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**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
MONDAY, DECEMBER 3, 2007, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance  
Invocation—David Eisner, Congregation Ohr Shalom

**Proclamations**

Proclaiming December 13, 2007 as "Mesa State College Alumni Day" in the City of Grand Junction

Proclaiming December 15, 2007 as "Bill of Rights Day" in the City of Grand Junction

**Council Comments**

**Citizen Comments**

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

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

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**\*\*\* CONSENT CALENDAR \*\*\***

1. **Minutes of Previous Meetings** [Attach 1](#)  
*Action: Approve the Minutes of the November 19, 2007 and the November 21, 2007 Regular Meetings*
  
2. **Setting a Hearing on Zoning the Davis Annexation, Located at 488 23 Road** [Attach 2](#)  
[File # ANX-2007-297]  
  
Request to zone the 1.55 acre Davis Annexation, located at 488 23 Road, to R-2 (Residential 2 du/ac).  
  
Proposed Ordinance Zoning the Davis Annexation to R-2, Located at 488 23 Road  
*Action: Introduction of a Proposed Ordinance and Set a Hearing for December 17, 2007*  
  
Staff presentation: Senta L. Costello, Associate Planner
  
3. **Setting a Hearing on the Zoning the Cooper-Tucker Annexation, Located at 2825 D Road** [File #ANX-2007-289] [Attach 3](#)  
  
Request to zone the 11.47 acre Cooper-Tucker Annexation, located at 2825 D Road, to I-1 (Light Industrial).  
  
Proposed Ordinance Zoning the Cooper-Tucker Annexation to I-1 (Light Industrial), Located at 2825 D Road  
*Action: Introduction of a Proposed Ordinance and Set a Hearing for December 17, 2007*  
  
Staff presentation: Faye Hall, Associate Planner
  
4. **Setting a Hearing on Zoning the Krummel Annexation, Located at 2953 Highway 50** [File #ANX-2007-294] [Attach 4](#)  
  
Request to zone the 1.74 acre Krummel Annexation, located at 2953 Highway 50, to R-4 (Residential, 4 units per acre). The Krummel Annexation consists of one parcel and is located on the south side of Highway 50 directly west of Buena Vista Drive on Orchard Mesa.

Proposed Ordinance Zoning the Krummel Annexation to R-4 (Residential, 4 units per acre), Located at 2953 Highway 50

*Action: Introduction of a Proposed Ordinance and Set a Hearing for December 17, 2007*

Staff presentation: Faye Hall, Associate Planner

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

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

5. **Public Hearing—Zoning the Ingle Annexation, Located at 436 Clear Creek Drive** [File #ANX-2007-269] [Attach 5](#)

Request to zone the 5.90 acre Ingle Annexation, located at 436 Clear Creek Drive, to R-5 (Residential, 5 units per acre).

Ordinance 4151—An Ordinance Zoning the Ingle Annexation to R-5 (Residential, 5 Units Per Acre), Located at 436 Clear Creek Drive

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4151*

Staff presentation: Faye Hall, Associate Planner

6. **North Avenue Corridor Plan, Phase One** [File #PLN-2007-322] [Attach 6](#)

A resolution adopting the North Avenue Corridor Plan, a plan for the future development and redevelopment of the North Avenue Corridor, a 3 mile section from 12<sup>th</sup> Street to the I-70 Business Loop.

Resolution No. 174-07—A Resolution Adopting the North Avenue Corridor Plan as a Part of the Grand Junction Growth Plan

*®Action: Adopt Resolution No. 174-07*

Staff presentation: Kathy Portner, Neighborhood Services Manager

7. **Non-Scheduled Citizens & Visitors**
8. **Other Business**
9. **Adjournment**

**Attach 1  
Minutes from Previous Meetings**

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

**November 19, 2007**

The City Council of the City of Grand Junction convened into regular session on the 19<sup>th</sup> day of November 2007 at 7:00 p.m. in the City Auditorium. Those present were, Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Jim Doody called the meeting to order. Councilmember Palmer led in the Pledge of Allegiance. The audience remained standing for the invocation by Dr. Paul Dibble, Retired Professor of Colorado Christian University.

**Proclamations**

Proclaiming November 2007 as “Hospice and Palliative Care Month” in the City of Grand Junction

**Appointments**

Councilmember Beckstein moved to reappoint Travis Cox and Mark Williams to the Zoning Board of Appeals for a four year term expiring October 2011. Councilmember Hill seconded the motion. Motion carried.

**Council Comments**

There were none.

**Citizen Comments**

There were none.

**CONSENT CALENDAR**

Councilmember Coons read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Palmer, and carried by roll call vote to approve the Consent Items #1 through #7.

1. **Minutes of Previous Meetings**

*Action: Approve the Minutes of the November 5, 2007 and the November 7, 2007 Regular Meeting*

2. **Downtown Holiday Parking**

The Downtown Partnership has requested that parking downtown be free again this year to best position downtown for the holiday shopping season. City Staff recommends Free Holiday Parking in all of downtown, including the first floor (119 spaces) of the new Rood Avenue parking structure, with the exception of government offices, illegal parking areas, and shared-revenue lots.

*Action: Vacate Parking Enforcement at all Designated Downtown Metered Spaces and Signed Parking from Thanksgiving to New Year's Day, Except Loading, No Parking, Handicapped, and Unbagged Meter Spaces Surrounding Government Offices*

3. **Purchase of Six Wheel Regenerative Air Sweeper**

This purchase is for a six-wheel regenerative air sweeper for the Parks and Recreation Forestry/Horticulture Division and is an addition to the fleet.

*Action: Authorize the City Purchasing Division to Purchase a 2007 Tymco 210 Regenerative Air Sweeper from Intermountain Sweeper Company, Located in Denver, CO in the Amount of \$75,750.00*

4. **Purchase of Hot Mix Asphalt for Streets Division**

Purchase of approximately 1,200 tons of hot mix asphalt for use by the Streets Division for patching and paving during the 2008 calendar year.

*Action: Authorize the City Purchasing Division to Purchase Approximately 1,200 Tons of Hot Mix Asphalt from Elam Construction, Inc., in the Total Amount of \$64,800*

5. **Setting a Hearing on Zoning the Ingle Annexation, Located at 436 Clear Creek Drive** [File #ANX-2007-269]

Request to zone the 5.90 acre Ingle Annexation, located at 436 Clear Creek Drive, to R-5 (Residential, 5 units per acre).

Proposed Ordinance Zoning the Ingle Annexation to R-5 (Residential, 5 Units Per Acre), Located at 436 Clear Creek Drive

*Action: Introduction of Proposed Ordinance and Set a Hearing for December 3, 2007*

6. **Setting a Hearing on the DeHerrera Annexation, Located at 359 29 <sup>5</sup>/<sub>8</sub> Road**  
[File ANX-2007-300]

Request to annex 15.52 acres, located at 359 29 <sup>5</sup>/<sub>8</sub> Road. The DeHerrera Annexation consists of one parcel and right-of-way.

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

Resolution No. 163-07—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, DeHerrera Annexation, Located at 359 29 <sup>5</sup>/<sub>8</sub> Road and Including Parts of the 29 <sup>5</sup>/<sub>8</sub> Road Right-of-Way

*Action: Adopt Resolution No. 163-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, DeHerrera Annexation, Approximately 15.52 Acres, Located at 359 29 <sup>5</sup>/<sub>8</sub> Road and Including Parts of the 29 <sup>5</sup>/<sub>8</sub> Road Right-of-Way

*Action: Introduction of Proposed Ordinance and Set a Hearing for January 14, 2008*

7. **Setting a Hearing on the Sipes Annexation, Located at 416 <sup>1</sup>/<sub>2</sub> 30 Road, 413 and 415 30 <sup>1</sup>/<sub>4</sub> Road** [File #ANX-2007-313]

Request to annex 3.54 acres, located at 416 <sup>1</sup>/<sub>2</sub> 30 Road, 413, and 415 30 <sup>1</sup>/<sub>4</sub> Road. The Sipes Annexation consists of three parcels and right-of-way.

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

Resolution No. 164-07—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Sipes Annexation, Located at 416 <sup>1</sup>/<sub>2</sub> 30 Road, 413, and 415 30 <sup>1</sup>/<sub>4</sub> Road and Including Parts of the 30 <sup>1</sup>/<sub>4</sub> Right-of-Way

*Action: Adopt Resolution No. 164-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sipes Annexation, Approximately 3.54 Acres, Located at 416 ½ 30 Road, 413, and 415 30 ¼ Road and Including Parts of the 30 ¼ Right-of-Way

*Action: Introduction of Proposed Ordinance and Set a Hearing for January 14, 2008*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Rates and Fees Increase for Utilities and Parking**

Proposed 2008 Utility Rates and Rood Avenue Garage Parking Rates as presented and discussed during budget workshops.

Jodi Romero, Financial Operations Manager, reviewed this item. She noted that the utility rates have been discussed previously at budget workshops. The utility rates are adjusted to meet the cost of operations. The Plant Investment Fee for the Persigo Wastewater Treatment Plant is proposed to increase to \$2,500.

The ribbon cutting for the new parking garage is Wednesday, and the garage will be available for the public on Friday. The short term rates on the main floor beginning January 2, 2008 will be 50 cents per hour. The month to month leases will be \$50 per month for uncovered spaces, \$60 per month for the covered spaces. There will be long term leases available for ten year periods. The proposed rates are \$8,750 for uncovered spaces, and \$10,500 for covered spaces for the ten-year leases.

Councilmember Palmer asked about the rate change for the on-street metered rates. Ms. Romero said that since the mechanical meters cannot be adjusted, the rates will not increase until 2009 when such meters can be replaced.

Councilmember Coons asked when was the last time the utility rates were increased. Ms. Romero said the sewer rates have increased annually to meet the long term financial plan, and to meet the increase in costs. The water rates were last increased in 2006 and the solid waste rates were last increased in 2007. The irrigation rates in the Ridges have not increased since 2001.

Council President Doody asked Utility and Street Systems Director Greg Trainor to review the need for the increase in Plant Investment Fees for the Sewer Plant. Mr. Trainor reviewed the discussions with the Mesa County Commissioners, and the stepped increase plan. He also explained the purpose of the Plant Investment Fee (PIF).



Councilmember Palmer asked what the PIF should be today. Mr. Trainor said the fee should be \$3,200, but the decision was made to step the increases to reach the appropriate rate.

