave Opening/Close</b> |      |            |   |
| 1. Adult                      |      | \$631.00   |   |
| 2. Child                      |      | \$315.00   |   |
| 3. Infant                     |      | \$285.00   |   |
| 4. Urn                        |      | \$285.00   |   |
| 5. Disinterment               |      | \$1,258.00 |   |
| 6. Reinterment                |      | \$610.00   |   |
| 7. Sundays/Holidays           |      | \$315.00   |   |
| <b>C. Stones</b>              |      |            |   |
| 1. Monument Setting           |      | \$175.00   |   |
| 2. Landscaping                |      | n/a        |   |
| <b>D. Development Fees</b>    |      |            |   |
| 1. Regular                    | *    | \$230.00   |   |
| 2. Cremation Garden           | *    |            |   |
| <b>E. Perpetual Care</b>      |      |            |   |
| 1. Regular                    |      | \$315.00   | Note:<br>Price of the cremation memorial stones varies as per the size of the stone and interment option. |
| 2. Cremation Garden           |      | \$128.00   |   |
| 3. Columbarium                |      | \$134.00   |   |
| 4. Scattering Garden          |      | \$49.00    |   |
| 5. Memorial Tree              |      | \$38.00    |   |
| 6. Mausoleum                  |      | n/a        |   |
| 7. Cremation Memorial Stones  |      | \$134.00   |   |
| 8. Infant / Baby Cemetery     |      | \$20.00    |   |
| <b>F. Transfer Fee</b>        |      |            |   |
|                               |      | \$110.00   |   |
| <b>G. Recording Fee</b>       |      |            |   |
|                               |      | \$55.00    |   |

\* Development Fee charged only on lots purchased prior to 1986

\*\* Mausoleum space shall be the sum of the charges for the spaces the structure occupies plus one space for a landscape buffer. Charges include - Grave Space, Perpetual care and Opening & Closing. Recording fees will be charged at the time of use.

**City of Grand Junction Parks and Recreation Department**

**2008 Fees and Charges Policy**

| <b>VIII FORESTRY</b>         |  | <b>2008 Fee</b> |
|------------------------------|--|-----------------|
| <b>A. Annual License Fee</b> |  | \$50.00         |
| <b>B. Memorial Trees</b>     |  | \$350.00        |

**Attach 10**

**Public Hearing—Revising Section 38-49 (18) of the Code of Ordinances Regarding Mass Based Limit for Metals**

**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |  |                     |
|-----------------------------------|---|--|---------------------|
| <b>Subject</b>                    | Revising Section 38-49 (18) of the Code of Ordinances regarding Mass Based Limit for Metals |  |                     |
| <b>File #</b>                     |   |  |                     |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007   |  |                     |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  |  | <b>Individual</b> X |
| <b>Date Prepared</b>              | October 10, 2007  |  |                     |
| <b>Author Name &amp; Title</b>    | Mike Shea Industrial Pretreatment Supervisor  |  |                     |
| <b>Presenter Name &amp; Title</b> | John Shaver, City Attorney<br>Dan Tonello, Wastewater Services Superintendent               |  |                     |

**Summary:** A renewed National Pollutant Discharge Elimination System (NPDES) Permit was issued to the Persigo Wastewater Treatment Plant effective November 1, 2006. Federal regulations require the revision of industrial pretreatment local limits within 270 days from the issuance of the new discharge permit. The industrial pretreatment local limits will be revised through this Ordinance Revision. There are no resulting impacts to local industries resulting from this change.

**Budget:** N/A

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

**Attachment:**

1. Letter from City Attorney
2. Proposed Ordinance

**Background Information:** The USEPA Region 8 Industrial Pretreatment Program requires all approved municipal programs to develop local limits for arsenic, cadmium, chromium, chromium (IV), copper, lead, molybdenum, mercury, nickel, selenium, silver and zinc. Previous local limits were calculated using stream flows that were based on the Colorado River. The renewed NPDES Permit now requires that Persigo Wash be the receiving stream for the treatment plant discharge.

# Grand Junction

COLORADO  
CITY ATTORNEY

July 9, 2007

Curt McCormick  
USEPA Region VIII  
999 18th St., Suite 500 Denver CO 80202-2466

..

*Re: Industrial Pretreatment -Local Limits for Metals*

Dear Mr. McCormick,

Please accept this letter as a statement of my opinion that the proposed revisions to the Grand Junction Code of Ordinances (GJCO) concerning mass based local limits for metals, Attachment 1, is in compliance with applicable law. Specifically it is my opinion that the proposed change to the GJCO will positively affect the ability of the Persigo Wastewater Treatment Facility to carry out the responsibilities of the Grand Junction pretreatment program in accordance with all applicable federal and state statutory and regulatory requirements.

In accordance with the City Charter and the rights and responsibilities established therein, the City has the legal authority to adopt ordinances for the protection of the general health, safety and welfare of the citizens of Grand Junction. The content of Attachment 1 is such an ordinance.

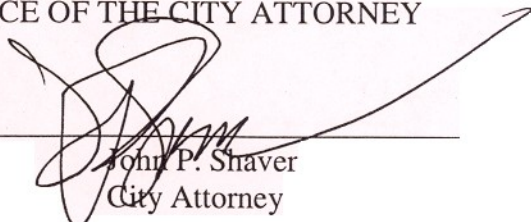
Following public notice and the required hearings on the proposed ordinance, the City Council will be duly authorized to adopt the ordinance. The professional staff of the City, including but not limited to the undersigned, will recommend to the City Council that it approve the proposed ordinance as written.

Approval of the proposed ordinance will enhance the commitment of Grand Junction to the IPT program and is consistent with the City's NPDES permit.

Should you have any questions or if I may otherwise be of assistance on this or any other matter, please let me know.

OFFICE OF THE CITY ATTORNEY

by: \_\_\_\_\_



John P. Shaver  
City Attorney

Attachment

## **CURRENT LIMITS**

### **Section 38-49**

(18) Mass Based Local limits:

The following nondomestic discharge limitations are established to protect sludge quality and prevent Pass Through and Interference with the proper operation of the WWTW. These limits are shown in pounds per day. They reflect the total industrial contribution that can be discharged by permitted industrial users and received at the headwork's of the WWTP. These are called maximum allowable industrial loads ("mails"):

| <u>POLLUTANT</u> | <u>*POUNDS PER DAY</u> |
|------------------|------------------------|
| Arsenic          | <b>11.30</b>           |
| Cadmium          | <b>5.61</b>            |
| Chromium (T)     | <b>165.07</b>          |
| Chromium (VI)    | <b>21.76</b>           |
| Copper           | <b>110.48</b>          |
| Lead             | <b>40.13</b>           |
| Molybdenum       | <b>13.89</b>           |
| Mercury          | <b>0.098</b>           |
| Nickel           | <b>30.29</b>           |
| Selenium         | <b>22.82</b>           |
| Silver           | <b>37.04</b>           |
| Zinc             | <b>213.7</b>           |

\*Maximum daily industrial loadings shall be allocated through industrial user permits and the total loading to all permitted industrial users shall not exceed the limits shown.

## **NEW LIMITS**



**Section 38-49**

(18) Mass Based Local limits:

The following nondomestic discharge limitations are established to protect sludge quality and prevent Pass Through and Interference with the proper operation of the WWTP. These limits are shown in pounds per day. They reflect the total industrial contribution that can be discharged by permitted industrial users and received at the headwork's of the WWTP. These are called maximum allowable industrial loads ("mails"):

| <u>POLLUTANT</u> | <u>*POUNDS PER DAY</u> |
|------------------|------------------------|
| Arsenic          | <b>12.300</b>          |
| Cadmium          | <b>3.057</b>           |
| Chromium (T)     | <b>67.685</b>          |
| Chromium (VI)    | <b>2.960</b>           |
| Copper           | <b>41.350</b>          |
| Lead             | <b>14.095</b>          |
| Molybdenum       | <b>7.652</b>           |
| Mercury          | <b>0.026</b>           |
| Nickel           | <b>23.937</b>          |
| Selenium         | <b>0.278</b>           |
| Silver           | <b>3.015</b>           |
| Zinc             | <b>104.246</b>         |

\*Maximum daily industrial loadings shall be allocated through industrial user permits and the total loading to all permitted industrial users shall not exceed the limits shown.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTIONS AND/OR PORTIONS OF SECTIONS OF  
ARTICLE II OF CHAPTER 38, UTILITIES,  
OF THE  
CODE OF ORDINANCES**

Recitals:

A renewed National Pollutant Discharge Elimination System (NPDES) Permit was issued to the Persigo Wastewater Treatment Plant effective November 1, 2006. Federal regulations require the revision of industrial pretreatment local limits within 270 days from the issuance of the new discharge permit.

The industrial pretreatment local limits will be revised through this Ordinance. There are no resulting impacts to local industries resulting from this change.

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

Chapter 38, section 49 of the Code of Ordinances is amended as follows:

Section 38-49 (18) Mass Based Local limits:

The following non-domestic discharge limitations are established to protect sludge quality and prevent Pass Through and Interference with the proper operation of the WWTW. These limits are shown in pounds per day. They reflect the total industrial contribution that can be discharged by permitted industrial users and received at the headwork's of the WWTP. These are called maximum allowable industrial loads ("mails"):

| <u>POLLUTANT</u> | <u>*POUNDS PER DAY</u> |
|------------------|------------------------|
| Arsenic          | <b>12.300</b>          |
| Cadmium          | <b>3.057</b>           |
| Chromium (T)     | <b>67.685</b>          |
| Chromium (VI)    | <b>2.960</b>           |
| Copper           | <b>41.350</b>          |
| Lead             | <b>14.095</b>          |
| Molybdenum       | <b>7.652</b>           |

|          |                |
|----------|----------------|
| Mercury  | <b>0.026</b>   |
| Nickel   | <b>23.937</b>  |
| Selenium | <b>0.278</b>   |
| Silver   | <b>3.015</b>   |
| Zinc     | <b>104.246</b> |

\*Maximum daily industrial loadings shall be allocated through industrial user permits and the total loading to all permitted industrial users shall not exceed the limits shown.

The remainder of Chapter 38, not specifically amended herein, shall remain in full force and effect.

Introduced on first reading this 15<sup>th</sup> day of August 2007.

PASSED and ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_ 2007.

