



**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
WEDNESDAY, DECEMBER 19, 2007, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

**Citizen Comments**

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

1. **Setting a Hearing on the Meens Annexation, Located at 2475 Monument Road** [File #GPA-2007-262] [Attach 1](#)

Request to annex 19.39 acres, located at 2475 Monument Road. The Meens Annexation consists of one parcel of land and associated right-of-way of Monument Road.

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

Resolution No. 184-07—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, Meens Annexation, Located at 2475 Monument Road Including Portions of the Monument Road Right-of-Way

**®Action:** *Adopt Resolution No. 184-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Meens Annexation, Approximately 19.39 acres, Located at 2475 Monument Road Including Portions of the Monument Road Right-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for February 6, 2008*

Staff presentation: Scott D. Peterson, Senior Planner

**2. Setting a Hearing Amending the Zoning for Weeminuche Estates Subdivision**  
[File #PP-2007-003] [Attach 2](#)

A request for approval to amend the existing PD (Planned Development) zoning with a default zone of R-4 by approval of a Preliminary Development Plan (PDP) to develop 362 dwelling units on 151.38 acres as a Planned Development.

Proposed Ordinance Amending the Existing Planned Development Zone by Approving a Preliminary Development Plan with a Default R-4 (Residential-4) Zone for the Development of 362 Dwelling Units for the Weeminuche Estates Subdivision, Located North of H Road Between 26 Road and 26 ½ Road, West of the 26 ½ Road and Summer Hill Way Intersection

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

Staff presentation: Greg Moberg, Planning Services Supervisor

**3. Designating Signatories for Banking and Financial Accounts and Transactions** [Attach 3](#)

Based on the appointment of a new City Manager earlier this year and because of changes in job titles and responsibilities of other employees of the City, it is necessary and proper to designate signature responsibility for banking and financial transactions.

Resolution No. 185-07—A Resolution Designating Signatories for Banking and Financial Accounts and Transactions for the City of Grand Junction, Colorado

Action: *Adopt Resolution No. 185-07*

Staff presentation: John Shaver, City Attorney

4. **Contract for Highway 50 Access Control Plan** [Attach 4](#)

Approval of a professional design services contract with PBS&J, Inc., for the City's share of the Highway 50 Access Control Plan. The project is managed by CDOT and is jointly funded by CDOT, Mesa County, and the City of Grand Junction.

*Action: Authorize the City Manager to Sign a Contract with PBS&J for Professional Services, in an Amount not to Exceed \$70,000*

Staff presentation: Tim Moore, Public Works and Planning Director

5. **Construction Impact Fees for 2008** [Attach 5](#)

Based on discussions with the development community, the City Construction Inspection Fees are proposed to be flat rates for 2008. This is an effort to simplify the determination of construction inspection costs and allow the Developer to better plan for and predict inspection costs associated with their project. The proposed 2008 rates are based on an average of actual fees charged on development projects completed between 2003-2006 and would be charged to the Developer at time of plat recordation.

Resolution No. 186-07--A Resolution Establishing Flat Rate Development Inspection Fees

*®Action: Adopt Resolution No. 186-07*

Staff presentation: Tim Moore, Public Works and Planning Director

6. **Construction Contract for 2007 Sewer Line Replacement** [Attach 6](#)

The 2007 Sewer Line Replacement project consists of replacement of deteriorating sewer lines within the Persigo sewer agreement boundaries. The areas that were selected this year are as follows: 7<sup>th</sup> Street and Orchard Avenue, between Bookcliff Avenue and Manor Avenue from 20<sup>th</sup> Street to 22<sup>nd</sup> Street and in the Redlands area on Granite Court, Dinosaur Court and Meadows Way.

*Action: Authorize the City Manager to Sign a Construction Contract for the 2007 Sewer Line Replacement to Sorter Construction, Inc., in the Amount of \$409,971.00*

Staff presentation: Tim Moore, Public Works and Planning Director

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

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

7. **Transportation Impact Fees for 2008** [Attach 7](#)

The Grand Junction City Council has met previously and discussed increasing the valley wide Transportation Capacity Payment (TCP) for 2008. Council's from Fruita, Palisade and the Mesa County Commissioners have all had similar discussions. At the present time it does not appear that all of the area governments will adopt a similar fee schedule. At the December 19<sup>th</sup> meeting the City of Grand Junction will consider increasing the fee in 2008 to \$2554 per single family unit with proportionate increases for commercial and industrial uses.

Resolution No. 187-07–A Resolution Amending the Development Fee Schedule Modifying the Transportation Capacity Payment Schedule

®Action: *Adopt Resolution No. 187-07*

Staff presentation: Trent Prall, Interim Deputy City Manager

8. **Contract Extension for Colorado Avenue Reconstruction** [Attach 8](#)

The City and the Downtown Development Authority plan to reconstruct Colorado Avenue in 2008 between 2<sup>nd</sup> Street and 7<sup>th</sup> Street. Mays Concrete was the low bidder for the 7<sup>th</sup> Street/Main Street Reconstruction Project earlier this year. Mays Concrete has proposed to complete the Colorado Avenue improvements, which are very similar to 7<sup>th</sup> Street/Main Street, for the same unit costs. Council will consider execution of a contract extension for the 7<sup>th</sup> Street/Main Street contract with Mays Concrete for the reconstruction of Colorado Avenue.

Action: *Authorize the City Manager to Negotiate and Execute a Contract Extension to the 7<sup>th</sup> Street Corridor Project – Schedule B with Mays Concrete for the Reconstruction of Colorado Avenue between 2<sup>nd</sup> Street and 7<sup>th</sup> Street*

Staff presentation: Tim Moore, Public Works and Planning Director

9. **Construction Contract for Ranchmen's Ditch Flood Control Project Phase II** [Attach 9](#)

Phase II of the Ranchmen's Ditch Flood Control Project (Big Pipe) will construct stormwater improvements along Patterson Road between 25 ½ Road and 26 Road. The work will consist of additional stormwater pipe as well as lining the existing pipe at 1<sup>st</sup> Street and Patterson. Also included in this contract are a few large concrete junction boxes and utility relocations that will help accelerate Phase III construction in late 2008-2009.

*Action: Authorize the City Manager to Sign a Construction Contract for Ranchmen's Ditch Flood Control Project Phase II with Mendez, Inc., in the Amount of \$2,449,231.25*

Staff presentation: Tim Moore, Public Works and Planning Director

10. **Pinnacle Ridge Subdivision** [File #PP-2005-226] [Attach 10](#)

The City Planning Commission approved the Pinnacle Ridge Subdivision Preliminary Plan on November 13, 2007. As part of that approval there are certain approvals needed for the Preliminary Plan that under City codes and regulations require City Council action. These actions include Council approval of:

1. Proposed private streets;
2. Vehicular routes traversing greater than 30% slopes;
3. The acquisition of City property for necessary right-of-way for access to Mariposa Drive; and
4. The granting of a sewer easement across property owned by the Ridges Metro District.