Councilmember Hill asked about the increases in Solid Waste and the reason for the increase. Mr. Trainor said the costs of gas and tires have increased, and that has resulted in the needed increase. He said the costs are looked at each year and a determination is made as to the need. Land fill fees are another big cost to that division.

Councilmember Coons asked if there has been growth in the customer base. Mr. Trainor said the water system does not increase with the exception of infill or redevelopment. For sewer, there is about a 2.5% increase per year. The trash system gets new customers, but competes with the local companies.

Resolution No. 165-07—A Resolution Adopting Utility Rates for Water, Wastewater, and Solid Waste Services Effective January 1, 2008

Resolution No. 166-07—A Resolution Adopting the Parking Rates for the Rood Avenue Parking Garage

Councilmember Palmer moved to accept adopt Resolution Nos. 165-07 and 166-07. Councilmember Todd seconded the motion. Motion carried by roll call vote.

### **Contract to Purchase Software for Financial and Utility Systems**

The project will provide an integrated financial software system to support financial operations across the City. The project will also provide an updated Utility Billing software system to support the Utility operations for the City. The resulting systems will improve business productivity in the following divisions: Accounting, Accounts Payable, Accounts Receivable, Human Resources, Payroll, Purchasing, Customer Service, Water Services, Solid Waste, and Persigo Wastewater, in addition to providing greatly enhanced budgeting and reporting capabilities for all of the City's operations. The awarded software suppliers will provide installation assistance, system integration, data conversion assistance, staff training, system maintenance, and system support as well as the software.

Jim Finlayson, Information Systems Manager, and Jodi Romero, Financial Operations Manager, reviewed this item. Mr. Finlayson explained why they are looking at replacing the system. The current system was originally implemented in 1995 and is obsolete and no longer supported. The system is inefficient and does not have the ability to import data from other systems. It is also very difficult to get information out of the system. The plan is to have more integration in order to better serve the customers and to use the same systems to serve those customers. The company is New World and Mr. Finlayson displayed some of the features of the new technology. It is very user-friendly and uses

navigation similar to the web technology. It also allows the data to be pulled into an Excel spreadsheet. It also has graph options that come directly from the system rather than those having to be created. For utility billing, North Star is the system being considered. It allows on-line payments and integrates with the New World system.

Ms. Romero said with the new system the customer can access the information 24 hours a day, and can send an inquiry anytime. She lauded the functionality, the usability, and the navigation functions, noting they will be great improvements over the current system.

Mr. Finlayson then described the selection process which started about one year ago. A Request for Proposals (RFP) was developed and sent out via the local newspaper and the bid net process. After checking references, four companies were brought in for live demonstrations. Then the top two went through another demonstration. Both companies had good features for each function. Other cities had selected the same combination, and it provided the best of both worlds. Therefore the combination of New World and North Star is being proposed.

Councilmember Palmer asked about the conversion costs. Mr. Finlayson said about 50% of the cost proposed includes implementation which includes conversion, training, and installation.

Councilmember Palmer asked about the funding piece. Mr. Finlayson said the funds were not accrued, but there are funds available that can be used up front which will be repaid through the other divisions over a period of five years. Councilmember Palmer asked why it wasn't budgeted for. Mr. Finlayson said the maintenance and equipment replacement for the existing system has been budgeted, but one year ago they realized they needed to buy a new system. If the Information Services budget is not used, then the General Fund would need to fund the purchase.

Councilmember Thomason asked about the time frame. Mr. Finlayson said that it is about a nine month implementation process. Ms. Romero added that the implementation for both systems will be concurrent.

Councilmember Palmer asked if these systems will continue to be built on. Mr. Finlayson said 12 years is a long time for one technology, but as long as the company continues to upgrade and move forward they expect to be able to use this system in the foreseeable future.

Councilmember Coons asked for references, and number of customers for each of the companies. Mr. Finlayson listed the number for each noting that each is used widely and have good reputations.

Councilmember Coons asked for the maintenance cost. Mr. Finlayson said the New World is \$50,000 per year, and the North Star is \$20,000 per year. The existing system costs \$130,000 per year to support.

Councilmember Coons asked if the new systems will be able to communicate with the County and the State. Mr. Finlayson said there is no need for that at this time, but the systems do have the capability.

Councilmember Hill asked how the new system will impact human resources. Mr. Finlayson said when he first came to the City he was appalled at the cumbersomeness of the current system. The new system is easy to learn in a short period of time. The ease for extracting information for reporting purposes will be much better. It will also be easy to allow outside access; staff could, for example, work from home. There will also be fewer screens to access to obtain the information.

Councilmember Palmer said he understands that technology changes; he was questioning when Staff realized the system needed to be changed. He lauded the Staff for their efforts, and the method they used to make the selection.

Councilmember Todd moved to authorize the City Purchasing Division to negotiate contracts, and award the Integrated Financial Software System Project to New World Systems, St. Louis, Missouri for \$608,794, and authorize the City Purchasing Division to award the Utility Billing Software System Project to Harris Computer Systems, North Star Division, Ottawa, Ontario Canada for \$289,000. Councilmember Coons seconded. Motion carried.

**Public Hearing—Amendments to the Zoning and Development Code** [File #TAC-2007-307]

The City of Grand Junction requests approval to amend the Zoning and Development Code to consider amendments to the Growth Plan and/or Future Land Use Map more than twice a year, and to update or clarify certain provisions of the Code.

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

Lisa E. Cox, Planning Manager, reviewed this item. She said there are two ordinances for consideration. Both will clarify and simplify processes. The first ordinance will allow Growth Plan Amendments to occur more than twice per year; actually at any time. There is a sunset provision in the ordinance to allow the City Council an opportunity to review the process as changed, and either re-enact, or go back to the current twice per year process.

Councilmember Hill asked that the two ordinances be considered individually. He then asked if the County needs to also approve the change. Ms. Cox said the City has asked

for their comments, but does not need their approval. For clarification, City Attorney Shaver advised that those requests within the City limits just require City approval. In the urban growth area, both the City and the County must approve. Councilmember Hill asked if there is an impact on Staff for the change. Ms. Cox said it is not an adverse impact; her concern was that the Comprehensive Plan is ongoing, and yet Growth Plan Amendments can come forward any time. She has no reservations with the included sunset provision.

Councilmember Hill noted that even though there was a great deal of public input, and process to develop the Growth Plan, it is not perfect, and there may very well be areas that need to be revisited. He queried Ms. Cox's thoughts on this. Ms. Cox said that right now the process is very restrictive, but she agreed that can be reviewed once the Comprehensive Plan is complete; perhaps the opportunity for Growth Plan Amendments should only be quarterly.

Councilmember Coons asked if the County would then have to consider the requests in the Urban Growth boundary at the same frequency. City Attorney Shaver said it is hoped that the vast majority will be within the City limits. Outside those limits, Staff plans to confer with the County on how those other requests would be handled. The request tonight changes the City's Code.

Councilmember Palmer asked if one year sunset provision is sufficient. Ms. Cox said the Comprehensive Plan may take 18 months, or shorter, or longer, but the year review time, should be sufficient. Councilmember Palmer asked if it will continue to be renewed annually. City Attorney Shaver responded that will be up to Council, depending on whether they feel they have enough data to decide on the time period. City Manager Kadrich noted that the sunset provision could be crafted in the reverse, if Council so chooses.

Councilmember Hill said he doesn't see any reason to not support the change.

There were no public comments.

The public hearing was closed at 8:07 p.m.

**Ordinance No. 4140—An Ordinance Amending Section 2.5 of the Zoning and Development Code to Allow Amendments to the Growth Plan and/or the Future Land Use Map More than Twice Each Calendar Year**

Councilmember Todd moved to adopt Ordinance No. 4140, and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

The public hearing was reopened at 8:08 p.m.

Lisa Cox, Planning Manager, then reviewed the next ordinance. The ordinance will make some housekeeping changes to the Zoning and Development Code. Councilmember Palmer asked about the time frames in the ordinance. Ms. Cox replied that the time frames allowed were sufficient. It was noted that was as it currently exists in the Code.

There were no public comments.

The public hearing was closed at 8:14 p.m.

Councilmember Hill asked for clarification on footnote No. 1. Ms. Cox said the meeting over the counter would result in the same information, but allows a meeting to occur more quickly.

Councilmember Todd lauded that change especially for the less complicated applications.

Ordinance No. 4141—An Ordinance Amending the Zoning and Development Code to Update and Clarify Certain Sections of the Code and to Make Minor Corrections

Councilmember Coons moved to adopt Ordinance No. 4141, and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing—Sura Annexation, Located at 405 25 Road** [File #ANX-2007-276]

Request to annex 1.45 acres, located at 405 25 Road, which includes a portion of the 25 Road and South Broadway rights-of-way. The Sura Annexation consists of one parcel and is located north of South Broadway on the west side of 25 Road in the Redlands.

The public hearing opened at 8:16 p.m.

David Thornton, Principal Planner, reviewed this item. He described the location, and the request, and entered the staff report with attachments into the record. The Zoning and Development Code criteria, and the State requirements for annexation have been met. The applicant was not present.

There were no public comments.

The public hearing was closed at 8:18 p.m.

**a. Accepting Petition**

Resolution No. 167-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Sura Annexation, Located at 405 25 Road and Includes a Portion of the 25 Road and Highway 340 Rights-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4142—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sura Annexation, Approximately 1.45 Acres, Located at 405 25 Road and Includes a Portion of the 25 Road and Highway 340 Rights-of-Way

Councilmember Palmer moved to adopt Resolution No. 167-07, and Ordinance No. 4142, and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing—Reigan/Patterson/TEK/Morario Annexation, Located at 824 22 Road, 2202 H Road, 2202 ½ H Road, and 2204 H Road** [File #ANX-2007-279]

Request to annex 27.74 acres, located at 824 22 Road, 2202 H Road, 2202 ½ H Road, and 2204 H Road. The Reigan/Patterson/TEK/Morario Annexation consists of four parcels and is a two part serial annexation which also includes portions of the H Road and 22 Road rights-of-way.

The public hearing opened at 8:19 p.m.

David Thornton, Principal Planner, reviewed this item. He described the location, the request, and noted it is a two part serial annexation. He entered the staff report and attachments into the record. The State requirements for annexation have been met. The applicants were represented by Marie Reigan, 2204 H Road, who was present, but had nothing to add.

There were no public comments.

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

Councilmember Hill asked about the mixed use. Mr. Thornton said the property will also go through a Growth Plan Amendment. It will then come back for zoning.