---

James J. Doody  
Mayor

Attest:

---

Stephanie Tuin  
City Clerk

**Attach 11**

**Public Hearing—Assessments Connected with Alley Imp. District No. ST-07  
CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |  |  |                     |
|-----------------------------------|--|--|---------------------|
| <b>Subject</b>                    | Public Hearing and Second Reading of Proposed Assessing Ordinance for Alley Improvement District No. ST-07 |  |                     |
| <b>File #</b>                     |  |  |                     |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007  |  |                     |
| <b>Placement on the Agenda</b>    | <b>Consent</b>   |  | <b>Individual</b> x |
| <b>Date Prepared</b>              | October 12, 2007   |  |                     |
| <b>Author Name &amp; Title</b>    | Michael Grizenko, Real Estate Technician   |  |                     |
| <b>Presenter Name &amp; Title</b> | Tim Moore, Public Works and Planning Director  |  |                     |

**Summary:** Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 3rd to 4th, between Ouray Avenue and Chipeta Avenue
- North/South & East/West Alleys from 7th to 8th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12th to 14th, between Elm Avenue and Texas Avenue
- North/South Alley from 17th to 18th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22nd to 23rd, between Ouray Avenue and Gunnison Avenue

**Budget:**

|                        |             |
|------------------------|-------------|
| 2007 Alley Budget      | \$ 380,000  |
| Cost to Construct 2007 |             |
| Alleys                 | \$ 419,000  |
| Estimated Balance      | \$ (39,000) |

**Action Requested/Recommendation:** Conduct a Public Hearing and adopt proposed Assessing Ordinance on Second Reading for Alley Improvement District ST-07.

**Attachments:**

- 1) Summary Sheets
- 2) Maps
- 3) Proposed Ordinance

**Background Information:** People's Ordinance No. 33 gives the City Council authority to create improvement districts and levy assessments when requested by a majority of the property owners to be assessed. These alleys were petitioned for

reconstruction by more than 50% of the property owners. The proposed assessments are based on the rates stated in the petition, as follows: \$8 per abutting foot for residential single-family properties, \$15 per abutting foot for residential multi-family properties, and \$31.50 per abutting foot for non-residential uses.

A summary of the process that follows submittal of the petition is provided below. Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

1. √ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
2. √ Council conducts a public hearing and passes a Resolution creating the Improvement District.
3. √ Council awards the construction contract.
4. √ Construction.
5. √ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
6. √ Council passes a Resolution approving and accepting the improvements, gives notice of a public hearing concerning a proposed Assessing Ordinance, and conducts the first reading of the proposed Assessing Ordinance.
7. ► Council conducts a public hearing and second reading of the proposed Assessing Ordinance.
8. The adopted Ordinance is published for three consecutive days.
9. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by November 20, 2007. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining balance.









# SUMMARY SHEET

## ALLEY IMPROVEMENT DISTRICT 12th STREET TO 14th STREET ELM AVENUE TO TEXAS AVENUE

| OWNER                                   | FOOTAGE    | COST/FOOT | ASSESSMENT      |
|---|------------|-----------|-----------------|
| • William Kelley & Byron L. Hakes       | 61         | 8.00      | 488.00          |
| • Kevin M. & Mollie A. Reeves           | 61         | 8.00      | 488.00          |
| Brad J. Stanley                         | 61         | 8.00      | 488.00          |
| • Amy Pottorff                          | 61         | 8.00      | 488.00          |
| • Cecil C. Hobbs Living Trust           | 61         | 8.00      | 488.00          |
| • Margaret K. Oxe                       | 61         | 8.00      | 488.00          |
| • J. Brett Taylor                       | 61         | 8.00      | 488.00          |
| • Merredith H. & Earl S. VonBerg        | 61         | 8.00      | 488.00          |
| • Homefront Management LLC              | 56.75      | 15.00     | 851.25          |
| • Susan Anne Yeager                     | 50         | 8.00      | 400.00          |
| • Clayton C. & Bonnie J. Graham         | 50         | 15.00     | 750.00          |
| • Anna Lee Walters                      | 50         | 15.00     | 750.00          |
| • Poppy J. Woody                        | 43.25      | 15.00     | 648.75          |
| Louis H. Boyd, Jr.                      | 100        | 8.00      | 800.00          |
| • Timothy & Christine Huber             | 65.25      | 15.00     | 978.75          |
| • Grand Valley Amusements LLC           | 52.5       | 15.00     | 787.50          |
| Michael B. & Charles L. McBride         | 48.34      | 8.00      | 386.72          |
| Carolyn Jean Selch, etal                | 96.68      | 15.00     | 1,450.20        |
| • Stephen Z. & Nicole A. Clark Trusts   | 192        | 15.00     | 2,880.00        |
| • Depot Preservation/Restoration Co LLC | <u>192</u> | 15.00     | <u>2,880.00</u> |
|   |            |           |                 |
| ASSESSABLE FOOTAGE                      | 1484.77    |           | 17,467.17       |
| TOTAL                                   |            |           |                 |

|                             |                     |
|-----------------------------|---------------------|
| Estimated Cost to Construct | \$ 76,000.00        |
| Absolute Cost to Owners     | <u>\$ 17,467.17</u> |
| Estimated Cost to City      | \$ 58,532.83        |

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners signing in favor of improvements is 16/20 or 80% and 79% of the assessable footage

# SUMMARY SHEET

## PROPOSED ALLEY IMPROVEMENT DISTRICT 17TH STREET TO 18TH STREET OURAY AVENUE TO CHIPETA AVENUE

| OWNER                                  | FOOTAGE    | COST/FOOT | ASSESSMENT     |
|--|------------|-----------|----------------|
| • Kathleen A. & Larry E. Rasmussen     | 50         | 8.00      | 400.00         |
| • Andrew Lunning                       | 50         | 8.00      | 400.00         |
| • Melissa Lind                         | 50         | 8.00      | 400.00         |
| • Dennis L. & Boontang J. Bechtold     | 50         | 8.00      | 400.00         |
| • Barry K. Cunningham & Karen J. Hurst | 51         | 8.00      | 408.00         |
| • Robert G. Lucas                      | 50         | 8.00      | 400.00         |
| Jerry & Diane Belt                     | 49         | 8.00      | 392.00         |
| • Kirby E. Holmes                      | 50         | 8.00      | 400.00         |
| Vivian G. & David A. Cone etal         | 50         | 8.00      | 400.00         |
| • Edward C. & Ruth J. Scroggins        | 50         | 8.00      | 400.00         |
| • School District 51                   | <u>100</u> | 31.50     | <u>3150.00</u> |
|  |            |           |                |
|  |            |           |                |
|  |            |           |                |
| ASSESSABLE FOOTAGE TOTAL               | 600        |           | 7150.00        |

|                             |                    |
|-----------------------------|--------------------|
| Estimated Cost to Construct | \$ 35,750.00       |
| Absolute Cost to Owners     | <u>\$ 7,150.00</u> |
| Estimated Cost to City      | \$ 28,600.00       |

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners in favor of improvements are 9/11 or 82% and 84% of the assessable footage

# SUMMARY SHEET

## ALLEY IMPROVEMENT DISTRICT 22ND STREET TO 23RD STREET OURAY AVENUE TO GUNNISON AVENUE

| OWNER                          | FOOTAGE   | COST/FOOT | ASSESSMENT    |
|--------------------------------|-----------|-----------|---------------|
| • Jeb Emil Brost & Dana Wilson | 90.35     | 8.00      | 722.80        |
| • Nathan J. Sneddon            | 63        | 8.00      | 504.00        |
| Aaron Burrill                  | 63        | 8.00      | 504.00        |
| Terrance Robert Stath          | 391.73    | 15.00     | 5,875.95      |
| • Lawrence G. & Helen L. Alley | 63        | 8.00      | 504.00        |
| • Jose Luis Leon Herrera       | 63        | 8.00      | 504.00        |
| • Lije J. & Adelle S. Combrink | 63        | 8.00      | 504.00        |
| Christopher L. Martin          | 65        | 8.00      | 520.00        |
| • Gary & Valerie Pilling       | 63        | 8.00      | 504.00        |
| • Lisa Ulmer                   | 63        | 8.00      | 504.00        |
| • Donna R. Anderson            | 66.03     | 8.00      | 528.24        |
| Robert W. & Nancy C. Witt      | 72        | 8.00      | 576.00        |
| • Roy A. Blake III             | <u>75</u> | 8.00      | <u>600.00</u> |
| ASSESSABLE FOOTAGE             | 1201.11   |           | 12,350.99     |
| TOTAL                          |           |           |               |

|                             |                     |
|-----------------------------|---------------------|
| Estimated Cost to Construct | \$ 68,200.00        |
| Absolute Cost to Owners     | \$ <u>12,350.99</u> |
| Estimated Cost to City      | \$ 55,849.01        |