Resolution No. 188-07—A Resolution Approving Designation of City Owned Land in the Ridges as Right-of-Way

Resolution No. 189-07—A Resolution of The Ridges Metropolitan District Authorizing the Conveyance of a Sewer Easement to the City of Grand Junction

*®Action: Approve the Proposed Private Streets and Vehicular Routes Traversing Greater than 30% Slopes and Adopt Resolution Nos. 188-07 and 189-07*

Staff presentation: David Thornton, Principal Planner

11. **Public Hearing – Sura Growth Plan Amendment** [File #GPA-2007-276] [Attach 11](#)

A request to amend the Growth Plan, changing the Future Land Use designation from "Residential Low" (Residential, 0.5 to 2 acres per lot) to "Residential Medium Low" (Residential, 2 to 4 units per acre) for 1.032 acres, located at 405 25 Road.

Resolution No. 190-07—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 1.032 Acres Located at 405 25 Road, from "Residential Low" to "Residential Medium Low" (Sura)

*®Action: Adopt a Resolution No. 190-07*

Staff presentation: David Thornton, Principal Planner

12. **Public Hearing – Reigan Growth Plan Amendment** [File #GPA-2007-279] [Attach 12](#)

A request to amend the Growth Plan, changing the Future Land Use designation from "Rural" (one unit per 5 to 35 acres) to "Mixed Use" for 26.443 acres, located at 2202, 2202 ½, 2204 H Road, and 824 22 Road.

Resolution No. 191-07–A Resolution Amending the Growth Plan of the City of Grand Junction to Designate 26.443 Acres, Located at 2202, 2202 ½, 2204 H Road, and 824 22 Road, from "Rural" to "Mixed Use" (Reigan)

®Action: *Adopt a Resolution No. 191-07*

Staff presentation: David Thornton, Principal Planner

13. **Public Hearing – Belford Triplex Growth Plan Amendment** [File #GPA-2007-264] [Attach 13](#)

A request to amend the Growth Plan, changing the Future Land Use Designation from "Residential Medium (4-8 du/acre) to "Residential High" (12+ du/acre) for 0.432 acres, located at 1005, 1011, 1013, and 1015 Belford Avenue.

Resolution No. 192-07–A Resolution Amending the Growth Plan of the City of Grand Junction to Designate 0.432 Acres, Located at 1005, 1011, 1013, and 1015 Belford Avenue, from "Residential Medium" to "Residential High" (Belford Triplex)

®Action: *Adopt a Resolution No. 192-07*

Staff presentation: David Thornton, Principal Planner

14. **Public Hearing—Create Alley Improvement District 2008** [Attach 14](#)

Successful petitions have been submitted requesting an Alley Improvement District be created to reconstruct three alleys.

Resolution No. 193-07—A Resolution Creating and Establishing Alley Improvement District No. ST-08 Within the Corporate Limits of the City of Grand Junction, Colorado, Authorizing the Reconstruction of Certain Alleys, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof

®Action: *Hold a Public Hearing and Adopt Resolution No. 193-07*

Staff presentation: Tim Moore, Public Works and Planning Director

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

16. **Other Business**

17. **Adjournment**

**Attach 1**

Meens Annexation, Located at 2475 Monument Road

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Meens Annexation - Located at 2475 Monument Road		
<b>File #</b>	GPA-2007-262		
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	December 7, 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 annex 19.39 acres, located at 2475 Monument Road. The Meens Annexation consists of 1 parcel of land and associated right-of-way of Monument Road.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt a Resolution referring the petition for the Meens Annexation and introduce the proposed Ordinance and set a hearing for February 6, 2008.

**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. Resolution Referring Petition
5. Annexation Ordinance

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

STAFF REPORT / BACKGROUND INFORMATION					
<b>Location:</b>		2475 Monument Road			
<b>Applicants:</b>		Robert F. and Jacqueline L. Meens, Owners Darren A. Caldwell, Representative			
<b>Existing Land Use:</b>		Vacant land			
<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>	Vacant land			
<b>Existing Zoning:</b>		RSF-4, Residential Single-Family – 4 units/acre (County)			
<b>Proposed Zoning:</b>		To be determined. Applicant has filed a Growth Plan Amendment			
<b>Surrounding Zoning:</b>	<b>North</b>	RSF-4, Residential Single-Family – 4 units/acre (County)			
	<b>South</b>	RSF-4, Residential Single-Family – 4 units/acre (County)			
	<b>East</b>	RSF-4, Residential Single-Family – 4 units/acre (County)			
	<b>West</b>	To be determined (City). Applicant has filed a Growth Plan Amendment			
<b>Growth Plan Designation:</b>		Residential Low (1/2 – 2 Ac./DU)			
<b>Zoning within density range?</b>		N/A	<b>Yes</b>		<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 19.39 acres of land and is comprised of 1 parcel of land and associated right-of-way of Monument 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.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Meens 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>December 19, 2007</b>	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
<b>To be scheduled</b>	Planning Commission considers Zone of Annexation
<b>To be scheduled</b>	Introduction of a proposed Ordinance on Zoning by City Council
<b>February 6, 2008</b>	Acceptance of Petition and Public Hearing on Annexation by City Council
<b>March 9, 2008</b>	Effective date of Annexation