**a. Accepting Petition**

Resolution No. 168-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Reigan/Patterson/TEK/Morario Annexation No. 1 and No. 2, Located at 824 22 Road, 2202 H Road, 2202 ½ H Road, 2204 H Road, Including a Portion of 22 Road and H Road Rights-of-Way is Eligible for Annexation

**b. Annexation Ordinances**

Ordinance No. 4143—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reigan/Patterson/Tek/Morario Annexation No. 1, Approximately 1.03 Acres, Located in the 22 Road and H Road Rights-of-Way and Includes a Small Portion of 824 H Road

Ordinance No. 4144—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Reigan/Patterson/Tek/Morario Annexation No. 2, Approximately 26.702 Acres, Located at 824 22 Road, 2202 H Road, 2202 ½ H Road and 2204 H Road and Also Includes a Portion of the H Road Right-of-Way

Councilmember Todd moved to adopt Resolution No. 168-07, and adopt Ordinance Nos. 4143 and 4144, and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing—Mesa Heights Annexation and Zoning, Located at 2856 B ¾ Road**  
[File #ANX-2007-270]

Request to annex and zone 3.86 acres, located at 2856 B ¾ Road to R-4 (Residential – 4 dwelling units per acre). The Mesa Heights Annexation consists of 7 parcels and right-of-way dedicated within the Kirby Subdivision.

The public hearing opened at 8:25 p.m.

Greg Moberg, Planning Services Supervisor, reviewed this item. He described the location and the request, and entered the staff report and attachments into the record. He said the request meets the requirements of the Zoning and Development Code.

There were no public comments.

The public hearing was closed at 8:25 p.m.

**a. Accepting Petition**

Resolution No. 169-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Mesa Heights Annexation, Located at 2856 B ¾ Road and Includes the Claire Drive Right-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4145—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Mesa Heights Annexation, Approximately 3.86 Acres, Located at 2856 B  $\frac{3}{4}$  Road and Includes the Claire Drive Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4146—An Ordinance Zoning the Mesa Heights Annexation to R-4, Located at 2856 B  $\frac{3}{4}$  Road

Councilmember Coons moved to adopt Resolution No. 169-07, and Ordinance Nos. 4145 and 4146, and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing—Indian Wash Rentals Annexation and Zoning, Located at 378 27  $\frac{1}{2}$  Road** [File #ANX-2007-278]

Request to annex and zone 1.999 acres, located at 378 27  $\frac{1}{2}$  Road, to I-1 (Light Industrial). The Indian Wash Rentals Annexation consists of 1 parcel and includes a portion of the 27  $\frac{1}{2}$  Road right-of-way. The property owners are requesting annexation due to a proposed development on a portion of the property.

The public hearing opened at 8:27 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the request and entered the staff report and attachments into the record. She said the request meets the requirements of the Zoning and Development Code. The Planning Commission recommended approval of the zoning request. The applicant was present and available for questions but had nothing to add.

There were no public comments.

The public hearing was closed at 8:28 p.m.

**a. Accepting Petition**

Resolution No. 170-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Indian Wash Rentals Annexation, Located at 378 27  $\frac{1}{2}$  Road and Including a Portion of the 27  $\frac{1}{2}$  Road Right-of-Way is Eligible for Annexation



**b. Annexation Ordinance**

Ordinance No. 4147—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Indian Wash Rentals Annexation, Approximately 1.999 Acres, Located at 378 27 ½ Road and Including a Portion of the 27 ½ Road Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4148—An Ordinance Zoning the Indian Wash Rentals Annexation to I-1, Located at 378 27 ½ Road

Councilmember Thomason moved to adopt Resolution No. 170-07, and Ordinance Nos. 4147 and 4148, and ordered them published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

**Public Hearing—Ingle Annexation, Located at 436 Clear Creek Drive** [File #ANX-2007-269]

Request to annex 5.90 acres, located at 436 Clear Creek Drive. The Ingle Annexation consists of one parcel.

The public hearing opened at 8:29 p.m.

Faye Hall, Associate Planner, reviewed this item. She described the location and the request and entered the staff report and attachments into the record. She said the request meets the requirements of the Zoning and Development Code. The zoning on the parcel will come before the City Council on December 17<sup>th</sup>.

There were no public comments.

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

**a. Accepting Petition**

Resolution No. 171-07—A Resolution Accepting Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ingle Annexation, Located at 436 Clear Creek Drive is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4149—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ingle Annexation, Approximately 5.90 Acres, Located at 436 Clear Creek Drive

Councilmember Todd moved to adopt Resolution No. 171-07, and adopt Ordinance No. 4149 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing—Vacating the Pear Street Right-of-Way, Located North of North Avenue and East of 28 ¾ Road** [File #VR-2007-088]

The petitioner is requesting to vacate the Pear Street right-of-way located on the north side of North Avenue and on the east side of 28 ¾ Road at the old Fun Junction site. This request is conditioned upon the approval of a simple subdivision that will reconfigure seven existing parcels adjacent to Pear Street. The Planning Commission recommended approval of the proposed right-of-way vacation at their October 23, 2007 meeting.

The public hearing opened at 8:31 p.m.

Faye Hall, Associate Planner, reviewed this item. She described the request and the location. It is at the old Fun Junction site. The vacation will allow reconfiguration of the lots. The Planning Commission did recommend approval. The request is consistent with the Growth Plan and the criteria of the Zoning and Development Code were met. She listed the following conditions for approval: approval and recordation of a subdivision plat providing access to all lots in the subdivision currently served by Pear Street; provision of a tract for sanitary sewer and water facilities currently in Pear Street; and relocation of other utilities in Pear Street with associated easements.

There were no public comments.

The public hearing was closed at 8:35 p.m.

Ordinance No. 4150—An Ordinance Vacating Right-of-Way for Pear Street Located North of North Avenue and East of 28 ¾ Road

Councilmember Hill moved to adopt Ordinance No. 4150, and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

### **Executive Session**

Councilmember Todd moved to go into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiators and/or instructing negotiators pursuant to section 402 4 E of Colorado's Open Meetings Act, and will not be returning to open session. Councilmember Hill seconded the motion. Motion carried.

### **Adjournment**

The meeting adjourned into Executive Session at 8:37 p.m. to the Administration Conference Room.

Stephanie Tuin, MMC  
City Clerk

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

**November 21, 2007**

The City Council of the City of Grand Junction convened into regular session on the 21<sup>st</sup> day of November 2007 at 7:04 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Jim Doody called the meeting to order. Councilmember Beckstein led in the Pledge of Allegiance.

**Appointments**

Councilmember Beckstein moved to reappoint David Gave, and appoint Kamie Long for three year terms expiring November 2010, and appoint Steve Gerow, Mike Heinz, and Molly Pierce for two year terms expiring November 2009 to the Grand Junction Forestry Board. Councilmember Palmer seconded the motion. Motion carried.

**Certificates of Appointments**

To the Zoning Board of Appeals

Neither Travis Cox, nor Mark Williams were present to receive their certificates of reappointment to the Zoning Board of Appeals.

**Council Comments**

Councilmember Bruce Hill serves the City of Grand Junction by participating on a couple of committees at the National League of Cities. He expanded upon his involvement in the reform of the Community Development Block Grant program. The change he helped propose was to reduce the cost of administering the funds so more funds could be used for the programs.

Councilmember Hill also received the Diamond Level of leadership at the recent National League of Cities conference, and he lauded how those leadership programs have benefited him.

Council President Doody then read the plaque of recognition for the City's 50 year membership in the National League of Cities. He thanked Councilmember Hill for his service.

## **Citizen Comments**

There were none.

## **CONSENT CALENDAR**

Councilmember Hill read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Thomason and carried by roll call vote to approve the Consent Items #1 through #3.

1. **Setting a Hearing for the Second Supplemental Appropriation Ordinance for 2007**

The request is to appropriate additional sums of money for the City's accounting funds that require supplemental funds based on the 2007 revised budget. Proposed Ordinance Making Supplemental Appropriations to the 2007 Budget of the City of Grand Junction

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

2. **Setting a Hearing on the 2008 Budget Appropriation Ordinance**

The request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2008 proposed budget.

Proposed Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Downtown Development Authority, and the Ridges Metropolitan District for the Year Beginning January 1, 2008, and Ending December 31, 2008

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

3. **Setting a Hearing on the Cunningham Investment Annexation, Located at 2098 E ½ Road** [File #GPA-2007-263]

Request to annex 30.34 acres, located at 2098 E ½ Road. The Cunningham Investment Annexation consists of 1 parcel of land and is a 5 part serial annexation.

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

Resolution No. 172-07—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control, Cunningham Investment Annexation, Located at 2098 E ½ Road Including Portions of the E ½ Road Right-of-Way

Action: *Adopt Resolution No. 172-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cunningham Investment Annexation No. 1, Approximately 0.05 Acres, Located at 2098 E ½ Road Including Portions of the E ½ Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cunningham Investment Annexation No. 2, Approximately 0.14 Acres, Located at 2098 E ½ Road Including Portions of the E ½ Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cunningham Investment Annexation No. 3, Approximately 0.49 Acres, Located at 2098 E ½ Road Including Portions of the E ½ Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cunningham Investment Annexation No. 4, Approximately 0.92 Acres, Located at 2098 E ½ Road Including Portions of the E ½ Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cunningham Investment Annexation No. 5, Approximately 28.74 Acres, Located at 2098 E ½ Road Including Portions of the E ½ Road Right-of-Way

Action: *Introduction Proposed Ordinances and Set a Hearing for January 16, 2008*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Construction Contract for the Galley Lane Sewer Improvement District**

City Council created the Galley Lane Sewer Improvement District on November 6, 2007. Construction of the sewer infrastructure in this neighborhood will provide the opportunity for the 17 lots within the District to abandon septic systems and connect to the Persigo sewer system. Award of the contract follows formation of the Sewer Improvement District by City Council on November 6, 2007.

Tim Moore, Public Works and Planning Director, reviewed this item. He described the project, and noted the residents are anxious to move forward. If the contract is awarded, construction will begin and be completed by the end of March.

Councilmember Thomason pointed out the range between the low and high bid. Mr. Moore agreed that it was a big difference, noting the low bid was even lower than the engineer's estimate.

Councilmember Palmer moved to authorize the City Manager to execute a construction contract for the Galley Lane Sewer Improvement District with M.A. Construction Inc., in the amount of \$203,883.98. Councilmember Beckstein seconded the motion. Motion carried.

### **Contract to Purchase Property at 553 Ute Avenue**

City Staff has negotiated with the owners of 553 Ute Avenue, Grand Junction, Colorado for purchase of the property. The negotiations have been successful, and a purchase contract has been signed by both parties.