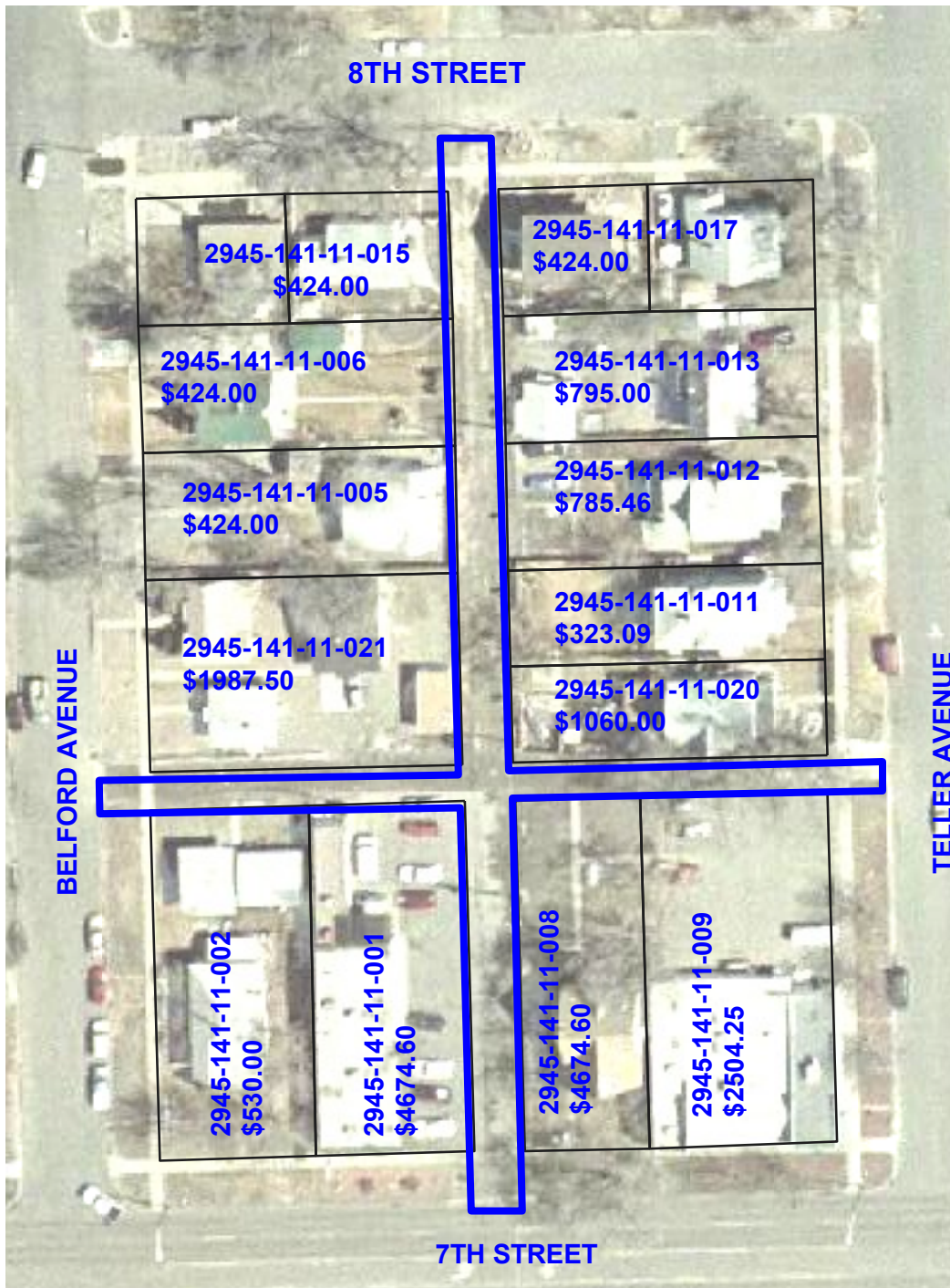
Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates owners signing in favor of improvements are 9/13 or 69% and 51% of the assessable footage.

**ALLEY IMPROVEMENT DISTRICT  
3RD STREET TO 4TH STREET  
OURAY AVENUE TO CHIPETA AVENUE**



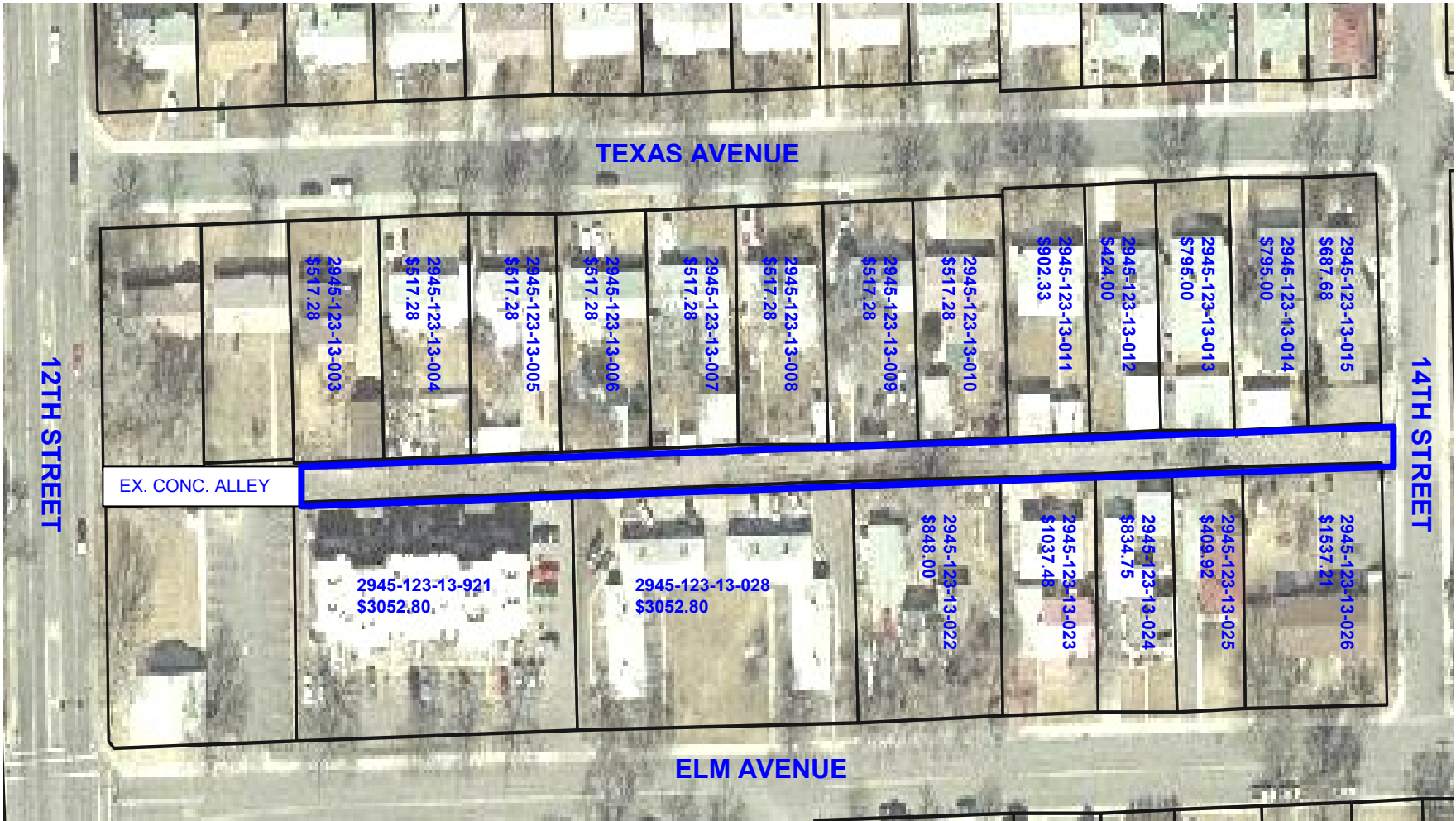
**ALLEY IMPROVEMENT DISTRICT  
7TH STREET TO 8TH STREET  
TELLER AVENUE TO BELFORD AVENUE**



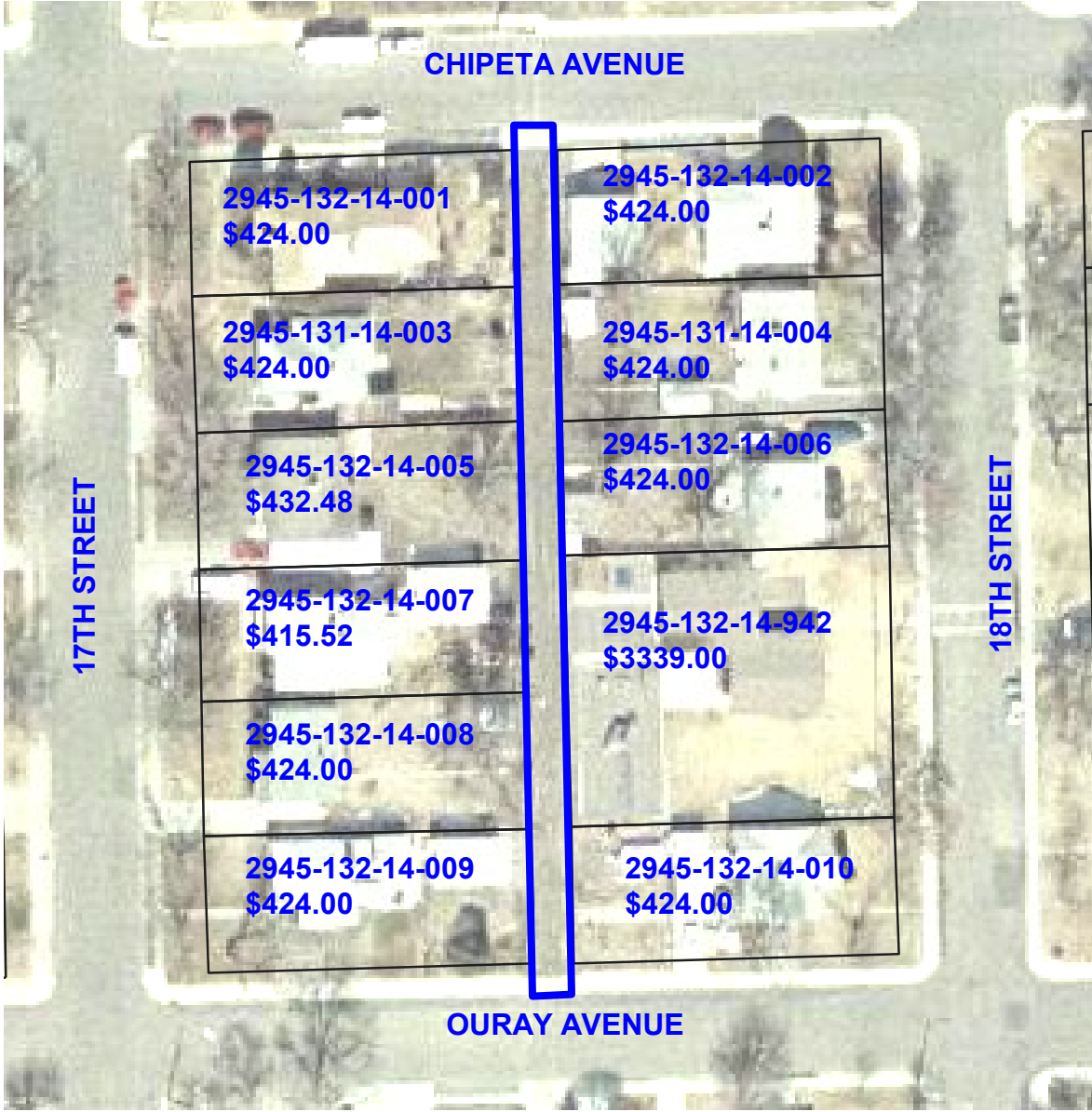
**ALLEY IMPROVEMENT DISTRICT  
10TH STREET TO 11TH STREET  
OURAY AVENUE TO CHIPETA AVENUE**