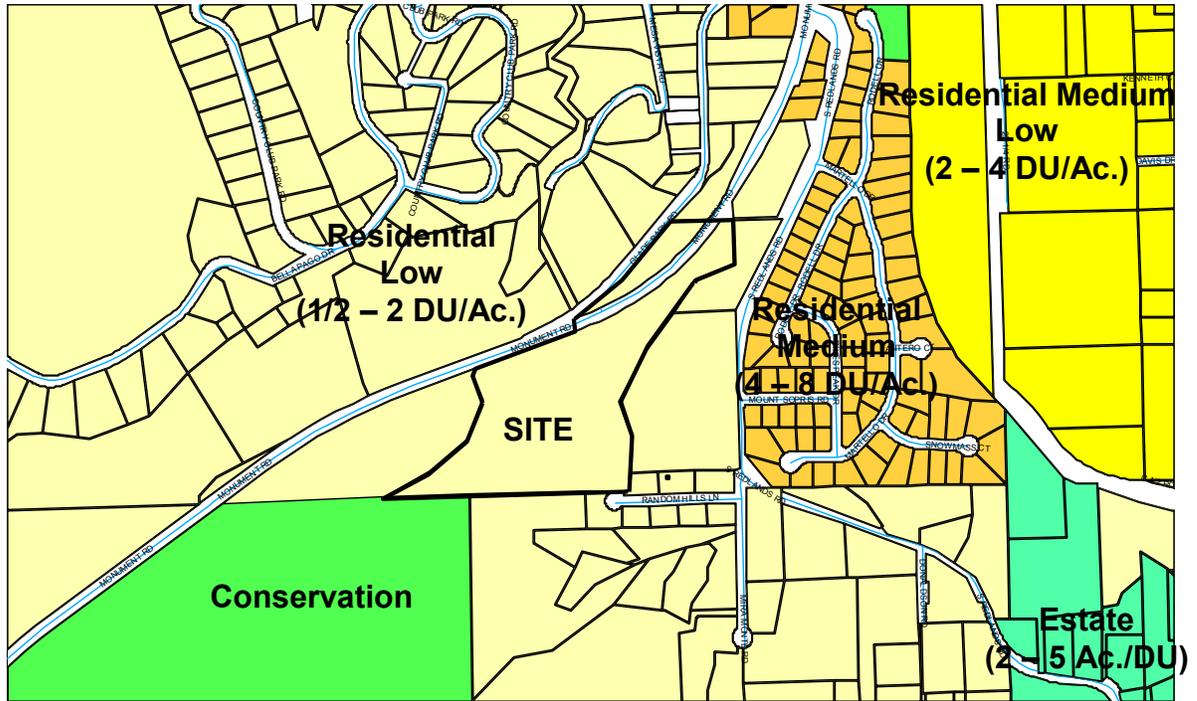
**MEENS ANNEXATION SUMMARY**

<b>File Number:</b>		GPA-2007-262
<b>Location:</b>		2475 Monument Road
<b>Tax ID Number:</b>		2945-211-00-072
<b>Parcels:</b>		1
<b>Estimated Population:</b>		0
<b># of Parcels (owner occupied):</b>		0
<b># of Dwelling Units:</b>		0
<b>Acres land annexed:</b>		19.39
<b>Developable Acres Remaining:</b>		17.72
<b>Right-of-way in Annexation:</b>		1.67
<b>Previous County Zoning:</b>		RSF-4, Residential Single-Family – 4 units/acre
<b>Proposed City Zoning:</b>		To be determined
<b>Current Land Use:</b>		Vacant land
<b>Future Land Use:</b>		Residential Low (1/2 – 2 Ac./DU)
<b>Values:</b>	<b>Assessed:</b>	\$14,980
	<b>Actual:</b>	\$149,580
<b>Address Ranges:</b>		2475 Monument Road
<b>Special Districts:</b>	<b>Water:</b>	Ute Water Conservancy District
	<b>Sewer:</b>	City of Grand Junction
	<b>Fire:</b>	Grand Junction Rural Fire
	<b>Irrigation/ Drainage:</b>	Redlands Water and Power
	<b>School:</b>	District 51
	<b>Pest:</b>	N/A



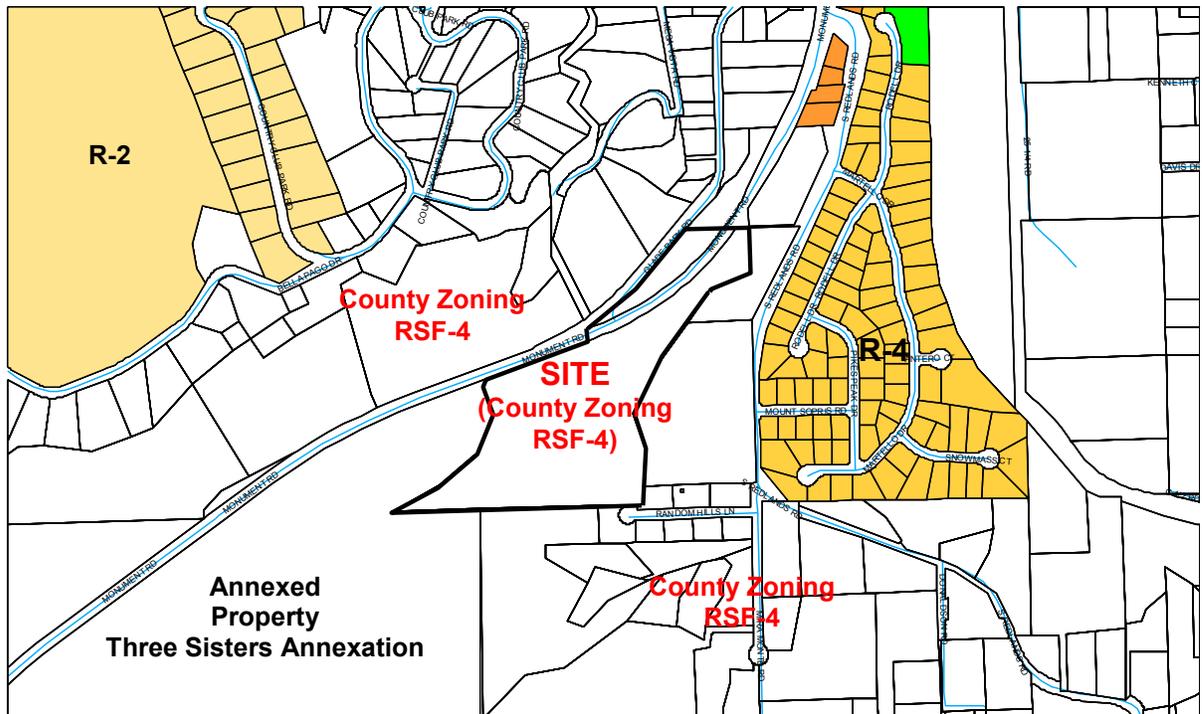
# Future Land Use Map – Meens Annex.

Figure 3



# Existing City and County Zoning

Figure 4



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

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

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 19<sup>th</sup> of December, 2007, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

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

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**MEENS ANNEXATION**

**LOCATED AT 2475 MONUMENT ROAD  
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

WHEREAS, on the 19<sup>th</sup> day of December, 2007, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**MEENS ANNEXATION**

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 21 and assuming the South line of the Southwest Quarter of the Northeast (SW 1/4 NE 1/4) bears S89°13'42"W with all other bearings contained herein being relative thereto; thence S89°13'42"W along the South line of the SW 1/4 NE 1/4 of said Section 21 a distance of 411.88 feet to a point on the Easterly boundary of Three Sisters Annexation, Ordinance No. 4087, City of Grand Junction; thence along the Easterly boundary of said Three Sisters Annexation the following eight (8) courses: (1) 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing N59°29'16"E a distance of 18.91; (2) N62°55'09"E a distance of 241.04 feet; (3) 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing N50°20'43"E a distance of 181.56 feet; (4) 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing N50°29'46"E a distance of 56.39 feet; (5) 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing N22°10'12"E a distance of 205.56 feet; (6) N18°52'51"W a distance of 128.01 feet; (7) N26°07'09"E a distance of 42.43 feet; (8) N19°02'28"W a distance of 29.45 feet more or less to the centerline of an old county

road as described in Book 649, Page 30 of the Mesa County, Colorado public records; thence along said centerline the following two (2) courses: (1) N71°07'15"E a distance of 157.58 feet; (2) N64°29'57"E a distance of 367.32 feet to a point on the right of way of Glade Park Road as dedicated on the plat of Mesa Vista Subdivision, recorded in Plat Book 5, Page 17 of the Mesa County, Colorado public records; thence along said right of way of Glade Park Road the following three (3) courses: (1) S26°19'30"E a distance of 12.47 feet; (2) thence 294.13 feet along the arc of a 736.13 foot radius curve concave Northwest, having a central angle of 22°53'34" and a chord bearing N53°30'34"E a distance of 292.17 feet; (3) N41°45'43"E a distance of 380.99 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 21; thence N89°16'39"E along the North line of the SE 1/4 NE 1/4 of said Section 21 a distance of 304.01 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 21; thence S00°05'14"E along the East line of the SE 1/4 NE 1/4 of said Section 21 a distance of 216.05 feet; thence S68°39'32"W a distance of 207.07 feet; thence S36°50'01"W a distance of 411.11 feet; thence S28°25'04"W a distance of 285.27 feet; thence S16°43'46"E a distance of 182.53 feet; thence S03°41'49"W a distance of 260.11 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 17.07 feet; thence 141.37 feet along the arc of a 45.00 foot radius curve concave South, having a central angle of 180°00'00" and a chord bearing N89°46'39"W a distance of 90.00 feet returning to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 680.28 feet to the Point of Beginning.