John Shaver, City Attorney, reviewed this item. The request is to ratify the City Manager's signature on a contract that was executed in early November. The property is the Drive Train building. The property purchase is for the purpose of a future Public Safety Facility. They may allow a tenant to occupy the space until such time as the property is needed. The purchase price is \$450,000.

Resolution No. 173-07—A Resolution Ratifying the Purchase Contract for the Property Located at 553 Ute Avenue, Grand Junction, Colorado

Councilmember Hill moved to adopt Resolution No. 173-07. Councilmember Coons seconded the motion. Motion carried by roll call vote.

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

There were none.

### **Other Business**

There was none.

Council wished everyone a Happy Thanksgiving.

### **Adjournment**

The meeting adjourned at 7:21 p.m.

Stephanie Tuin, MMC  
City Clerk



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

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Davis Annexation - Located at 488 23 Road.		
<b>File #</b>	ANX-2007-297		
<b>Meeting Day, Date</b>	Monday, December 3, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	November 20, 2007		
<b>Author Name &amp; Title</b>	Senta L. Costello - Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello - Associate Planner		

**Summary:** Request to zone the 1.55 acre Davis Annexation, located at 488 23 Road, to R-2 (Residential 2 du/ac).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for December 17, 2007.

**Attachments:**

1. Staff report/Background information
2. 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>		488 23 Road		
<b>Applicants:</b>		Owner: Judy I. Davis		
<b>Existing Land Use:</b>		Vacant		
<b>Proposed Land Use:</b>		Residential Subdivision		
Surrounding Land Use:	<b>North</b>	Single Family Residential		
	<b>South</b>	Church		
	<b>East</b>	Single Family Residential		
	<b>West</b>	Single Family Residential		
<b>Existing Zoning:</b>		County RSF-4		
<b>Proposed Zoning:</b>		R-2 (Residential – 2 du/ac)		
Surrounding Zoning:	<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-2 district is consistent with the Growth Plan density 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 is compatible with the surrounding neighborhood which consists largely of properties which are 1/2 acre or greater. The proposal

further the goals and policies of the Growth Plan by utilizing existing infrastructure in the area.

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

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

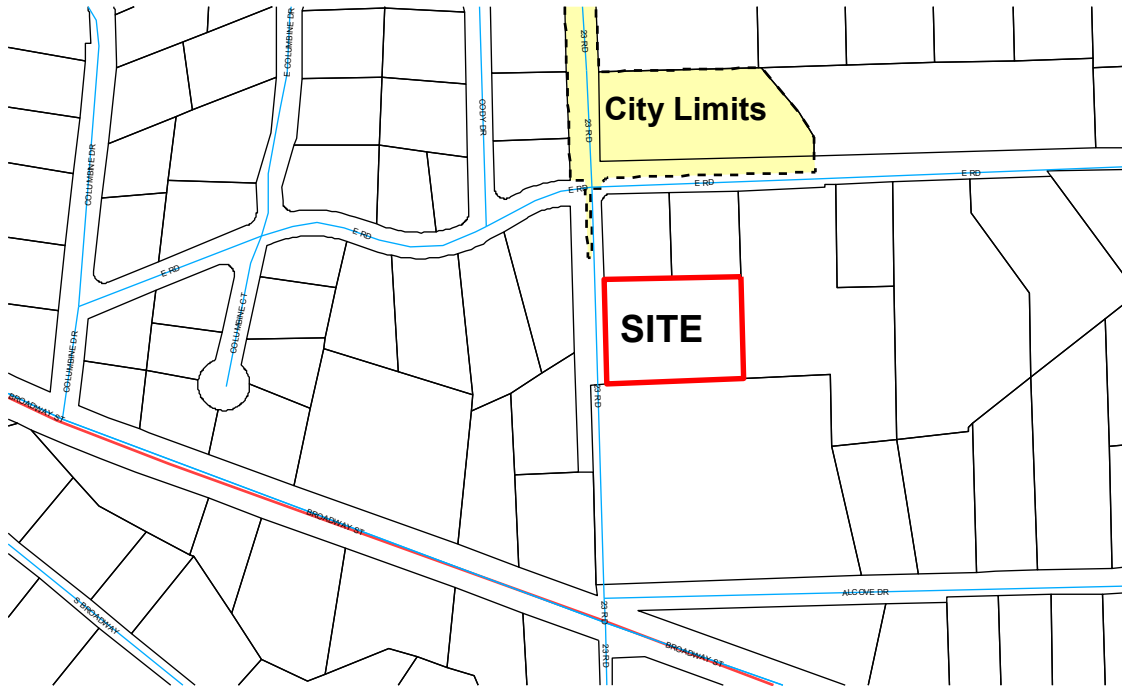
Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. R-4

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-2 district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

# Site Location Map

Figure 1



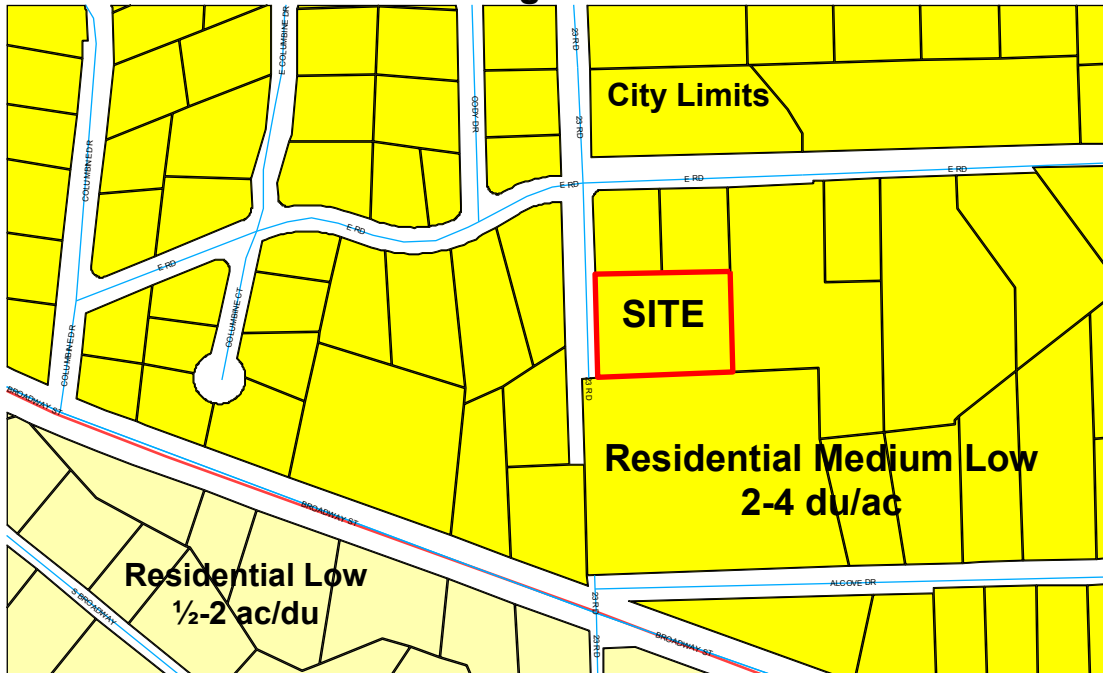
# Aerial Photo Map

Figure 2



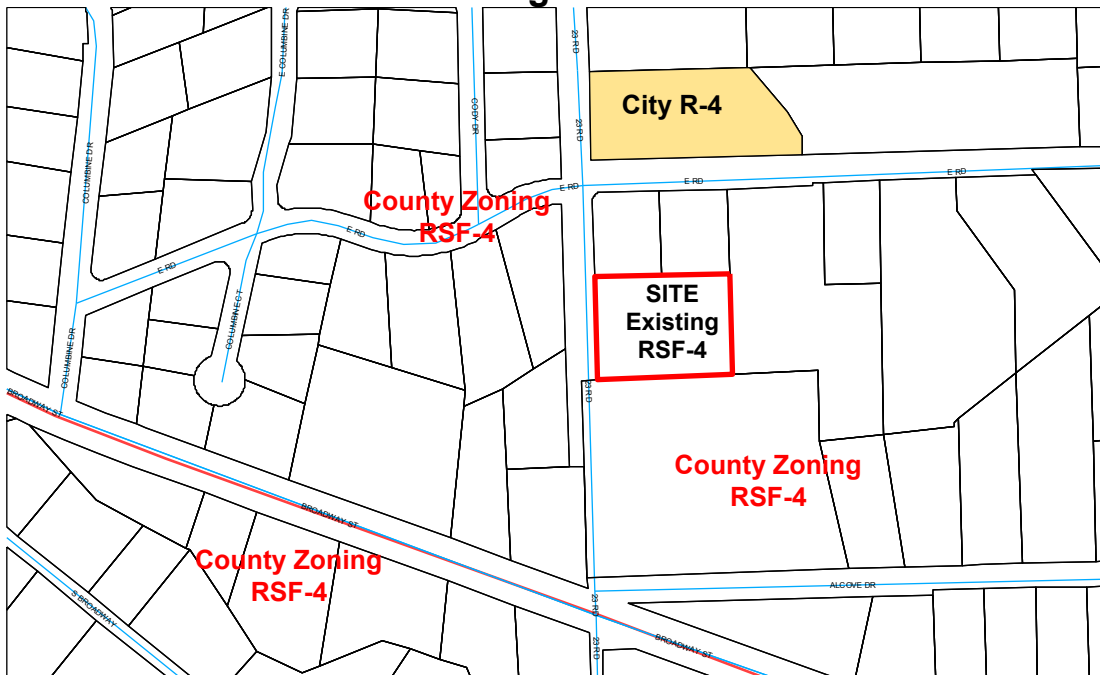
# Future Land Use Map

Figure 3



## Existing City and County Zoning

Figure 4



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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE DAVIS ANNEXATION TO  
R-2**

**LOCATED AT 488 23 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 Davis Annexation to the R-2 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-2 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-2 (Residential 2 du/ac).