## ALLEY IMPROVEMENT DISTRICT 12TH STREET TO 14TH STREET, ELM AVENUE TO TEXAS AVENUE



**ALLEY IMPROVEMENT DISTRICT  
17TH STREET TO 18TH STREET  
OURAY AVENUE TO CHIPETA AVENUE**





**ALLEY IMPROVEMENT  
22ND STREET TO 23RD STREET  
OURAY AVENUE TO GUNNISON AVENUE**



**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-07 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT**

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Alley Improvement District No. ST-07 in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Alley Improvement District No. ST-07 and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Alley Improvement District No. ST-07 in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on September 7, 2007, and the last publication thereof appearing on September 9, 2007); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in Alley Improvement District No. ST-07 duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Alley Improvement District No. ST-07 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$75,587.50; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

| <b>ALLEY 3RD STREET TO 4TH STREET, OURAY AVENUE TO CHIPETA AVENUE</b> |  |                   |
|---|--|-------------------|
| <b>TAX SCHEDULE NO.</b>   | <b>LEGAL DESCRIPTION</b>   | <b>ASSESSMENT</b> |
| 2945-142-34-003   | Lots 4 and 5, Block 58, City of Grand Junction   | \$ 424.00         |
| 2945-142-34-004   | Lots 6 and 7, Block 58, City of Grand Junction   | \$ 424.00         |
| 2945-142-34-005   | Lots 8 and 9, Block 58, City of Grand Junction   | \$ 424.00         |
| 2945-142-34-006   | Lots 10 and 11, Block 58, City of Grand Junction   | \$ 424.00         |
| 2945-142-34-008   | South 75 feet of Lots 12 through 16, inclusive, Block 58, City of Grand Junction                 | \$1,987.50        |
| 2945-142-34-009   | Lot 17 and the East 1/2 of Lot 18, Block 58, City of Grand Junction                              | \$ 318.00         |
| 2945-142-34-010   | The West 1/2 of Lot 18 and all of Lots 19 through 21 inclusive, Block 58, City of Grand Junction | \$1,391.25        |
| 2945-142-34-011   | Lots 22 and 23, Block 58, City of Grand Junction   | \$ 424.00         |
| 2945-142-34-012   | Lots 24 and 25, Block 58, City of Grand Junction   | \$ 795.00         |
| 2945-142-34-013   | Lot 26 and the East 1/2 of Lot 27, Block 58, City of Grand Junction                              | \$ 318.00         |
| 2945-142-34-014   | The West 1/2 of Lot 27 and all of Lot 28, Block 58, City of Grand Junction                       | \$ 318.00         |
| 2945-142-34-015   | Lots 29 and 30, Block 58, City of Grand Junction   | \$ 424.00         |

|                 |   |           |
|-----------------|---|-----------|
| 2945-142-34-016 | Lots 31 and 32, Block 58, City of Grand Junction                            | \$ 795.00 |
| 2945-142-34-017 | The East 9 feet of Lot 2 and all of Lot 3, Block 58, City of Grand Junction | \$ 288.32 |
| 2945-142-34-018 | Lot 1 and the West 16 feet of Lot 2, Block 58, City of Grand Junction       | \$ 347.68 |

| <b>ALLEY 7TH STREET TO 8TH STREET, TELLER AVENUE TO BELFORD AVENUE</b> |  |                   |
|--|--|-------------------|
| <b>TAX SCHEDULE NO.</b>  | <b>LEGAL DESCRIPTION</b>   | <b>ASSESSMENT</b> |
| 2945-141-11-001  | Lots 6 & 7 and the South 1/2 of Lot 8, Block 18, City of Grand Junction                        | \$4,674.60        |
| 2945-141-11-002  | The North 1/2 of Lot 8 and all of Lots 9 & 10, Block 18, City of Grand Junction                | \$ 530.00         |
| 2945-141-11-005  | Lots 14 & 15, Block 18, City of Grand Junction   | \$ 424.00         |
| 2945-141-11-006  | Lots 16 & 17, Block 18, City of Grand Junction   | \$ 424.00         |
| 2945-141-11-008  | Lots 4 & 5, Block 18, City of Grand Junction   | \$4,674.60        |
| 2945-141-11-009  | Lots 1,2 & 3, Block 18, City of Grand Junction   | \$2,504.25        |
| 2945-141-11-011  | The West 0.6 feet of Lot 25, Lot 26 & the East 1/2 of Lot 27, Block 18, City of Grand Junction | \$ 323.09         |
| 2945-141-11-012  | Lots 24 & 25, except the West 0.6 feet thereof, Block 18, City of Grand Junction               | \$ 785.46         |
| 2945-141-11-013  | Lots 22 & 23, Block 18, City of Grand Junction   | \$ 795.00         |
| 2945-141-11-015  | The South 65 feet of Lots 18 & 19, Block 18, City of Grand Junction                            | \$ 424.00         |
| 2945-141-11-017  | The North 59 feet of Lots 20 & 21, Block 18, City of Grand Junction                            | \$ 424.00         |
| 2945-141-11-020  | Lot 28 & the West 1/2 of Lot 27, Block 18, City of Grand Junction                              | \$1,060.00        |
| 2945-141-11-021  | Lots 11, 12 & 13, Block 18, City of Grand Junction   | \$1,987.50        |

| <b>ALLEY 10TH STREET TO 11TH STREET, OURAY AVENUE TO CHIPETA AVENUE</b> |  |                   |
|---|--|-------------------|
| <b>TAX SCHEDULE NO.</b>   | <b>LEGAL DESCRIPTION</b>                       | <b>ASSESSMENT</b> |
| 2945-141-32-001   | Lots 1 and 2, Block 65, City of Grand Junction | \$ 424.00         |
| 2945-141-32-002   | Lots 3 and 4, Block 65, City of Grand Junction | \$ 795.00         |

|                 |  |            |
|-----------------|--|------------|
|                 | Junction   |            |
| 2945-141-32-003 | Lots 5 and 6, Block 65, City of Grand Junction                 | \$ 795.00  |
| 2945-141-32-004 | Lots 7 through 10, inclusive, Block 65, City of Grand Junction | \$1,590.00 |
| 2945-141-32-006 | Lots 11 and 12, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-007 | Lots 13 and 14, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-008 | Lots 15 and 16, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-009 | Lots 31 and 32, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-010 | Lots 29 and 30, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-011 | Lots 27 and 28, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-012 | Lots 25 and 26, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-013 | Lots 23 and 24, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-014 | Lots 21 and 22, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-015 | Lots 19 and 20, Block 65, City of Grand Junction               | \$ 424.00  |
| 2945-141-32-016 | Lots 17 and 18, Block 65, City of Grand Junction               | \$ 424.00  |

| <b>ALLEY 12TH STREET TO 14TH STREET, ELM AVENUE TO TEXAS AVENUE</b> |  |                   |
|---|--|-------------------|
| <b>TAX SCHEDULE NO.</b>   | <b>LEGAL DESCRIPTION</b>   | <b>ASSESSMENT</b> |
| 2945-123-13-003   | Lot 3, Block 2, Prospect Park, except the South 8 feet thereof                     | \$ 517.28         |
| 2945-123-13-004   | Lot 4, Block 2, Prospect Park, except the South 8 feet thereof                     | \$ 517.28         |
| 2945-123-13-005   | Lot 5, Block 2, Prospect Park, except the South 8 feet thereof                     | \$ 517.28         |
| 2945-123-13-006   | Lot 6, Block 2, Prospect Park, except the South 8 feet thereof                     | \$ 517.28         |
| 2945-123-13-007   | Lot 7, Block 2, Prospect Park  | \$ 517.28         |
| 2945-123-13-008   | Lot 8, Block 2, Prospect Park  | \$ 517.28         |
| 2945-123-13-009   | Lot 9, Block 2, Prospect Park, except the South 8 feet of the West 16 feet thereof | \$ 517.28         |
| 2945-123-13-010   | Lot 10, Block 2, Prospect Park   | \$ 517.28         |
| 2945-123-13-011   | Lot 11 & the West 6.75 feet of Lot 12,   | \$ 902.33         |

|                 |   |            |
|-----------------|---|------------|
|                 | Block 2, Prospect Park  |            |
| 2945-123-13-012 | The East 43.25 feet of Lot 12 & the West 6.75 feet of Lot 13, Block 2, Prospect Park                      | \$ 424.00  |
| 2945-123-13-013 | The East 43.25 feet of Lot 13 & all of Lot 14, except the East 43.25 feet thereof, Block 2, Prospect Park | \$ 795.00  |
| 2945-123-13-014 | The East 43.25 feet of Lot 14 & the West 6.75 feet of Lot 15, Block 2, Prospect Park                      | \$ 795.00  |
| 2945-123-13-015 | All of Lot 15 except the West 6.75 feet thereof, Block 2, Prospect Park                                   | \$ 687.68  |
| 2945-123-13-022 | The West 47 feet of Lot 21 & all of Lot 22, Block 2, Prospect Park, except the North 16 feet thereof      | \$ 848.00  |
| 2945-123-13-023 | The East 6 feet of Lot 21 & Lot 20 except the East 2.5 feet thereof, Block 2, Prospect Park               | \$1,037.48 |
| 2945-123-13-024 | Lot 19 & the East 2.5 feet of Lot 20, Block 2, Prospect Park  | \$ 834.75  |
| 2945-123-13-025 | Lot 18, Block 2, Prospect Park  | \$ 409.92  |
| 2945-123-13-026 | Lots 16 & 17, Block 2, Prospect Park  | \$1,537.21 |
| 2945-123-13-028 | Lots 23, 24 & 25, Block 2, Prospect Park, except the North 8 feet thereof                                 | \$3,052.80 |
| 2945-123-13-921 | Lots 26, 27, & 28, Block 2, Prospect Park, except the North 8 feet thereof                                | \$3,052.80 |

| <b>ALLEY 17TH STREET TO 18TH STREET, OURAY AVENUE TO CHIPETA AVENUE</b> |  |                   |
|---|--|-------------------|
| <b>TAX SCHEDULE NO.</b>   | <b>LEGAL DESCRIPTION</b>   | <b>ASSESSMENT</b> |
| 2945-132-14-001   | Lots 1 & 2, Block 6, Slocomb's Addition                                  | \$ 424.00         |
| 2945-132-14-002   | Lots 23 & 24, Block 6, Slocomb's Addition                                | \$ 424.00         |
| 2945-132-14-003   | Lots 3 & 4, Block 6, Slocomb's Addition                                  | \$ 424.00         |
| 2945-132-14-004   | Lots 21 & 22, Block 6, Slocomb's Addition                                | \$ 424.00         |
| 2945-132-14-005   | Lots 5 & 6, and the North 1 foot of Lot 7, Block 6, Slocomb's Addition   | \$ 432.48         |
| 2945-132-14-006   | Lots 19 & 20, Block 6, Slocomb's Addition                                | \$ 424.00         |
| 2945-132-14-007   | The South 24 feet of Lot 7 and all of Lot 8, Block 6, Slocomb's Addition | \$ 415.52         |
| 2945-132-14-008   | Lots 9 & 10, Block 6, Slocomb's Addition                                 | \$ 424.00         |
| 2945-132-14-009   | Lots 11 & 12, Block 6, Slocomb's Addition                                | \$ 424.00         |
| 2945-132-14-010   | Lots 13 & 14, Block 6, Slocomb's Addition                                | \$ 424.00         |
| 2945-132-14-942   | Lots 15 through 18, inclusive, Block 6, Slocomb's Addition               | \$3,339.00        |