Except that certain 1.00 strip of land lying North of and adjacent to the Southerly right of way line of Monument Road as recorded in Book 947, Page 530 of the Mesa County, Colorado public records, lying within the Painted Bowl Annexation No. 1, Ordinance No. 2490, City of Grand Junction.

Said parcel contains 19.39 acres (844,672 square feet), more or less, as described.

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

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

1. That a hearing will be held on the 6<sup>th</sup> day of February, 2008, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single

ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Attest:

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

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

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

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City Clerk

<i>DATES PUBLISHED</i>
<b>December 21, 2007</b>
<b>December 28, 2007</b>
<b>January 4, 2008</b>
<b>January 11, 2008</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MEENS ANNEXATION**

**APPROXIMATELY 19.39 ACRES**

**LOCATED AT 2475 MONUMENT ROAD  
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 19<sup>th</sup> day of December, 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 6<sup>th</sup> day of February, 2008; 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:

**MEENS ANNEXATION**

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section 21, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 21 and assuming the South line of the Southwest Quarter of the Northeast (SW 1/4 NE 1/4) bears S89°13'42"W with all other bearings contained herein being relative thereto; thence S89°13'42"W along the South line of the SW 1/4 NE 1/4 of said Section 21 a distance of 411.88 feet to a point on the Easterly boundary of Three Sisters Annexation, Ordinance No. 4087, City of Grand Junction; thence along the Easterly boundary of said Three Sisters Annexation the following eight (8) courses: (1) 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing N59°29'16"E a

distance of 18.91; (2) N62°55'09"E a distance of 241.04 feet; (3) 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing N50°20'43"E a distance of 181.56 feet; (4) 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing N50°29'46"E a distance of 56.39 feet; (5) 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing N22°10'12"E a distance of 205.56 feet; (6) N18°52'51"W a distance of 128.01 feet; (7) N26°07'09"E a distance of 42.43 feet; (8) N19°02'28"W a distance of 29.45 feet more or less to the centerline of an old county road as described in Book 649, Page 30 of the Mesa County, Colorado public records; thence along said centerline the following two (2) courses: (1) N71°07'15"E a distance of 157.58 feet; (2) N64°29'57"E a distance of 367.32 feet to a point on the right of way of Glade Park Road as dedicated on the plat of Mesa Vista Subdivision, recorded in Plat Book 5, Page 17 of the Mesa County, Colorado public records; thence along said right of way of Glade Park Road the following three (3) courses: (1) S26°19'30"E a distance of 12.47 feet; (2) thence 294.13 feet along the arc of a 736.13 foot radius curve concave Northwest, having a central angle of 22°53'34" and a chord bearing N53°30'34"E a distance of 292.17 feet; (3) N41°45'43"E a distance of 380.99 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 21; thence N89°16'39"E along the North line of the SE 1/4 NE 1/4 of said Section 21 a distance of 304.01 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 21; thence S00°05'14"E along the East line of the SE 1/4 NE 1/4 of said Section 21 a distance of 216.05 feet; thence S68°39'32"W a distance of 207.07 feet; thence S36°50'01"W a distance of 411.11 feet; thence S28°25'04"W a distance of 285.27 feet; thence S16°43'46"E a distance of 182.53 feet; thence S03°41'49"W a distance of 260.11 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 17.07 feet; thence 141.37 feet along the arc of a 45.00 foot radius curve concave South, having a central angle of 180°00'00" and a chord bearing N89°46'39"W a distance of 90.00 feet returning to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 680.28 feet to the Point of Beginning.

Except that certain 1.00 strip of land lying North of and adjacent to the Southerly right of way line of Monument Road as recorded in Book 947, Page 530 of the Mesa County, Colorado public records, lying within the Painted Bowl Annexation No. 1, Ordinance No. 2490, City of Grand Junction.

Said parcel contains 19.39 acres (844,672 square feet), more or less, as described.

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

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

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2008.

Attest:

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President of the Council

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City Clerk

**Attach 2**

Setting a Hearing Amending the Zoning for Weeminuche Estates Subdivision

**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>			
<b>Subject</b>	Weeminuche Estates Subdivision		
<b>File #</b>	PP-2007-003		
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	December 12, 2007		
<b>Author Name &amp; Title</b>	Greg Moberg, Planning Services Supervisor		
<b>Presenter Name &amp; Title</b>	Greg Moberg, Planning Services Supervisor		

**Summary:** A request for approval to amend the existing Planned Development (PD) zoning with a default zone of R-4 by approval of a Preliminary Development Plan (PDP) to develop 362 dwelling units on 151.38 acres as a Planned Development.

**Budget:** N/A

**Action Requested/Recommendation:** Introduction of an Ordinance amending the Planned Development Zoning for Weeminuche Estates Subdivision and Set a Hearing for January 16, 2008.

**Attachments:**

Staff Report  
 Site Location Map  
 Aerial Photo Map  
 Future Land Use Map  
 Existing City and County Zoning Map  
 Exhibit A – Preliminary Development Plan  
 Exhibit B – Preliminary Landscape Plan  
 Exhibit C – Phasing Plan  
 Exhibit D – Ordinance No. 2482  
 Exhibit E – Saccomanno Girls Trust Annexation Agreement  
 Exhibit F – North Central Valley Plan Documents  
 Exhibit G – May 3, 1995 City Council Minutes  
 Exhibit H – Letters and petitions  
 Exhibit I – County URR-5 Future Land Use Information

Exhibit J – November 27, 2007, Planning Commission Meeting Minutes  
Ordinance

BACKGROUND INFORMATION					
Location:		North of H Road between 26 and 26 ½ Road and west of the 26 ½ Road and Summer Hill Way intersection			
Applicants:		Owner/Developer – 26 Road, LLC Representative – Ciavonne, Roberts & Associates			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential and Agriculture			
	South	Residential and Agriculture			
	East	Residential and Agriculture			
	West	Residential and Agriculture			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	AFT (County)			
	South	R-1 (Residential – 1 du/ac)			
	East	RSF-R (County), R-4 (Residential – 4 du/ac) R-5 (Residential – 5 du/ac)			
	West	RSF-R, PUD, AFT, RSF-E (County)			
Growth Plan Designation:		Residential Medium Low (2-4 du/ac)			
Zoning within density range?		X	Yes		No

**PROJECT DESCRIPTION:** Request approval of the Preliminary Development Plan for Weeminuche Estates Subdivision for a 362 lot subdivision containing two-family dwellings and single-family detached dwellings on 151.38 acres, with a proposed default zone of R-4 and an overall density of 2.39 du/ac in a Planned Development (PD) zone district.