**DAVIS ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 17 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 18, all in Township 1 South, Range 1 West of the Ute principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 17 and assuming the West line of the NW 1/4 NW 1/4 of said Section 17 bears S 00°03'13" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'13" E along the West line of the NW 1/4 NW 1/4 of said Section 17 a distance of 98.10 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'13" E along said West line, a distance of 150.00 feet; thence N 89°56'47" E a distance of 10.00 feet; thence N 00°03'13" W along the limits of the Senatore Annexation No. 1, City of Grand Junction Ordinance No. 4093, a distance of 133.04

feet; thence N 89°56'47" E a distance of 20.00 feet; thence S 00°03'13" E along the East right of way for 23 Road a distance of 179.45 feet, more or less, to a point being the Northwest corner of Lot One, Plat of Lamplite Subdivision, as same is recorded in Plat Book 11, Page 94, Public Records of Mesa County, Colorado; thence S 89°59'01" E along the North line of said Lot One a distance of 265.00 feet to a point being the Northeast corner of said Lot One; thence S 00°03'19" E along the East line of said Lot One a distance of 196.49 feet to a point being the Southeast corner of said Lot One; thence S89°19'58" W along the South line of said Lot One a distance of 295.05 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 17; thence N 00°03'13"W along said West line, a distance of 226.38 feet; thence S 89°56'47" W a distance of 30.00 feet to a point on the West right of way for 23 Road; thence N 00°03'13" W along said West right of way, a distance of 170.00 feet; thence N 89°56'47" E a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINS 1.55 Acres or 67,641 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 the Zoning the Cooper-Tucker Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Cooper-Tucker Annexation - Located at 2825 D Road.		
<b>File #</b>	ANX-2007-289		
<b>Meeting Day, Date</b>	Monday, December 3, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	November 21, 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 11.47 acre Cooper-Tucker Annexation, located at 2825 D Road, to I-1 (Light Industrial).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed ordinance and set a public hearing for December 17, 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>		2825 D Road		
<b>Applicants:</b>		Owners: James Cooper and Gladys Tucker Representative: Bob Blanchard		
<b>Existing Land Use:</b>		Residential		
<b>Proposed Land Use:</b>		Industrial		
<b>Surrounding Land Use:</b>	<b>North</b>	State Land		
	<b>South</b>	Residential		
	<b>East</b>	Residential		
	<b>West</b>	Industrial		
<b>Existing Zoning:</b>		County RSF-R		
<b>Proposed Zoning:</b>		I-1 (Light Industrial)		
<b>Surrounding Zoning:</b>	<b>North</b>	County PUD		
	<b>South</b>	Woodring Annexation – Not zoned yet (requesting Mixed Use)		
	<b>East</b>	R-8 (Residential, 8 units per acre)		
	<b>West</b>	County PUD		
<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 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 the area as there are many existing commercial and industrial uses that are currently in the County and in the City to the west, southwest and northwest of this site. The Grand Junction Regional Center for Developmental Disabilities is also located directly to the north. There is a residential subdivision directly to the east, but buffering of a 6 ft wall and a 25 ft landscape buffer would have to be created when this site develops to buffer that subdivision from the industrial uses. The Growth Plan designation is for Commercial / Industrial which allows I-1 and the Pear Park Plan also supports Commercial / Industrial in this area. The more intensive uses will be farther to the west as that area is designated as Industrial. Therefore, this zone district is compatible with the neighborhood and furthers the goals and policies of the 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.

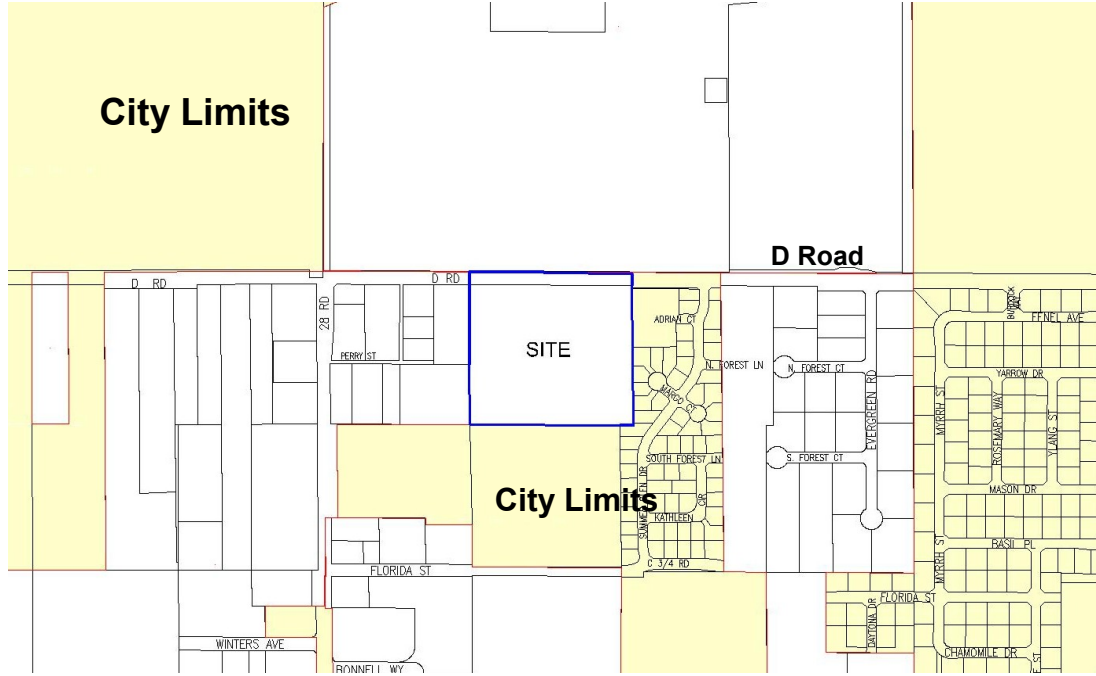
- b. C-2 (General Commercial)
- c. I-O (Industrial / Office Park)

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 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



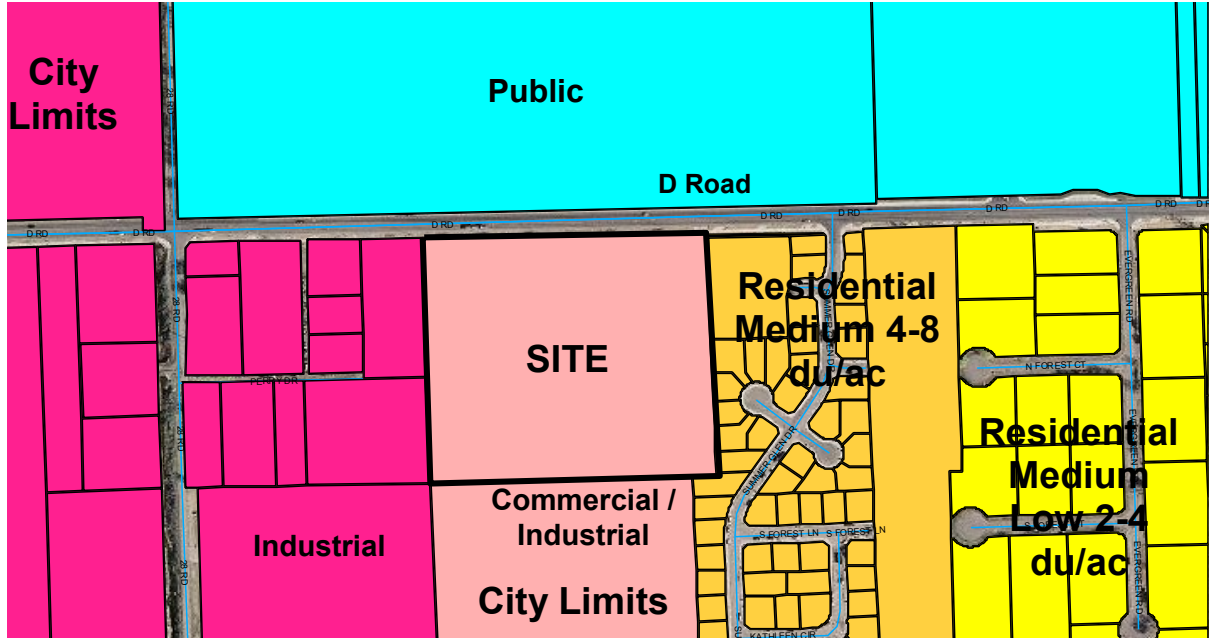
# Aerial Photo Map

Figure 2



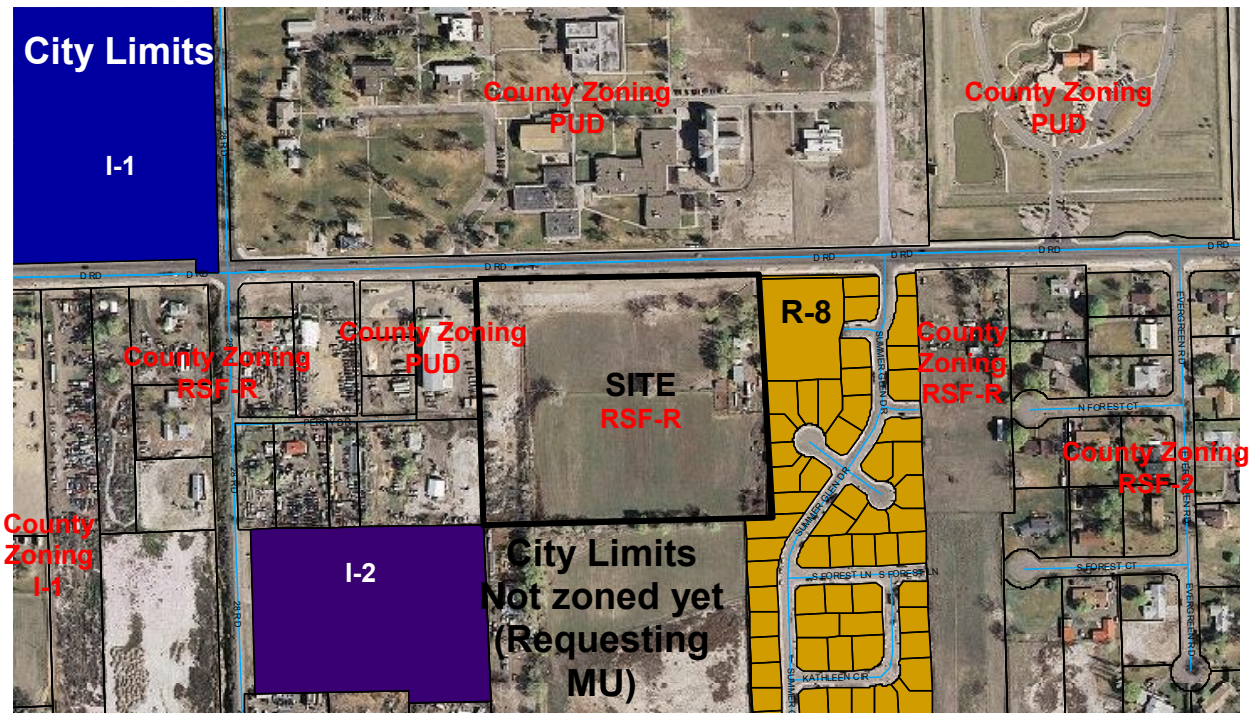
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE COOPER-TUCKER ANNEXATION TO  
I-1 (LIGHT INDUSTRIAL)**