| <b>ALLEY 22ND STREET TO 23RD STREET, OURAY AVENUE TO GUNNISON AVENUE</b> |   |                   |
|--|---|-------------------|
| <b>TAX SCHEDULE NO.</b>  | <b>LEGAL DESCRIPTION</b>                  | <b>ASSESSMENT</b> |
| 2945-131-16-001  | Lot 13, Block 2, Mesa Gardens Subdivision | \$ 766.17         |
| 2945-131-16-002  | Lot 12, Block 2, Mesa Gardens Subdivision | \$ 534.24         |
| 2945-131-16-003  | Lot 11, Block 2, Mesa Gardens Subdivision | \$ 534.24         |
| 2945-131-16-004  | Lot 4, Block 2, Mesa Gardens Subdivision  | \$6,228.51        |
| 2945-131-16-005  | Lot 10, Block 2, Mesa Gardens Subdivision | \$ 534.24         |
| 2945-131-16-006  | Lot 9, Block 2, Mesa Gardens Subdivision  | \$ 534.24         |
| 2945-131-16-007  | Lot 8, Block 2, Mesa Gardens Subdivision  | \$ 534.24         |
| 2945-131-16-008  | Lot 3, Block 2, Mesa Gardens Subdivision  | \$ 551.20         |
| 2945-131-16-009  | Lot 7, Block 2, Mesa Gardens Subdivision  | \$ 534.24         |
| 2945-131-16-010  | Lot 6, Block 2, Mesa Gardens Subdivision  | \$ 534.24         |
| 2945-131-16-011  | Lot 5, Block 2, Mesa Gardens Subdivision  | \$ 559.93         |
| 2945-131-16-012  | Lot 2, Block 2, Mesa Gardens Subdivision  | \$ 610.56         |
| 2945-131-16-013  | Lot 1, Block 2, Mesa Gardens Subdivision  | \$ 636.00         |

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 8 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Alley Improvement District No. ST-07 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Alley Improvement District No. ST-07, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.



**Introduced** on First Reading this 5<sup>th</sup> day of September, 2007.

**Passed and Adopted** on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

Attest:

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

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

**Attach 12**  
**Public Hearing—Ute Water Annexation and Zoning**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |  |                            |
|-----------------------------------|---|--|----------------------------|
| <b>Subject</b>                    | Ute Water Annexation and Zoning, located at 825 22 Road |  |                            |
| <b>File #</b>                     | ANX-2007-220  |  |                            |
| <b>Meeting Day, Date</b>          | October 17, 2007  |  |                            |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  |  | <b>Individual</b> <b>X</b> |
| <b>Date Prepared</b>              | September 26, 2007                                      |  |                            |
| <b>Author Name &amp; Title</b>    | Ronnie Edwards, Associate Planner                       |  |                            |
| <b>Presenter Name &amp; Title</b> | Ronnie Edwards, Associate Planner                       |  |                            |

**Summary:** Request to annex and zone 47.86 acres, located at 825 22 Road, to I-1 (Light Industrial). The Ute Water Annexation consists of one parcel, including a portion of 22 Road.

**Budget:** N/A

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

**Attachments:**

1. Staff report/Background information
2. Annexation - Location Map / Aerial Photo Map
3. Future Land Use Map / Existing City and County Zoning Map
4. H Road/Northwest Area Plan Map
5. Acceptance Resolution
6. Annexation Ordinance
7. Zoning Ordinance

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



| STAFF REPORT/BACKGROUND INFORMATION |              |   |           |
|-------------------------------------|--------------|---|-----------|
| <b>Location:</b>                    |              | 825 22 Road   |           |
| <b>Applicants:</b>                  |              | Ute Water Conservancy District  |           |
| <b>Existing Land Use:</b>           |              | Residential/Agricultural  |           |
| <b>Proposed Land Use:</b>           |              | Office, Maintenance Facility and Storage Yard for Ute Water and Grand Valley Power Operations |           |
| <b>Surrounding Land Use:</b>        | <b>North</b> | Residential/Agricultural  |           |
|                                     | <b>South</b> | Residential/Agricultural  |           |
|                                     | <b>East</b>  | Residential   |           |
|                                     | <b>West</b>  | Vacant  |           |
| <b>Existing Zoning:</b>             |              | County RSF-R (Residential Rural)  |           |
| <b>Proposed Zoning:</b>             |              | I-1 (Light Industrial)  |           |
| <b>Surrounding Zoning:</b>          | <b>North</b> | County RSF-R  |           |
|                                     | <b>South</b> | County RSF-R and I-1 (Light Industrial)   |           |
|                                     | <b>East</b>  | County RSF-R  |           |
|                                     | <b>West</b>  | County RSF-R  |           |
| <b>Growth Plan Designation:</b>     |              | Commercial/Industrial   |           |
| <b>Zoning within density range?</b> | N/A          | <b>Yes</b>  | <b>No</b> |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 47.86 acres of land, including a portion of 22 Road, and is comprised of one parcel. The property owner has 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 Ute Water 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>September 5, 2007</b>          | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>September 25, 2007</b>         | Planning Commission considers Zone of Annexation  |
| <b>October 3, 2007</b>            | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>October 17, 2007</b>           | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>November 18, 2007</b>          | Effective date of Annexation and Zoning   |

| <b><u>UTE WATER ANNEXATION SUMMARY</u></b> |   |  |
|--|---|--|
| <b>File Number:</b>                        | ANX-2007-220  |  |
| <b>Location:</b>                           | 825 22 Road   |  |
| <b>Tax ID Number:</b>                      | 2697-254-00-125   |  |
| <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>                 | 47.86 acres   |  |
| <b>Developable Acres Remaining:</b>        | 46.74 acres   |  |
| <b>Right-of-way in Annexation:</b>         | 1.12 acres along 22 Road  |  |
| <b>Previous County Zoning:</b>             | RSF-R (Residential Rural)   |  |
| <b>Proposed City Zoning:</b>               | I-1 (Light Industrial)  |  |
| <b>Current Land Use:</b>                   | Residential/Agricultural  |  |
| <b>Future Land Use:</b>                    | Office, Maintenance Facility & Storage Yard for Ute Water & Grand Valley Power Operations |  |
| <b>Values:</b>                             | <b>Assessed:</b>  | \$5,960  |
|  | <b>Actual:</b>  | \$20,530   |
| <b>Address Ranges:</b>                     | 825 to 849 (Odd Only)   |  |
| <b>Special Districts:</b>                  | <b>Water:</b>   | Ute Water District   |
|  | <b>Sewer:</b>   | City of Grand Junction                                       |
|  | <b>Fire:</b>  | Grand Junction Rural Fire District                           |
|  | <b>Irrigation/Drainage:</b>   | Grand Junction Drainage District and Grand Valley Irrigation |
|  | <b>School:</b>  | District 51  |

**Zone of Annexation:** The requested zone of annexation to the I-1 zone district is consistent with the H Road/Northwest Area Plan and the Growth Plan designation of Commercial/Industrial. The existing County zoning is RSF-R. Section 2.14 of the Zoning and Development Code, states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: Policy 1.3 of the Growth Plan states that the City will use the Future Land Use Map in conjunction with other policies of the Growth Plan to guide zoning and development decisions. The proposed zoning of I-1 is compatible with the neighborhood and conforms to the goals and policies of the Growth Plan. The surrounding zoning of parcels located in Mesa County is RSF-R, but properties to the south and west, within the H Road/Northwest Area Plan, are being zoned I-1 as they are being annexed.

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

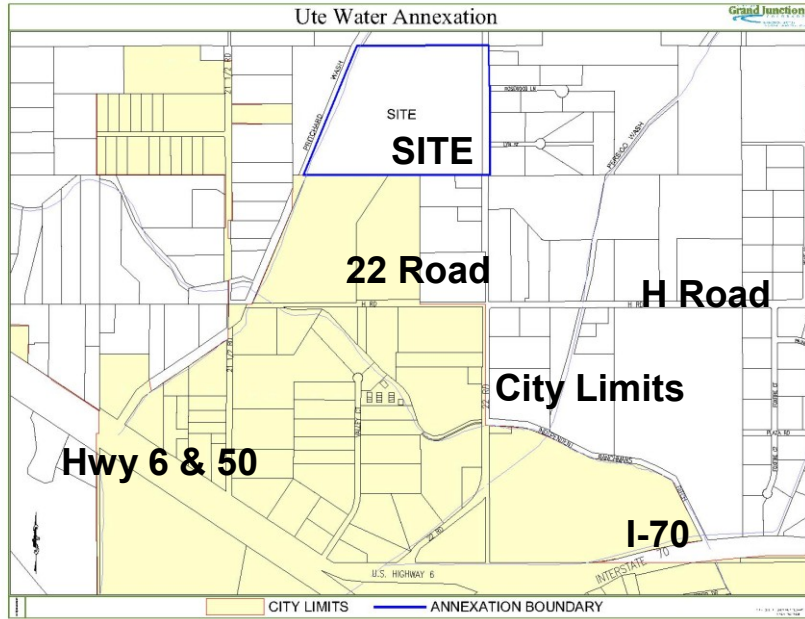
Response: Adequate public facilities are available or will be provided at the time of further development of the property.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the I-1 zone district to be consistent with the goals and policies of the Growth Plan, the H Road/Northwest Area Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