**RECOMMENDATION:** Approval of the Preliminary Development Plan for Weeminuche Estates Subdivision.

## **ANALYSIS**

### Background

The subject parcel was annexed into the City of Grand Junction (City) as part of the Pomona Park Annexation in May 1995 by Ordinance 2842 and zoned Planned Residential (PR) with a density restriction equivalent to RSF-2. Since then, the PR designation has been changed in nomenclature to Planned Development (PD) and therefore the property is currently zoned PD. Ordinance 2842 requires the subject parcel to have a density equivalent to the RSF-2 zone district and includes a requirement that higher density locate towards the eastern edge and lower density locate towards the western edge of the property. Although the proposed density is 2.39 dwelling units per acre, the Plan complies with the density restrictions because the applicant can, under Section 3.6 of the current Zoning and Development Code (Code), request a 20% density bonus, and because density is clustered as required.

When the parcel was annexed in 1995, an agreement between the City and owners of the property was entered into in order for the property to be annexed into the City. The agreement is known as the Saccamanno Girls Trust Annexation Agreement (Agreement). The Agreement required, as a condition of annexation, the City Council to adopt zoning for the property "substantially as provided" in that agreement. The Agreement provided for "zoning which results in a density of not more than two units per acre for the Property." Zoning in accordance with the Agreement was adopted by the City Council in Ordinance 2842, and the Developer acknowledged the City's discharge of its obligations by not exercising its right to terminate the annexation.

The Agreement is not a development agreement. It does not, therefore, dictate adherence to specific bulk standards or require a specific effective density for the development of the subject property. It also does not restrict the City Council's authority to exercise its powers in the future (for example, to enact density bonus provisions in the Code) which may affect how the property would actually develop in the future. It also does not tie the hands of the City Council to exercise its discretion to approve the current Plan.

Neighbors have voiced a concern that the Agreement restricts the effective density of the development to no greater than two dwelling units per acre. This is not the case, however, as the City's obligations under the Agreement were discharged with the adoption of a conforming zoning designation. The Agreement does not dictate a specific effective density or require application of specific bulk standards to any future development. It also does not restrict the legislative authority of the Council nor the application of future legislation (such as, in this case, density bonus provisions) to future development of the property.

## Density

The 151.38-acre property is located north of H Road between 26 Road and 26 ½ Road and west of the 26 Road and Summer Hill Way intersection. The applicant proposes a mix of residential uses on the subject property. The parcel is currently used for agriculture. The Growth Plan designates this property as Residential Medium Low (2 to 4 du/ac) which supports approval of up to 605 dwelling units at an R-4 zone district density. The applicant is requesting a base density of 302 dwelling units allowed by the current PD zoning. Through the Density Bonus provisions, outlined in Chapter 3 and referenced in Chapter 5 of the Code, the applicant is requesting an additional 60 dwelling units, to bring the total dwelling unit count to 362 units. If approved, the overall density of the subdivision will be 2.39 dwelling units per acre.

The applicant is proposing a variety of residential housing types on this property.

The annexation agreement with the City stated that the development should provide for a transition of density across the project with larger lots located on the western portion of the parcel transitioning to smaller lots on the eastern portion of the parcel. The project proposes larger lots (approximately ½ acre lots) on west/northwest side of the site with one-third to one-quarter acre lots in the center of the project. Smaller lots for attached housing are proposed along the southern portions of the site adjacent to existing R-5 and R-4 zone districts. Similarly sized lots for two-family dwellings exist east of the site in the Summer Hill development.

## Access

The proposed subdivision has three (3) ingress points, with the two (2) main access points off 26 Road and 26 ½ Road and a secondary access off H ¾ Road. Streets internal to the subdivision will be constructed according to the Urban Residential Street section, a 44' wide right-of-way. The Grand Valley Circulation Plan classifies 26 Road and 26 ½ Road as a Major Collector. The applicant is proposing a 60' wide right-of-way, with street improvements to the right-of-way to be completed by the City at a future date. The developer will pay the City the required Transportation Capacity Payment (TCP) fees and these fees will be used for the future right-of-way street improvements.

The applicant requested an Alternate Residential Street Standards for Washita Avenue and Weeminuche Avenue. This request was approved and allows for landscaped medians at the intersections of Washita Avenue and 26 Road and Weeminuche Avenue and 26 ½ Road. The right-of-way for both streets was increased beyond the standard width to accommodate the medians. The landscape medians in the Washita Avenue and Weeminuche Avenue will be maintained by the Home Owners Association.

## Open Space/Park

Section 6.3 of the Zoning and Development Code requires that any residential development of 10 or more lots or dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property. A 7.37 acre park has been proposed at the northwest corner of the property that includes irrigation water and an irrigation system. It is the intention to dedicate this park to the City as part of the required 10% open space dedication requirement. Because the park is less than the 10% requirement (an additional 7.76 acres is required), the Developer will have to pay a fee in lieu of the dedication on the remaining required acreage.

An additional 22.35 acres of open space has been proposed that includes the following:

- A 65' wide landscape buffer on the west side of the subdivision along 26 Road which will including a 10' wide detached pedestrian trail and 6' tall perimeter fencing.
- A 30' wide landscape buffer on the east side of the subdivision along 26 ½ Road which will included a 10' wide detached pedestrian trail and 6' tall perimeter fencing.
- One primary neighborhood play area (located at the end of Paiute Court) and two secondary neighborhood play areas (located on the southern boundary of the subdivision).
- The Leach Creek Natural Area located at the southeast corner of the development along Leach Creek.
- Several tracts throughout the development that will include pedestrian trails, landscaping and 4' tall perimeter fencing.

All the open space areas (with the exception of the Leach Creek Natural Area) will be improved with trees, shrubs, turf and rocks meeting the requirements of Section 6.5.B of the Code when applicable. More detailed landscape plans will be submitted with each phase as part of the final planning process.

All of the Tracts (except Tract A) will be conveyed to and maintained by the Home Owners Association.

### Pedestrian Trails

A pedestrian trail network is proposed throughout the development consisting of approximately 7,200 lineal feet of concrete surfaced trails that vary in width from 8' wide to 10' wide. The trails are located along 26 Road, 26 ½ Road, the southern boundary of the subdivision and internally within the subdivision. The trail network will include access to the neighborhood play areas and the proposed City park.

### Development Character

The development has been designed to create a mix of housing types. Two-family dwellings on 5,000 square foot lots are located in the south southeast portion of the development. Single-family detached dwellings on 12,000 square foot lots are located in the center of the development. And single-family detached dwellings on lots greater than 15,000 square feet are located north and west in the development. It is the desire to create a development with a mix of housing prices for purchase by a wider segment of the community.

### Site Layout

The development has been designed in a modified grid layout of lots and blocks which allow for better distribution of traffic on internal streets. Access to the development is from 3 access points (26 Road, 26 ½ Road and H ¾ Road). The 3 access points allow for better distribution of traffic onto external roads and a stub street has been located along the south property line to allow access to the adjacent property to the southwest.

### Signage

Two entry signs will be located at the Weeminuche Avenue and 26 Road intersection and at the Washita Avenue and 26 ½ Road intersection. The proposed signs will be of wood frame construction with cultured stone facing, sandstone cap and stucco panel face. Final sign design will be reviewed during the final plan process and will have to meet the requirements of Section 4.2 of the Code.