**LOCATED AT 2825 D ROAD**

**Recitals**

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Cooper-Tucker 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 certain parcel of land lying in the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE 1/4 SW 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW 1/4 SE 1/4 SW 1/4) of Section 18 and the Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE 1/4 NW 1/4 NW 1/4) and the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW 1/4 NE 1/4 NW 1/4) of Section 19, all in Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/) of said Section 19 and assuming the North line of the NW 1/4 NW 1/4 of said Section 19 bears N 89°39'16" W with all other bearings being relative thereto; thence from said Point of Commencement, S 89°39'23" E along the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 19, a distance of 60.61 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°35'03" E along the East line of the West 60.6 feet of the NW 1/4 NE

1/4 NW 1/4 of said Section 19, a portion of said line being the West line of the Summer Glen Subdivision, as same is recorded in Book 4055, Pages 547 and 548, Public Records of Mesa County, Colorado, a distance of 662.10 feet; thence N 89°38'16" W a distance of 60.61 feet to a point on the East line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 89°40'25" W along the South line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 665.65 feet to the Southwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W along the West line of the NE 1/4 NW 1/4 NW 1/4 of said Section 19 a distance of 662.24 feet to the Northwest corner of the NE 1/4 NW 1/4 NW 1/4 of said Section 19; thence N 00°24'25" W a distance of 28.00 feet to a point on the South line of the Darren Davidson Annexation, City of Grand Junction Ordinance No. 3205; thence S 89°39'16" E along the South line of said annexation, a distance of 324.49 feet; thence S 00°20'43" W along the Westerly limits of the Tomkins Annexation, City of Grand Junction Ordinance No. 3602; thence S 89°39'24" E along the South line of said annexation, a distance of 399.66 feet; thence S 00°35'03" E a distance of 26.00 feet, more or less, to the Point of Beginning.

CONTAINING 11.47 Acres or 499,662 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 Krummel Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Krummel Annexation - Located at 2953 Highway 50.		
<b>File #</b>	ANX-2007-294		
<b>Meeting Day, Date</b>	Monday, December 3, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	November 21, 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 1.74 acre Krummel Annexation, located at 2953 Highway 50, to R-4 (Residential, 4 units per acre). The Krummel Annexation consists of one parcel and is located on the south side of Highway 50 directly west of Buena Vista Drive on Orchard Mesa.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for December 17, 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>		2953 Highway 50		
<b>Applicants:</b>		Owner: Gemini Development LLC – Jaykee Jacobson Representative: Ciavonne Roberts and Associates – Keith Ehlers		
<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>	Church		
<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>	R-4 (Residential, 4 units per acre)		
	<b>East</b>	County RSF-R		
	<b>West</b>	County RSF-R		
<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: The proposed zone district of R-4 is the same zoning as the Red Tail Subdivision directly to the south of this property. The existing subdivisions that are in the county in this general area are zoned RSF-4. There are larger properties that have not been developed which are zoned RSF-R in the County. As these properties develop they will most likely be annexed and zoned as R-4 as this is the most compatible zone district for the neighborhood. The Growth Plan supports the R-4 zone as this area is all 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.

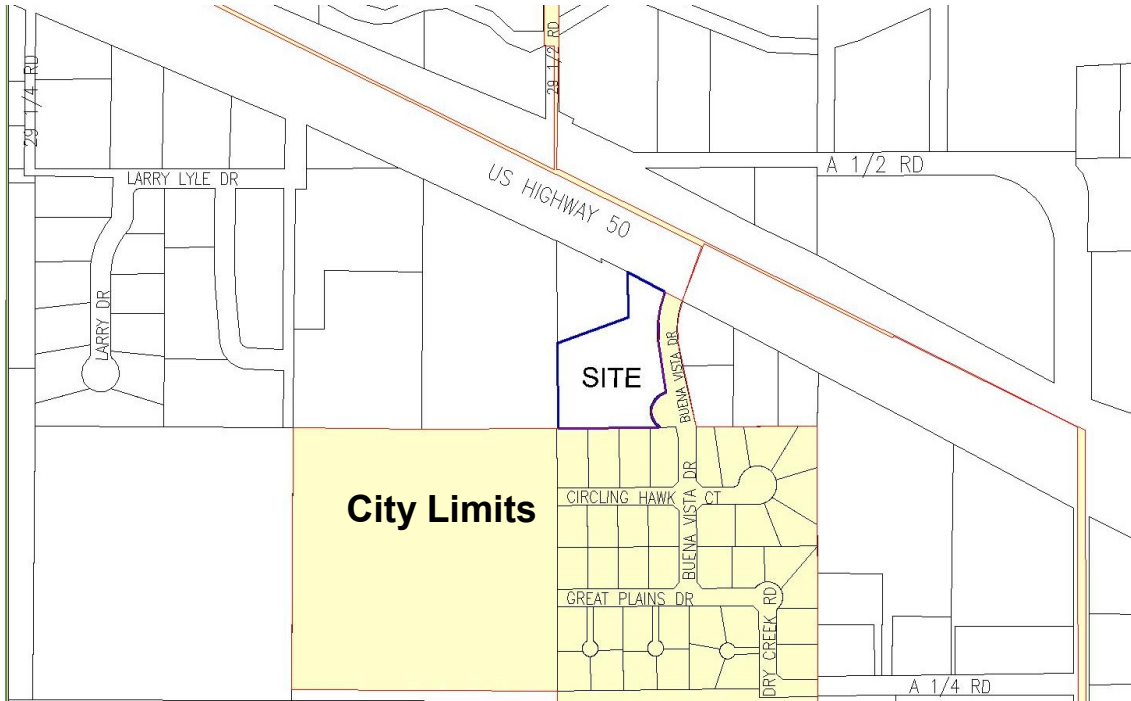
- d. R-2 (Residential, 2 units per acre)

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 district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