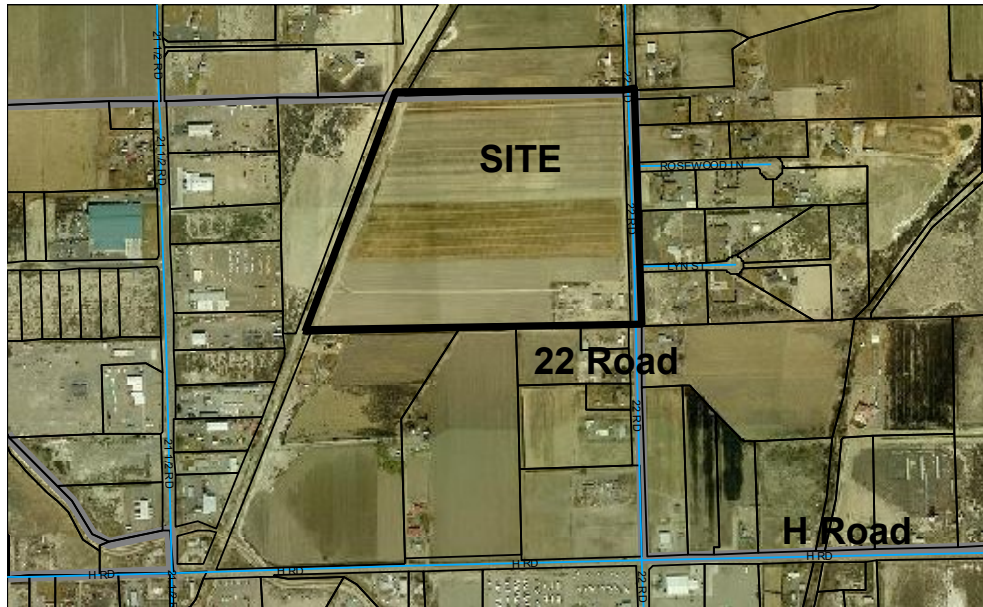
# Annexation/Location Map

Figure 1



# Aerial Photo Map

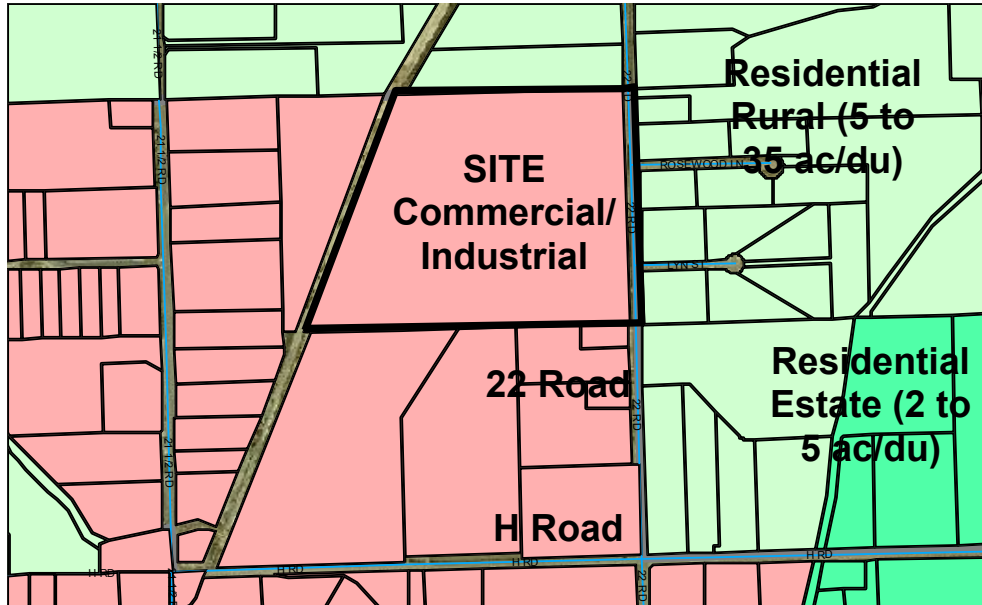
Figure 2





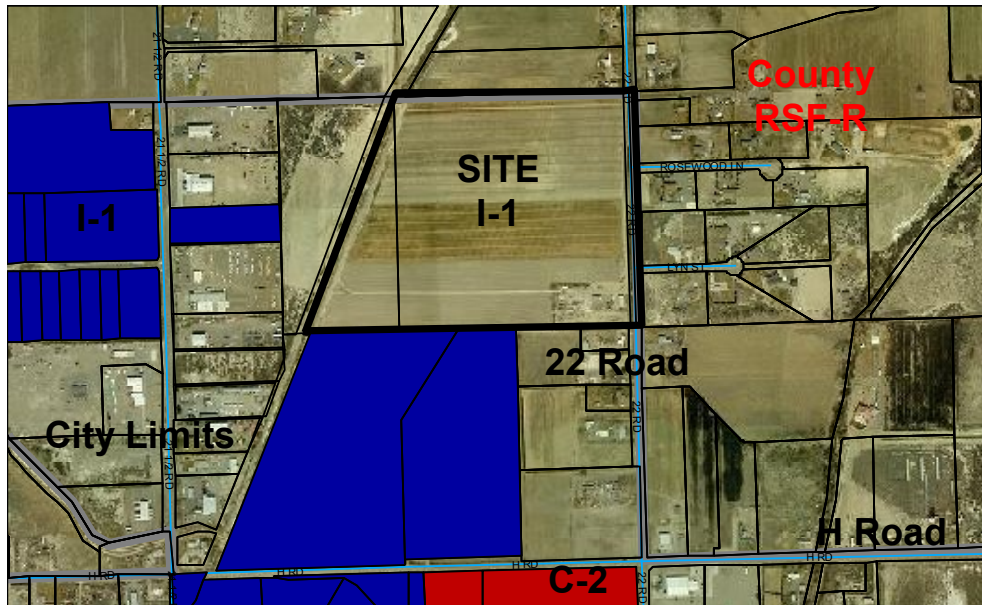
# Future Land Use Map

Figure 3



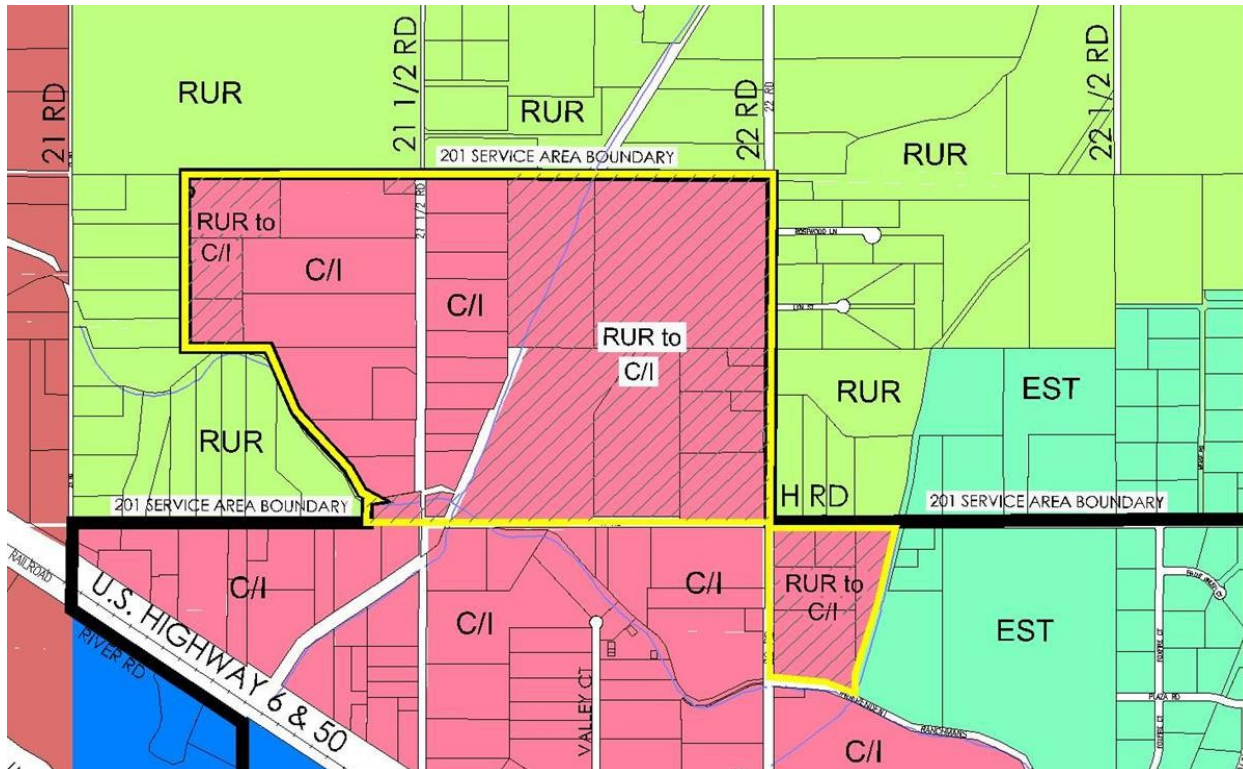
# Existing City and County Zoning

Figure 4



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

# H Road/Northwest Area Plan Adopted April 18, 2007



**CITY OF GRAND JUNCTION**

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

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

**UTE WATER ANNEXATION**

**LOCATED AT 825 22 ROAD, INCLUDING A  
PORTION OF 22 ROAD RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 5th day of September, 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:

**UTE WATER ANNEXATION**

A certain parcel of land located in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 25 and assuming the East line of said NE 1/4 SE 1/4 to bear S00°03'40"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 30.00 feet to a point on the East line of 22 Road; thence S00°03'40"W along said East line a distance of 405.88 feet to a point on the North line of Rosewood Lane; thence S89°58'34"E along said North line a distance of 10.00 feet; thence S00°03'40"W along the East line of said 22 Road a distance of 916.60 feet; thence N89°52'11"W along the South line of said NE 1/4 SE 1/4 and it's continuation a distance of 1363.98 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N89°52'11"W along the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 25 a distance of 488.83 feet to a point on the East line of the Copeco Drain, as recorded in Book 229, Pages 20-21, Public Records, Mesa County, Colorado; thence N22°29'46"E along said East line a distance of 1429.14 feet to a point on the North line of said NE 1/4 SE 1/4; thence S89°54'23"E along said North line a distance of 1267.40 feet, more or less, to the Point of Beginning.