## **STANDARDS AND CRITERIA**

To approve a request for a PD zone and preliminary development plan, the standards and criteria cited under Section 2.12 of the Code must be met. The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Chapter 3 of the Code. The Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative design;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or
8. Public art.

The proposed development has met the following long-term community benefits:

1. A greater quality and quantity of public and/or private open space;
2. Needed housing types and/or mix;
3. Protection and/or preservation of natural resources, habitat areas and natural features.

These community benefits were met by creation of an additional 22.35 acres of open space over and above the 10% requirement, by proposing two-family dwelling lots and single-family detached dwelling lots thereby creating a mix of housing and placing the Leach Creek Natural Area in an open space tract effectively preserving a habitat area and natural feature.

### Review Criteria

Section 2.12 C.2. requires that a preliminary development plan application shall demonstrate conformance with all of the following:

- a) The Outline Development Plan review criteria in Section 2.12.B of the Zoning and Development Code.

- 1) The Growth Plan, Major street plan and other adopted plans and policies.

Applicant's Response: The plan complies with the Growth Plan, major street plan, and the other applicable adopted plans and policies. The project is proposed within the density ranges of the Growth Plan and complies with the use standards.

Staff's Response: The number of proposed dwelling units comply with the Growth Plan designation of Residential Medium Low (2-4 du/ac). The developer will pay Transportation Capacity Payment (TCP) fees to the City for future improvements to adjacent streets. The subject parcel is located in the area covered by the North Central Valley Plan, the Urban Growth Boundary and the North Central Valley Plan. The proposed development meets the goals and objectives Growth Plan and the North Central Valley Plan.

- 2) The rezoning criteria provided in Section 2.6 of the Zoning and Development Code.

Applicant's Response: Section 2.6 is not applicable to this application because a rezone is not requested for this property.

Staff's Response: The parcel was annexed and zoned in 1995 and this request is to amend the existing PD zone by adopting the R-4 bulk standards as the default standards, approve deviations and approve a preliminary development plan. This is not a request to rezone the property.

- 3) The planned development requirements of Chapter Five of the Zoning and Development Code.

Applicant's Response: The proposed plan is in conformance with the Planned Development requirements of Chapter 5.

Staff's Response: The plan meets the development criteria and standards as listed in Chapter 5 of the Zoning and Development Code (Code).

- 4) The applicable corridor guidelines and other overlay districts in Chapter Seven.

Applicant's Response: The proposed plan is in conformance with the standards in Chapter 7, specifically the slope criteria and the floodplain criteria as they relate to Leach Creek. The floodplain information was taken from the Icon Engineering report dated October 2004 and revised February 2005.

Staff's Response: The preliminary development plan depicts the "Limits of Development" along Leach Creek. Therefore no development will be located within a 100-year floodplain. Furthermore, the plan is in compliance with the Hillside Development Standards.

- 5) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Applicant's Response: Adequate public facilities and services will be provided concurrent with the projected impacts of the development as evidenced in the attached plans and phasing schedule. Staff will review the plans under this criterion.

Staff's Response: Public services and facilities can be provided to the parcel.

- 6) Adequate circulation and access shall be provided to serve all areas to be developed.

Applicant's Response: Adequate circulation and access is provided throughout the site. Multiple connections to perimeter streets are proposed. These connections will divide traffic impacts and provide the residents with access alternatives. The project is also responsible for TCP fees which will be utilized for street improvements.

Staff's Response: Three ingress/egress points are proposed to provide access to the development. Internal streets will be constructed according to the Urban Residential standards with the exception of Weeminuche and Washita Avenues. The applicant requested and was approved an Alternate Residential Street Standards for Washita Avenue and Weeminuche Avenue. The approval allows for landscaped medians at the intersections of Washita Avenue and 26 Road and Weeminuche Avenue and 26 ½ Road. The right-of-way for both streets was increased beyond the standard width to accommodate the medians.

- 7) Appropriate screening and buffering of adjacent property and uses shall be provided.

Applicant's Response: Ample screening and buffering is proposed. An approximate 65' wide landscape area is proposed along the west side of the project and approximately 30' wide along the east side. Fencing is proposed along the 26 Road and 26 ½ Road boundaries.

Staff's Response: Landscape buffering is proposed along the east and west boundaries of the development including 6' tall perimeter fencing. Furthermore, Section 6.5 C.4. requires that all unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners association. An unimproved 7.37 acre City park is proposed to be dedicated on the northwest corner of the development. In addition, Leach Creek will remain undisturbed on the southeastern portion of the development.

- 8) An appropriate range of density for the entire property or for each area to be developed.

Applicant's Response: The proposed density range is at the low end of the allowed 2 to 4 du/ac range specified in the Growth Plan.

Staff's Response: The proposed overall density is 2.39 dwelling units per acre, which is within the Growth Plan designation density. Larger lots will be located on the western side of the development transitioning to smaller lots on the eastern side of the development.

- 9) An appropriate set of "default" or minimum standards for the entire property or for each area to be developed.

Applicant's Response: The default zone for this project is R-4. The project narrative will address any deviations to these standards herein.

Staff's Response: The applicant is proposing an R-4 default zone with deviations as listed in this report.

- 10) An appropriate phasing or development schedule for the entire property or for each area to be developed.

Applicant's Response: An appropriate phasing plan has been proposed. The Weeminuche Planned development will be developed in three phases.

Staff's Response: The applicant has submitted a plan proposing the subdivision be developed in three phases.

- 11) The property is at least twenty (20) acres in size.

Applicant's Response: The property exceeds 20 acres.

Staff's Response: The property is 151.38 acres in size.

- b) The applicable preliminary subdivision plan criteria in Section 2.8.B of the Zoning and Development Code.

- 1) The Growth Plan, major street plan, Urban Trails Plan, and other adopted plans.

Applicant's Response: The plan complies with the Growth Plan, major street plan, and the other applicable adopted plans and policies. The project is proposed within the density ranges of the Growth Plan and complies with the use standards.

Staff's Response: The proposed density complies with the Growth Plan designation of Residential Medium Low and allowed by the North Central Valley Plan. Transportation Capacity Payment (TCP) fees will be paid to the City for future right-of-way improvements. The applicant is proposing pedestrian trails that comply with the Urban Trails Master Plan for this area.

2) The Subdivision standards (Section 6.7)

Applicant's Response: The proposed plan is in conformance with the Subdivision standards in Chapter 6.

Staff's Response: The proposed subdivision complies with the subdivision standards listed in Section 6.7.

3) The Zoning standards (Chapter 3)

Applicant's Response: The proposed plan is in conformance with the zoning standards as defined in Chapter 3, the default standards of the R-4 zone district and the amended zone district standards proposed herein.

Staff's Response: The applicant is proposing a default zone of R-4 with changes proposed herein and therefore complies with the standards listed in Chapter 3.

4) Other standards and requirements of the Zoning and Development Code and other City policies and regulations.

Applicant's Response: The plan complies with other standards and requirements of this Code and other City policies. Staff will also review the plan for compliance.

Staff's Response: The proposed plan complies with the Code, the Growth Plan density of Residential Medium Low (2 to 4 du/ac), the North Central Valley Plan, the Stormwater Management Manual (SWMM) and Transportation Engineering Design Standards (TEDS).