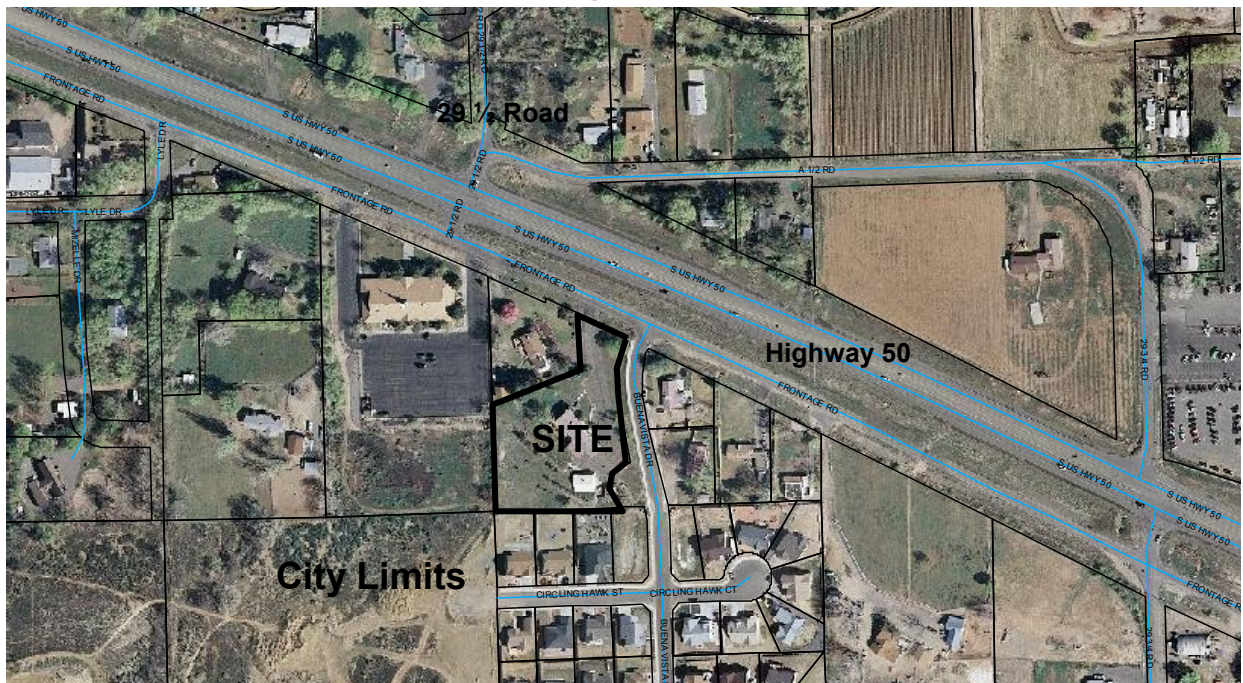
# Annexation / Site Location Map

Figure 1



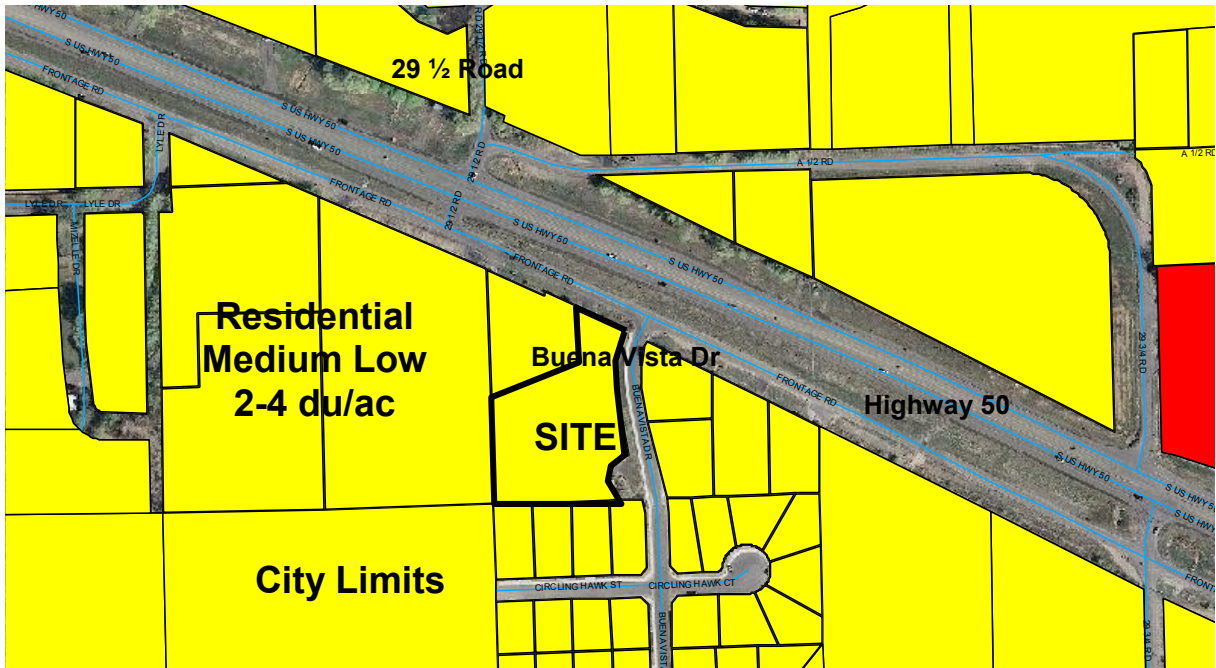
# Aerial Photo Map

Figure 2



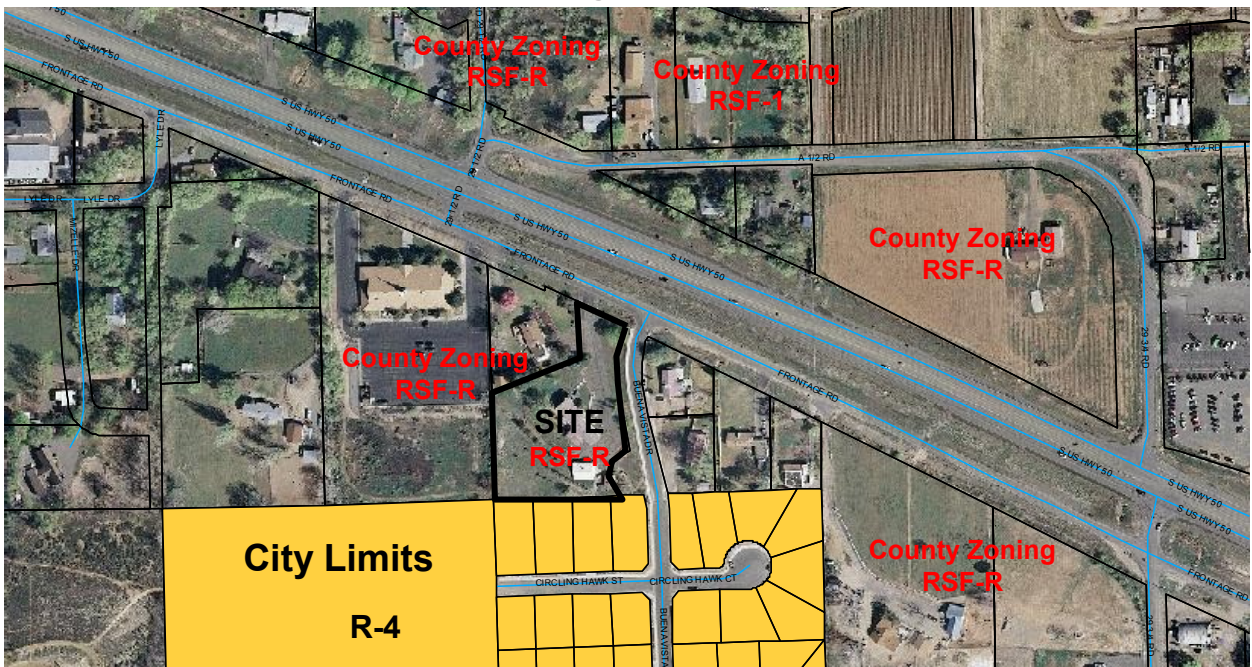
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**LOCATED AT 2953 HIGHWAY 50**

**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 Krummel 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 lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 32, 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 of lot 3, Replat of Buena Vista Subdivision, as same is recorded in Plat Book 9, Page 167, Public Records of Mesa County, Colorado.

CONTAINS 1.74 Acres or 75,862 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:

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

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

**Attach 5  
Public Hearing—Zoning the Ingle Annexation  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning of the Ingle Annexation - Located at 436 Clear Creek Drive		
<b>File #</b>	ANX-2007-269		
<b>Meeting Day, Date</b>	Monday, December 3, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	November 21, 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 5.90 acre Ingle Annexation, located at 436 Clear Creek Drive, to R-5 (Residential, 5 units per acre).

**Budget:** N/A

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

**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

BACKGROUND INFORMATION				
<b>Location:</b>		436 Clear Creek Drive		
<b>Applicants:</b>		Owner: Jay Ketchem Representative: Austin Civil Group – Tony Contreras		
<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 PUD (Planned Unit Development approved at 5.6 units per acre)		
<b>Proposed Zoning:</b>		R-5 (Residential, 5 units per acre)		
<b>Surrounding Zoning:</b>	<b>North</b>	County PUD (Planned Unit Development, 5.6 units per acre)		
	<b>South</b>	County RMF-5		
	<b>East</b>	County RSF-R		
	<b>West</b>	R-5 (Residential, 5 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-5 district is consistent with the Growth Plan designation of Residential Medium 4-8 du/ac. The existing County zoning is PUD (Planned Unit Development, 5.6 units per 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.

Response: The proposed zone district of R-5 is compatible with the neighborhood as the property directly south is zoned RMF-5 in the County. The property directly to the west was recently annexed and was zoned R-5. The properties to the north that were recently annexed are zoned R-5 and R-8. The newly developed Dove Creek Subdivision in the County to the east is also zoned RMF-5. Due to the existing subdivisions with similar densities the request for R-5 is compatible with the neighborhood and is also conforming to the Growth Plan designation of Residential Medium 4-8 du/ac 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.

- e. R-4 (Residential, 4 units per acre)
- f. R-8 (Residential, 8 units per acre)

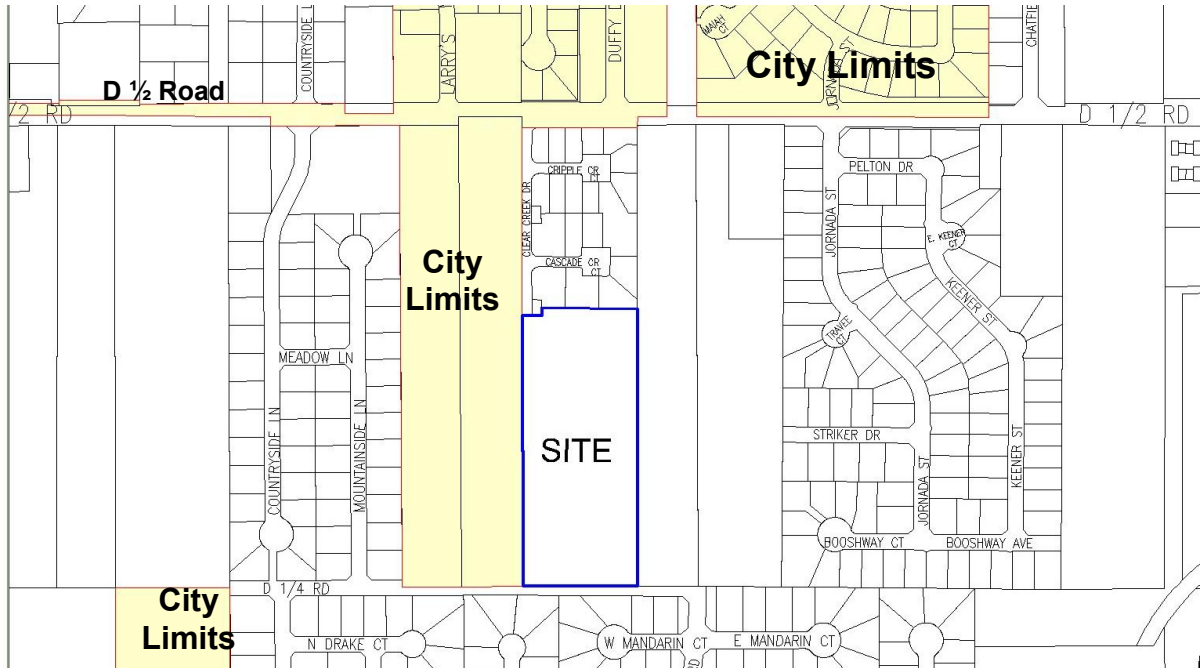
**PLANNING COMMISSION RECOMMENDATION:**

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



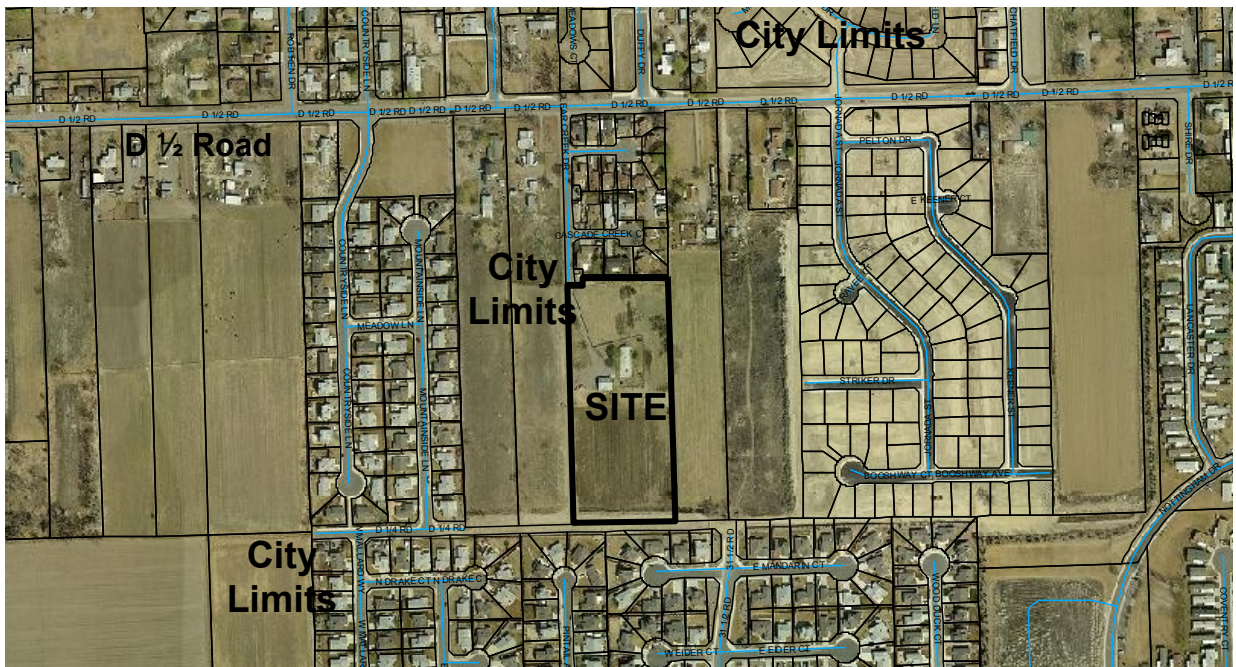
# Annexation / Site Location Map

Figure 1



# Aerial Photo Map

Figure 2





**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE INGLE ANNEXATION TO  
R-5 (RESIDENTIAL, 5 UNITS PER ACRE)**

**LOCATED AT 436 CLEAR CREEK DRIVE**

**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 Ingle Annexation to the R-5 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-5 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-5 (Residential, 5 units per acre).