Said parcel contains 47.86 acres (2,084,798 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of October, 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 territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

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

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

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**UTE WATER ANNEXATION**

**APPROXIMATELY 47.86 ACRES**

**LOCATED AT 825 22 ROAD, INCLUDING  
A PORTION OF 22 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 5th day of September, 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 17th day of October, 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:

**UTE WATER ANNEXATION**

A certain parcel of land located in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 25 and assuming the East line of said NE 1/4 SE 1/4 to bear S00°03'40"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 30.00 feet to a point on the East line of 22 Road; thence S00°03'40"W along said East line a distance of 405.88 feet to a point on the North line of Rosewood Lane; thence S89°58'34"E along said North line a distance of 10.00 feet; thence S00°03'40"W along the East line of said 22 Road a distance of 916.60 feet; thence N89°52'11"W along the South line of said NE 1/4 SE 1/4 and its continuation a distance of 1363.98 feet to the Southwest corner of said NE 1/4 SE 1/4; thence

N89°52'11"W along the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 25 a distance of 488.83 feet to a point on the East line of the Copeco Drain, as recorded in Book 229, Pages 20-21, Public Records, Mesa County, Colorado; thence N22°29'46"E along said East line a distance of 1429.14 feet to a point on the North line of said NE 1/4 SE 1/4; thence S89°54'23"E along said North line a distance of 1267.40 feet, more or less, to the Point of Beginning.

Said parcel contains 47.86 acres (2,084,798 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 5<sup>th</sup> day of September, 2007 and ordered published.

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

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE UTE WATER ANNEXATION  
TO I-1 (LIGHT INDUSTRIAL)**

**LOCATED AT 825 22 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Ute Water Annexation to the I-1 (Light Industrial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 (Light Industrial) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned I-1 (Light Industrial):

A certain parcel of land located in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 25 and assuming the East line of said NE 1/4 SE 1/4 to bear S00°03'40"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 30.00 feet to a point on the East line of 22 Road; thence S00°03'40"W along said East line a distance of 405.88 feet to a point on the North line of Rosewood Lane; thence S89°58'34"E along said North line a distance of 10.00 feet; thence S00°03'40"W along the East line of said 22 Road a distance of 916.60 feet; thence N89°52'11"W along the South line of said NE 1/4 SE 1/4 and its continuation a distance of 1363.98 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N89°52'11"W along the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 25 a distance of 488.83 feet to a point on the East line of the Copeco Drain, as recorded in Book 229, Pages 20-21, Public Records, Mesa County, Colorado; thence N22°29'46"E along said East line a distance of 1429.14 feet

to a point on the North line of said NE 1/4 SE 1/4; thence S89°54'23"E along said North line a distance of 1267.40 feet, more or less, to the Point of Beginning.

Said parcel contains 47.86 acres (2,084,798 square feet), more or less, as described.

**INTRODUCED** on first reading the 3rd day of October, 2007 and ordered published.

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

ATTEST:

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

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



**Attach 13**  
**Public Hearing—Gentry Annexation and Zoning**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |  |                            |
|-----------------------------------|---|--|----------------------------|
| <b>Subject</b>                    | Gentry Annexation and Zoning - Located at 805 22 Road |  |                            |
| <b>File #</b>                     | ANX-2007-215  |  |                            |
| <b>Meeting Day, Date</b>          | Wednesday, October 17, 2007                           |  |                            |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  |  | <b>Individual</b> <b>X</b> |
| <b>Date Prepared</b>              | October 1, 2007                                       |  |                            |
| <b>Author Name &amp; Title</b>    | Faye Hall, Associate Planner                          |  |                            |
| <b>Presenter Name &amp; Title</b> | Faye Hall, Associate Planner                          |  |                            |

**Summary:** Request to annex and zone 8.46 acres, located at 805 22 Road, to I-1 (Light Industrial). The Gentry Annexation consists of one parcel and a portion of the 22 Road Right of Way, and is located on the northwest corner of H Road and 22 Road.

**Budget:** N/A

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

**Attachments:**

1. Staff report/Background information
2. Annexation -Site Location Map / Aerial Photo Map
3. Future Land Use Map / Existing County & City Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

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

| STAFF REPORT/BACKGROUND INFORMATION |              |   |            |
|-------------------------------------|--------------|---|------------|
| <b>Location:</b>                    |              | 805 22 Road   |            |
| <b>Applicants:</b>                  |              | Owner: Cora Lea Gentry<br>Representative: Jalyn VanConett |            |
| <b>Existing Land Use:</b>           |              | Residential and Agricultural                              |            |
| <b>Proposed Land Use:</b>           |              | Industrial  |            |
| <b>Surrounding Land Use:</b>        | <b>North</b> | Residential and Agricultural                              |            |
|                                     | <b>South</b> | Commercial – RV Park                                      |            |
|                                     | <b>East</b>  | Residential and Agricultural                              |            |
|                                     | <b>West</b>  | Residential   |            |
| <b>Existing Zoning:</b>             |              | County RSF-R  |            |
| <b>Proposed Zoning:</b>             |              | I-1 (Light Industrial)                                    |            |
| <b>Surrounding Zoning:</b>          | <b>North</b> | County RSF-R  |            |
|                                     | <b>South</b> | C-2 (General Commercial)                                  |            |
|                                     | <b>East</b>  | County AFT & RSF-E  |            |
|                                     | <b>West</b>  | I-1 (Light Industrial)                                    |            |
| <b>Growth Plan Designation:</b>     |              | Commercial / Industrial                                   |            |
| <b>Zoning within density range?</b> |              | <b>X</b>  | <b>Yes</b> |
|                                     |              |   | <b>No</b>  |

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 8.46 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's professional opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Gentry 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>September 5, 2007</b>          | Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use |
| <b>September 25, 2007</b>         | Planning Commission considers Zone of Annexation  |
| <b>October 3, 2007</b>            | Introduction Of A Proposed Ordinance on Zoning by City Council                                  |
| <b>October 17, 2007</b>           | Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council              |
| <b>November 18, 2007</b>          | Effective date of Annexation and Zoning   |

| <b>GENTRY ANNEXATION SUMMARY</b>      |                             |  |
|---------------------------------------|-----------------------------|--|
| <b>File Number:</b>                   |                             | ANX-2007-215   |
| <b>Location:</b>                      |                             | 805 22 Road  |
| <b>Tax ID Number:</b>                 |                             | 2697-254-00-015  |
| <b>Parcels:</b>                       |                             | 1  |
| <b>Estimated Population:</b>          |                             | 3  |
| <b># of Parcels (owner occupied):</b> |                             | 1  |
| <b># of Dwelling Units:</b>           |                             | 1  |
| <b>Acres land annexed:</b>            |                             | 8.46 acres   |
| <b>Developable Acres Remaining:</b>   |                             | 7.521 acres  |
| <b>Right-of-way in Annexation:</b>    |                             | 40,904 sq ft (.939 acres)  |
| <b>Previous County Zoning:</b>        |                             | RSF-R  |
| <b>Proposed City Zoning:</b>          |                             | I-1 (Light Industrial)   |
| <b>Current Land Use:</b>              |                             | Residential and Agricultural   |
| <b>Future Land Use:</b>               |                             | Industrial   |
| <b>Values:</b>                        | <b>Assessed:</b>            | \$16,030   |
|                                       | <b>Actual:</b>              | \$177,480  |
| <b>Address Ranges:</b>                |                             | 801 thru 809 22 Road (Odd only)<br>2178 thru 2198 H Road (Even only) |
| <b>Special Districts:</b>             | <b>Water:</b>               | Ute Water  |
|                                       | <b>Sewer:</b>               | Persigo  |
|                                       | <b>Fire:</b>                | Grand Junction Rural   |
|                                       | <b>Irrigation/Drainage:</b> | Grand Valley Irrigation<br>Grand Junction Drainage                   |
|                                       | <b>School:</b>              | District 51  |

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

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

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

Response: The proposed zone district of I-1 is compatible with this changing neighborhood. This area north of H Road and west of 22 Road is an area that is in transition from Residential and Agricultural to Industrial. The property directly to the west was just recently annexed and was zoned I-1. The properties south of H Road are mostly commercial in nature and the Persigo boundary was recently moved north to include this new area in transition known as the Northwest Area Plan. The Growth Plan does support Industrial uses as this area has a designation of Commercial / Industrial.

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

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

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

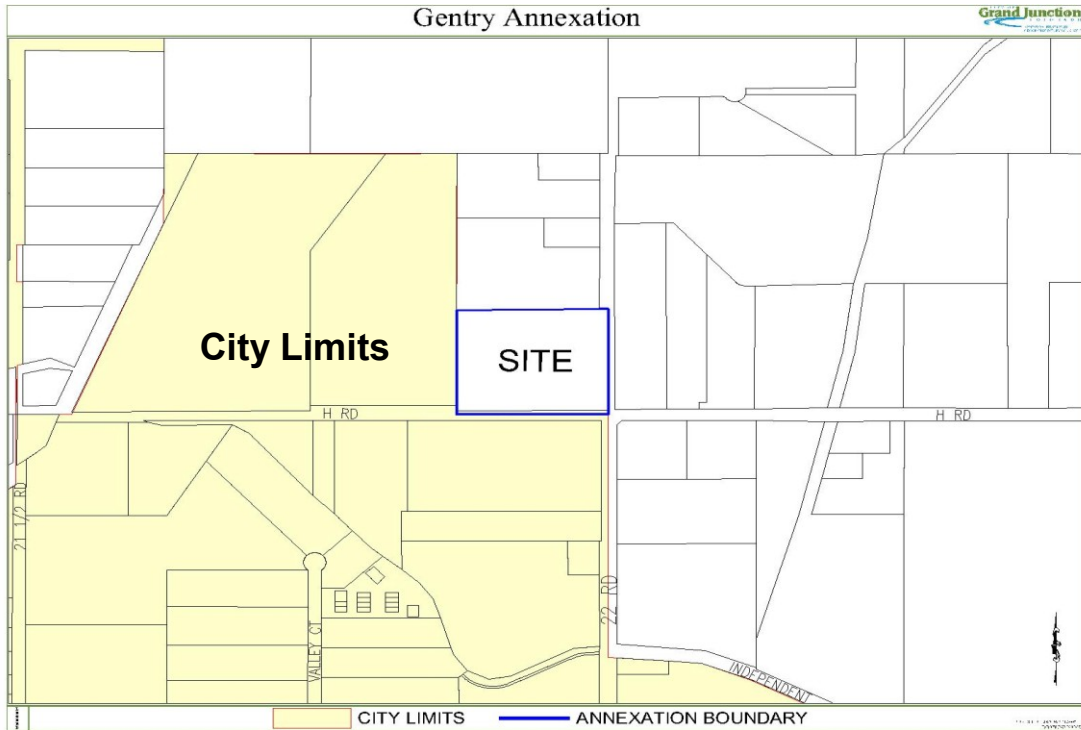
- l. C-2 (General Commercial)
- m. I-O (Industrial / Office Park)