5) Adequate public facilities and services will be available concurrent with the subdivision.

Applicant's Response: Adequate circulation and access is provided throughout the site. Multiple connections to perimeter streets are proposed. These connections will divide traffic impacts and provide the residents with access alternatives. The project is

also responsible for TCP fees which will be utilized for street improvements.

Staff's Response: All public services and facilities will be provided as each phase of the subdivision is developed.

- 6) The project will have little or no adverse or negative impacts upon the natural or social environment.

Applicant's Response: The project is located within the Urban Growth Boundary and is identified on the Growth Plan for the densities proposed. Since these two provided a foreshadowing of the development potential development and densities, this project will not have a negative impact of the surrounding social environment. The project proposes city desired parks and open space areas which will enhance interaction with neighbors. The project also respects the natural areas on the site by avoiding heavily vegetated area and by retaining and expanding the existing pond.

Staff's Response: The subject parcel is located on the fringe of the Urban Growth Boundary. Lower density residential development, located in the County, is located to the north and west. Higher density residential development, located in the City, is located to the east. The subject parcel lies in a transition area from low to high density. The applicant is proposing to develop the subdivision in a manner to buffer this transition. A 7.37 acre portion of the subdivision, located on the northwest corner of the property, will be dedicated as a future City park. Larger lots will be developed on the western portion of the development adjacent to the lower density parcels located to the west of the subdivision.

- 7) Compatibility with existing and proposed development on adjacent properties.

Applicant's Response: The project is compatible with the existing surrounding development. The project has densities allowed within the Growth Plan range, the densities are equal or less than the Summer Hill project to the east of the site, and the largest lots were placed on the north and west side of the project to create a better transition to the large lot County development to the north and south of the project site.

Staff's Response: To the east and south are City zoned R-1, R-4, R-5 and PD zoned subdivisions containing single-family and two-family lots. To the north and west are County zoned RSF-E, AFT and PUD zoned subdivisions on 2-acre and above lots. The

subject parcel is bounded on the north and west by the urban growth boundary for the City. Higher densities are located in the City and transition to lower densities in the County. The Weeminuche Estates Planned Development proposes an overall density of 2.39 dwelling units per acre and a mix of single-family and two-family lots. The proposed development is similar in density and housing types with existing City subdivisions located in this area.

Although the subject parcel is located adjacent to County zoned parcels with lower density to the north and west, the Future Land Use Designation to the north and northwest will permit higher densities in the County. The area to the north and northwest is designated URR-5 on the Future Land Use map with Mesa County (see Exhibit G). The minimum lot size for development is 10 acres. The URR-5 land use allows 60% of the parcel to be developed at current densities and 40% of the parcel is set aside in reserve. The 40% reserve is for future redevelopment at higher densities once sewer service is extended to the parcel and a zone district for a higher density has been approved. Policies have been set to allow for higher density in this area in the future. The proposed Weeminuche Estates Subdivision's overall density of 2.39 dwelling units per acre is compatible with existing and proposed development in the area.

- 8) Adjacent agricultural property and land uses will not be harmed.

Applicant's Response: The proposed project will have no detrimental impact to adjacent agricultural land.

Staff's Response: The proposed subdivision is for residential use and is adjacent to residential subdivisions varying from low to higher densities.

- 9) Is neither piecemeal development nor premature development of agricultural land or other unique areas.

Applicant's Response: The project site is surrounded by developed residential property.

Staff's Response: The subject parcel is located within the Urban Growth Boundary and is adjacent to higher density developments to the east.

- 10) There is adequate land to dedicate for provision of public services.

Applicant's Response: Adequate land exists to dedicate for the provision of public services.

Staff's Response: Adequate land is available to dedicate for provisions of public services.

- 11) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities

Applicant's Response: The property has already been annexed into the City of Grand Junction. The site will be served by urban services and facilities, and the site is located within the Urban Growth Boundary which is an area that anticipates this type of development.

Staff's Response: The parcel is located within the Urban Growth Boundary and can be serviced by city services and facilities.

- c) The applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code.

- 1) Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plan.

Applicant's Response: This section is not applicable.

Staff's Response: The proposed densities are in compliance with the Growth Plan and the North Central Valley Plan. TCP fees will be collected for future street improvements and pedestrian trails will be dedicated for public use.

- 2) Conditions of any prior approvals.

Applicant's Response: This section is not applicable.

Staff's Response: There are no previous development proposals for this parcel. The proposed development complies with the annexation agreement as mentioned in this report.

- 3) Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code.

Applicant's Response: This section is not applicable because the property has an existing zoning of PD (R-2 density) which is acceptable for the applicant.

Staff's Response: The parcel is zoned PD with a density equivalent to RSF-2 (see Ordinance 2842). The applicant is proposing R-4, with deviations, as the default zone.

- d) The approved ODP, if applicable.

This criteria is not applicable as an ODP has not been approved.

- e) The approved PD rezoning ordinance, if adopted with an ODP.

This criteria is not applicable as an ODP has not been approved.

- f) An appropriate, specific density for all areas included in the preliminary plan approval.

The proposed overall density is 2.39 dwelling units per acre.

- g) The area of the plan is at least 5 acres in size or as specified in an applicable approved ODP.

The area of the plan meets this criterion as the site is approximately 151.38 acres.

### Development Standards

The Weeminuche Estates Preliminary Development Plan is proposing a default zone of R-4, which is allowed under the existing Growth Plan designation of Residential Medium Low (2 to 4 du/ac). To achieve the proposed lot size variations, deviations of the bulk and dimensional standards of the R-4 zone are also being requested. Furthermore, it is requested that Section 3.3 E.4. (a) and (b) of the Code not be applied to this development. Two-family dwellings are proposed within this development and are identified as "T" lots on the preliminary development plan.

The proposal includes conformance to the R-4 bulk standards with the following deviations to Table 3.2 and Section 3.3.E of the Zoning and Development Code Dimensional Standards.

- Minimum Lot Area – 5,000 square feet.
- No additional square foot allowance required for flag lots. There shall not be square footage percentage increase required for flag lots.
- Minimum Lot Width – 40'
- Minimum Lot Width on cul-de-sacs – 20'

- Minimum street Frontage – 20'
- Minimum Front Yard Setback – varies with Lot Type (see below)
- Minimum Side Yard Setback – varies with Lot Type (see below)
- Minimum Rear Yard Setback – varies with Lot Type (see below)
- Maximum Lot Coverage – 75 %
- Maximum FAR – Not applicable for residential lots
- Maximum Height – 35'
- Maximum Gross Density Per acre – 2.5 du/acre (gross)

Three lot types are proposed for the Weeminuche Estates Subdivision, the lot types are as follows:

'T' Lots – Two-Family Lots (Principal/Accessory)

- Front Yard Setback – 20'/25'
- Side Yard Setback – 5'/3' (0' side where attached to another dwelling unit)
- Rear Yard Setback – 15'/5'

'L' Lots – Large Single-Family Detached Lots

- Front Yard Setback – 20'/25'
- Side Yard Setback – 7'/3'
- Rear Yard Setback – 20'/5'

'E' Lots – Estate Single-Family Detached Lots

- Front Yard Setback – 20'/25'
- Side Yard Setback – 10'/10'
- Rear Yard Setback – 25'/5'

### Density Bonus

The applicant is requesting a density bonus as outlined in Section 3.6.B.10 of the Zoning and Development Code. "An applicant may be granted a density bonus by providing any of the community benefits listed in Table 3.6. The total density bonus thus shall not exceed one hundred and twenty percent (120%) of the maximum gross density of the underlying zone district or of the future land use classification for the parcel in the adopted Growth Plan." The applicant has proposed to use the "Dedicated Off-street Trail" provision as listed in Table 3.6 of the Zoning and Development Code. The provision allows for each 100 linear feet of improved hard surface trail provided through a proposed development, a Density Bonus of one unit may be granted.