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

All of Lot One of the Third Replat of Brookdale Subdivision, as same is recorded in Plat Book 13, Page 411, Public Records of Mesa County, Colorado

Subject to that certain Boundary Line Agreement as recorded in Book 4384, Page 608, Public Records of Mesa County, Colorado and any easements, reservations and rights of way of record, if any shall exist.

CONTAINING 5.90 Acres (257,089 Square Feet), more or less, as described.

**INTRODUCED** on first reading the 19th day of November, 2007 and ordered published.

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

ATTEST:

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

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

**Attach 6**  
**North Avenue Corridor Plan, Phase One**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	North Avenue Corridor Plan, Phase One		
<b>File #</b>	PLN-2007-322		
<b>Meeting Day, Date</b>	Monday, December 3, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	November 28, 2007		
<b>Author Name &amp; Title</b>	Kathy Portner, Neighborhood Services Manager		
<b>Presenter Name &amp; Title</b>	Kathy Portner, Neighborhood Services Manager		

**Summary:** A resolution adopting the North Avenue Corridor Plan, a plan for the future development and redevelopment of the North Avenue Corridor, a 3 mile section from 12<sup>th</sup> Street to the I-70 Business Loop.

**Budget:** \$100,000—already budgeted and approved.

**Action Requested/Recommendation:** Consideration of a Resolution adopting the North Avenue Corridor Plan as a part of the Grand Junction Growth Plan.

**Attachments:**

Proposed Resolution including North Avenue Corridor Plan

**Background Information:** Elements such as age, dilapidated structures, and high turnover in area businesses along North Avenue have contributed to its deterioration. Being primarily zoned for commercial use has resulted in sporadic disinvestment, underutilized buildings, old strip malls, and vacant property. Phase One of the proposed plan includes North Avenue from 12<sup>th</sup> Street east to I-70B.

A draft plan has been completed based on input received from two public open houses, both of which were well attended, as well as focus group meetings to address specific issues. The plan includes an overall strategy to revitalize the corridor, primarily focusing on sustaining and increasing vitality. The proposed plan includes specific key projects and strategies for the implementation of improvements and future investment opportunities that will stabilize the corridor and provide land uses to:

- Fill a 'market gap' in the region
- Create services at the neighborhood level
- Restore the regional destination desire
- Improve mobility for pedestrians, bicyclists and transit riders
- Create a significant 'neighborhood' of residential, retail, commercial and public activity areas

An important component of the plan is the market conditions analysis. Based on market demand, and assuming quality design, land assemblage assistance, regulatory improvements and development incentives, the North Avenue corridor could absorb the following projected demand over the next ten years:

- 200 apartment units and 140 single family attached units
- 240,000 to 325,000 square feet of new retail space
- 95,000 square feet of new office space

The recommended preferred alternative includes the following elements:

- A student and entertainment district in proximity to Mesa State College providing student housing and after 5 activities
- Senior housing located in proximity to a quality grocer and neighborhood retail
- A multi-family and attached residential district connecting the neighborhoods to the north, and potential for office space to the south
- A mixed use area with residential, office and retail incorporated with civic and public spaces to create a gateway for the 29 Road intersection
- Regional retail

The proposed plan recommends implementation strategies to direct the types of uses and design that could revitalize the corridor. Those strategies include the following:

- Urban renewal district, business improvement district or other financing district to assist with on-site and off-site costs
- Land assemblage assistance—land swaps, low-interest loans, acquisition/write-downs
- Marketing opportunities
- Catalyst projects
- An overlay zone for the corridor that addresses building setbacks, landscaping, signage, and site design
- Link parking lots, minimize curb cuts and consolidate driveways
- Create street sections that include pedestrian access and standardized landscaping, lighting and street furniture
- Work with private and non-profit interests to provide opportunities for residential development
- Create incentives for redevelop along the corridor that are consistent with the plan

## ANALYSIS:

Consistency with the Growth Plan, Section 2.5.C.1 of the Zoning and Development Code:

Rationale for adopting the North Avenue Corridor Plan is articulated in the Grand Junction Growth Plan. The Plan contains language that directs staff to conduct neighborhood and area plans. Planning Commission may recommend approval of a neighborhood plan if it is consistent with the purpose and intent of the Growth Plan and meets the Growth Plan Amendment Review Criteria in Section 2.5.C of the Zoning and Development Code, as outlined below.

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

Not Applicable.

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

The North Avenue Corridor Plan is a more detailed look at the specific development and redevelopment potential of the corridor.

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

The condition of the corridor has continued to deteriorate with aging infrastructure and buildings. North Avenue's place as a major retail corridor continues to decline, as more and more of the new commercial development goes to the west. The plan includes implementation strategies to introduce specific types of land uses along the corridor to make it more diverse. North Avenue can no longer compete as strictly a commercial corridor.

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

The following goals and policies support the North Avenue Corridor Plan.

- Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.
- Policy 5.1: The City will target capital investments to serve developed areas of the community prior to investing in capital improvements to serve new development, except when there are un-met community needs that the new development will address.

- Policy 5.2: The City will encourage development that uses existing facilities and is compatible with existing development.
  - Goal 9: To recognize and preserve valued distinctions between different areas within the community.
  - Policy 9.1: The City will update existing area plans and create new plans for areas where more detailed planning is needed.
  - Goal 10: To retain valued characteristics of different neighborhoods within the community.
  - Goal 13: To enhance the aesthetic appeal and appearance of the community's built environment.
  - Policy 13.1: The City will establish heightened aesthetic standards and guidelines for the gateway areas and high visibility corridors mapped in Exhibit V.6 (includes North Avenue).
  - Policy 13.2: The City will enhance the quality of development along key arterial street corridors.
  - Policy 13.4: The community's streets and walkways will be planned, built, and maintained as attractive public spaces.
  - Policy 13.12: Visual clutter along corridors will be minimized through the application of sign regulations and corridor design standards and guidelines.
  - Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.
  - Goal 16: To promote adequate affordable housing opportunities dispersed throughout the community.
  - Policy 16.2: The City will encourage the dispersion of subsidized housing throughout the community. Subsidized housing projects should be encouraged in areas with easy access to public facilities, as well as existing and future transit routes.
  - Goal 23: To foster a well-balanced transportation system that supports the use of a variety of modes of transportation, including automobile, local transit, pedestrian and bicycle use.
  - Goal 28: The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City.
  - Policy 28.3: The City's elected officials and leadership will consistently advocate and promote the planning, fiscal, and quality of life advantages and benefits achievable through infill and redevelopment.
- e. *Public and community facilities are adequate to serve the type and scope of land use proposed;*

The plan does not propose changing the general land use category of "Commercial" for the corridor, but, rather, targets specific types of uses within that category for development. This type of infill and redevelopment takes advantage of existing infrastructure for future growth.



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

No change to the general land use designation is proposed.

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

The North Avenue Plan is to revitalize this important community corridor, providing benefits to the community and area.

#### Implementation Priorities:

Given the number of implementation strategies proposed, the following priorities are recommended to be pursued in 2008:

1. Assist in organizing the North Avenue property owners and business owners to oversee the implementation strategies.
2. Develop a North Avenue Corridor overlay zone district to address specific design issues and provide incentives for redevelopment in accordance with the plan.
3. Establish street standards, based on existing constraints and desired character, to be implemented as funding becomes available.
4. Identify one catalyst project to be implemented through a public/private partnership.

#### FINDINGS OF FACT/CONCLUSIONS:

After reviewing the North Avenue Corridor Plan, staff makes the following findings of fact and conclusions:

1. The North Avenue Corridor Plan is consistent with the purpose and intent of the Growth Plan.
2. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

#### RECOMMENDATION:

I find that the North Avenue Corridor Plan is consistent with the review and approval criteria of the Zoning and Development Code and recommend approval of the adoption of the Plan with the findings and conclusions listed above.

#### PLANNING COMMISSION RECOMMENDATION:

At the November 27, 2007 hearing, Planning Commission recommended approval of the North Avenue Corridor Plan.

**CITY OF GRAND JUNCTION, COLORADO**

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

**A RESOLUTION ADOPTING THE NORTH AVENUE CORRIDOR PLAN AS A PART OF THE GRAND JUNCTION GROWTH PLAN**

Recitals:

Elements such as age, dilapidated structures, and high turnover in area businesses along North Avenue have contributed to its deterioration. Being primarily zoned for commercial use has resulted in sporadic disinvestment, underutilized buildings, old strip malls, and vacant property. Phase One of the proposed plan includes North Avenue from 12<sup>th</sup> Street east to I-70B.

A plan has been completed based on input received from two public open houses, both of which were well attended, as well as focus group meetings to address specific issues. The plan includes an overall strategy to revitalize the corridor, primarily focusing on sustaining and increasing vitality. The proposed plan includes specific key projects and strategies for the implementation of improvements and future investment opportunities that will stabilize the corridor and provide land uses to:

- Fill a 'market gap' in the region
- Create services at the neighborhood level
- Restore the regional destination desire
- Improve mobility for pedestrians, bicyclists and transit riders
- Create a significant 'neighborhood' of residential, retail, commercial and public activity areas

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

The North Avenue Corridor Plan, included as attached Exhibit A, is hereby adopted and made a part of the Grand Junction Growth Plan.

PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

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

\_\_\_\_\_  
President of City Council

## **Exhibit A**

**[Click here to view the North Avenue Corridor Plan](#)**