**PLANNING COMMISSION RECOMMENDATION:**

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

# Annexation / Site Location Map

Figure 1



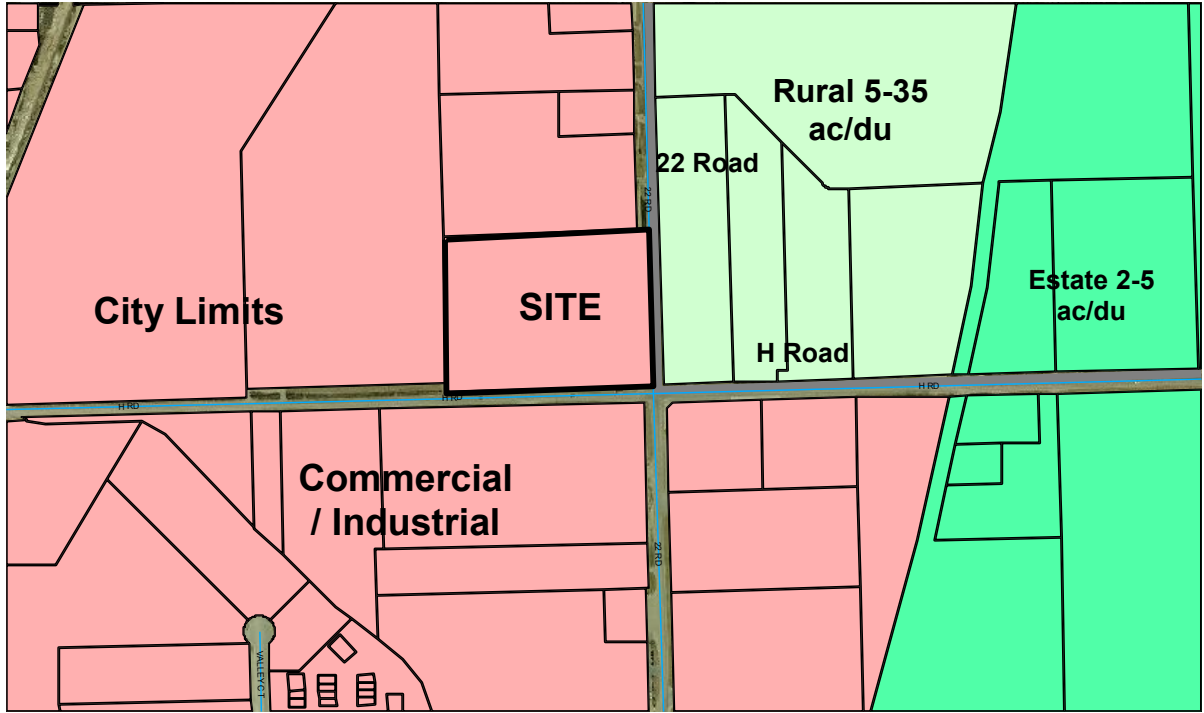
# Aerial Photo Map

Figure 2



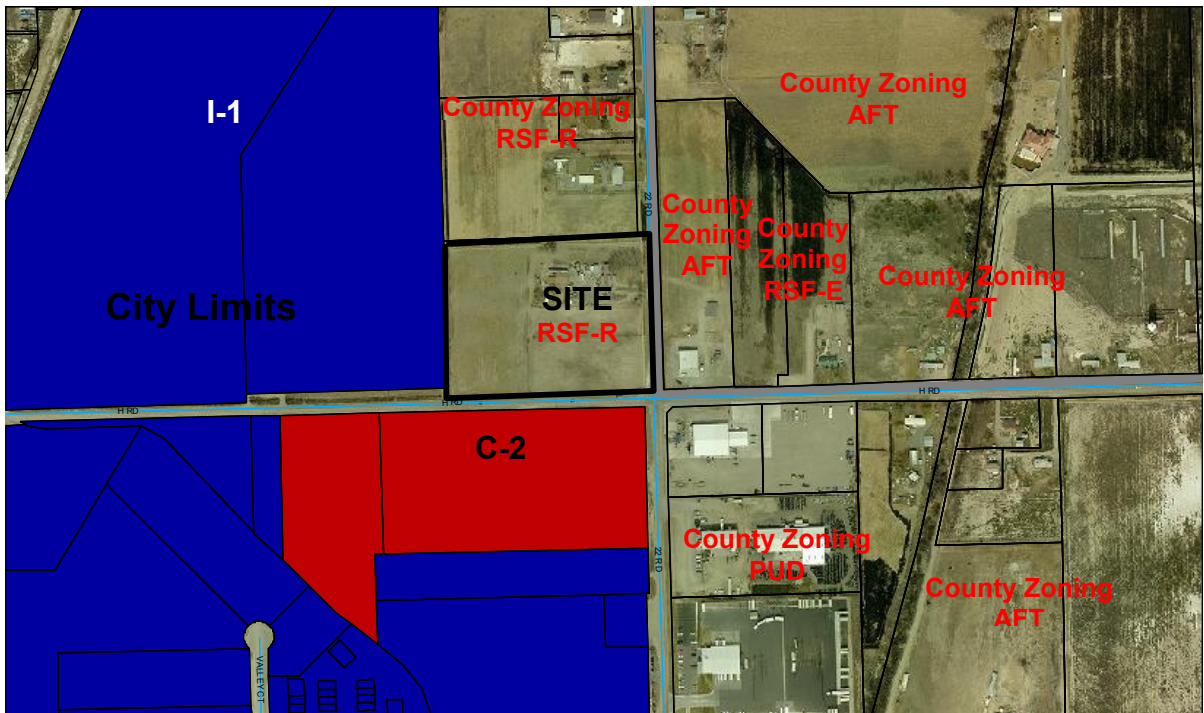
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4







**CITY OF GRAND JUNCTION, COLORADO**

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

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

**GENTRY ANNEXATION**

**LOCATED AT 805 22 ROAD INCLUDING A PORTION OF THE 22 ROAD  
RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 5th day of September, 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:

**GENTRY ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE 1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of October, 2007; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

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

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

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**GENTRY ANNEXATION**

**APPROXIMATELY 8.46 ACRES**

**LOCATED AT 805 22 ROAD INCLUDING A PORTION OF THE 22 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 5th day of September, 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 17th day of October, 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:

**GENTRY ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described

in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of 550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE 1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 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 5th day of September, 2007 and ordered published.

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

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**LOCATED AT 805 22 ROAD**

**RECITALS**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Gentry Annexation to the I-1 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned I-1 (Light Industrial).

**GENTRY ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of (SE 1/4 SE 1/4) of said Section 25 and assuming the South line of said SE 1/4 SE 1/4 to bear N89°53'09"W with all bearings contained herein relative thereto; thence S00°05'29"W along the East line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 36 a distance of 30.00 feet; thence N89°53'09"W along the South line of H Road a distance of 670.00 feet; thence N00°03'11"E along the West line of that certain parcel of land as described in Book 4131, Page 526, Public Records of Mesa County, Colorado, a distance of

550.10 feet to the Northwest corner of said parcel; thence S89°53'09"E along the North line of said parcel a distance of 670.00 feet to a point on the East line of said SE 1/4 SE 1/4; thence S00°03'11"W along said East line a distance of 520.10 feet, more or less, to the Point of Beginning.

Said parcel contains 8.46 acres (368,565 square feet), more or less, as described.

Introduced on first reading this 3rd day of October, 2007 and ordered published.

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

ATTEST:

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

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

**Attach 14**  
**Public Safety Building Preliminary Design Services**  
**CITY OF GRAND JUNCTION**

| CITY COUNCIL AGENDA               |   |  |                            |
|-----------------------------------|---|--|----------------------------|
| <b>Subject</b>                    | Public Safety Building Preliminary Design Services      |  |                            |
| <b>File #</b>                     |   |  |                            |
| <b>Meeting Day, Date</b>          | October 17, 2007  |  |                            |
| <b>Placement on the Agenda</b>    | <b>Consent</b>  |  | <b>Individual</b> <b>X</b> |
| <b>Date Prepared</b>              | October 4, 2007   |  |                            |
| <b>Author Name &amp; Title</b>    | Scott Hockins, Purchasing Supervisor                    |  |                            |
| <b>Presenter Name &amp; Title</b> | Laurie Kadrich, City Manager<br>Ken Watkins, Fire Chief |  |                            |

**Summary:** Contract with the professional design and planning firm, Humphries Poli Architects, to conduct a Public Safety Building needs assessment and provide a preliminary design.

**Budget:** The Police Department has a \$400,000 proposed budget for the needs assessment and preliminary design of the Public Safety Building.

**Action Requested/Recommendation:** Authorize the Purchasing Division to enter into a contract with Humphries Poli Architects; to complete the Public Safety Building needs assessment and preliminary design services, for fees not to exceed \$174,000.

**Attachments:** N/A

**Background Information:** The City of Grand Junction Police Department currently operates out of an antiquated building located at 6<sup>th</sup> Street and Ute Avenue. They are housed in approximately 20,000 square feet, which is undersized for this operation. The department has recently added approximately 4300 square feet of temporary modular office space to the site. The existing Police Department site is currently shared with Fire Department Administration and the Fire Station #1 site which is located across the alley, immediately south of the Police Building. These two facilities are located on the City block that is bounded by Ute Avenue to the north, Pitkin Avenue to the south, 6<sup>th</sup> Street to the west and 7<sup>th</sup> Street to the east.

The City desires to employ Humphries Poli Architects to perform a detailed assessment of the current and future needs for a new Public Safety Facility, which would include all

Police functions, Fire Administration and Fire Station #1 Operations, the Grand Junction Regional Communications Center (911), and Municipal Court functions. The needs assessment will determine the final size and scope of the anticipated building. Upon completion of the detailed needs assessment process, Humphries Poli Architects will complete a preliminary design of the new facility to be located on the current site. The preliminary design will reflect the required capacity shown in the needs assessment to accommodate the proposed functions.

The Request for Proposal was advertised in the Daily Sentinel, posted on a governmental solicitation website, and sent to firms on the current source list for consulting services. There were ten proposals received and evaluated. Four firms were selected for interviews and oral presentations. Prior to the interviews, selected members of the interview panel made site visits to recently completed facilities, in order to understand the strengths or weaknesses of the finalists. The selection panel selected Humphries Poli as the most qualified to perform the scope of services based upon responsiveness, understanding of the project and objectives, necessary resources, required skills, and demonstrated capability.