The density bonus request includes:

- The applicant will construct 6,000 linear feet of 8 foot wide concrete surfaced trails to obtain an additional 60 lots for this project.
- This will allow for 120% of the maximum gross density of the density restriction equivalent to RSF-2 or 2 dwelling units per acre per the existing PD (Planned Development) zone.

- The trails will be located off-street.
- The internal trails will provide connections to pedestrian facilities which will be constructed as detached sidewalks identified on the Urban Trails Master Plan along 26 Road and 26 ½ Road.

### Phasing Schedule

The Weeminuche Estates Planned Development will be developed in three phases. The proposed final plan application deadline schedule is as follows:

- Filing 1 – April 30, 2008.
- Filing 2 – April 30, 2010.
- Filing 3 – April 30, 2012.

### FINDINGS OF FACT/CONCLUSIONS/CONDITIONS

After reviewing the Weeminuche Estates Subdivision Preliminary Development Plan, staff makes the following findings of fact and conclusions:

1. The requested Preliminary Development Plan is consistent with the goals and policies of the North Central Valley Plan and Growth Plan.
2. The review criteria in Section 2.12.C.2 of the Zoning and Development Code have all been met.
3. The review criteria in Section 2.8.B of the Zoning and Development Code have all been met.
4. The review criteria in Section 2.2.D.4 of the Zoning and Development Code have all been met.

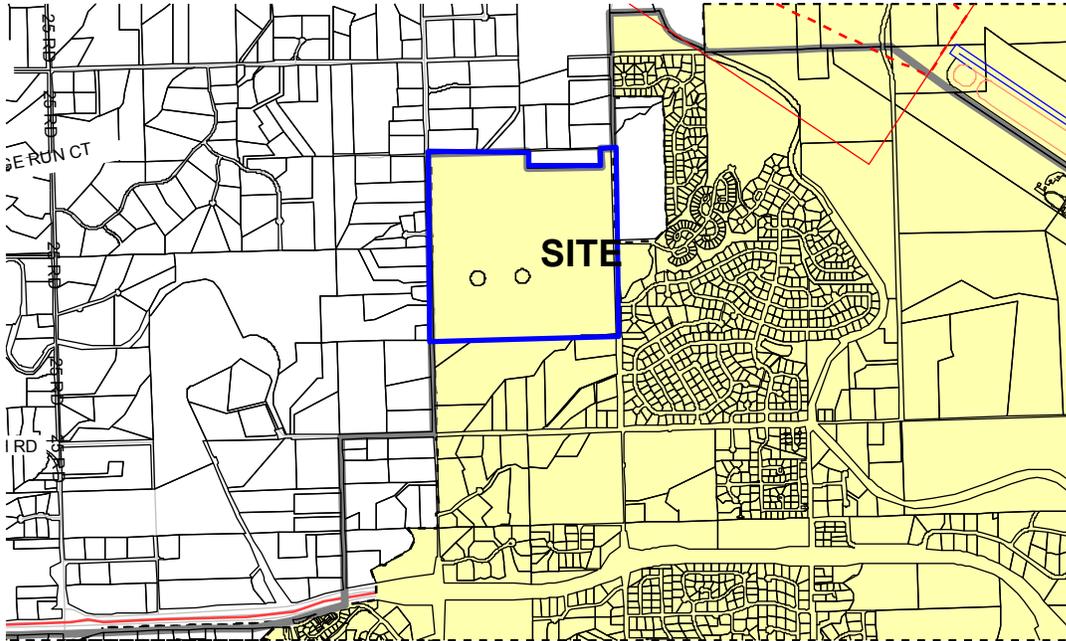
### PLANNING COMMISSION RECOMMENDATION:

On November 27, 2007, the Planning Commission recommended approval of the request to approve the Preliminary Development Plan for Weeminuche Estates Subdivision, PP-2007-003, a 362 lot subdivision containing two-family dwellings and single-family detached dwellings on 151.38 acres, with a proposed default zone of R-4 and an overall density of 2.39 dwelling units per acre in a Planned Development (PD) zone.

The minutes of the November 27, 2007 Planning Commission meeting will be provided when they become available.

# Site Location Map

Figure 1



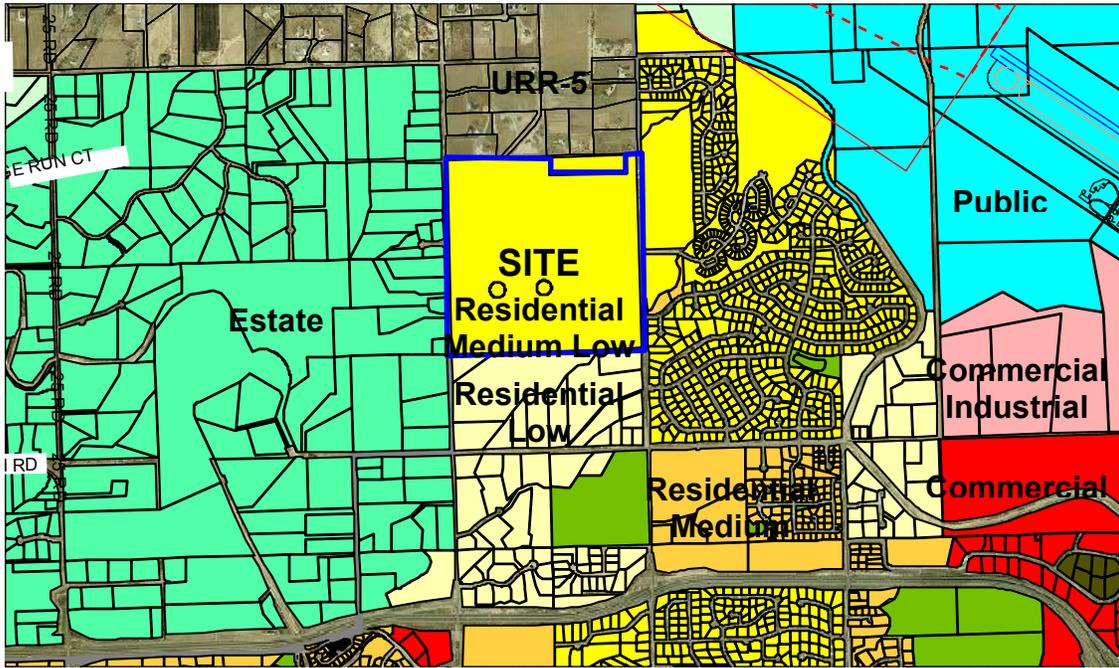
# Aerial Photo Map

Figure 2



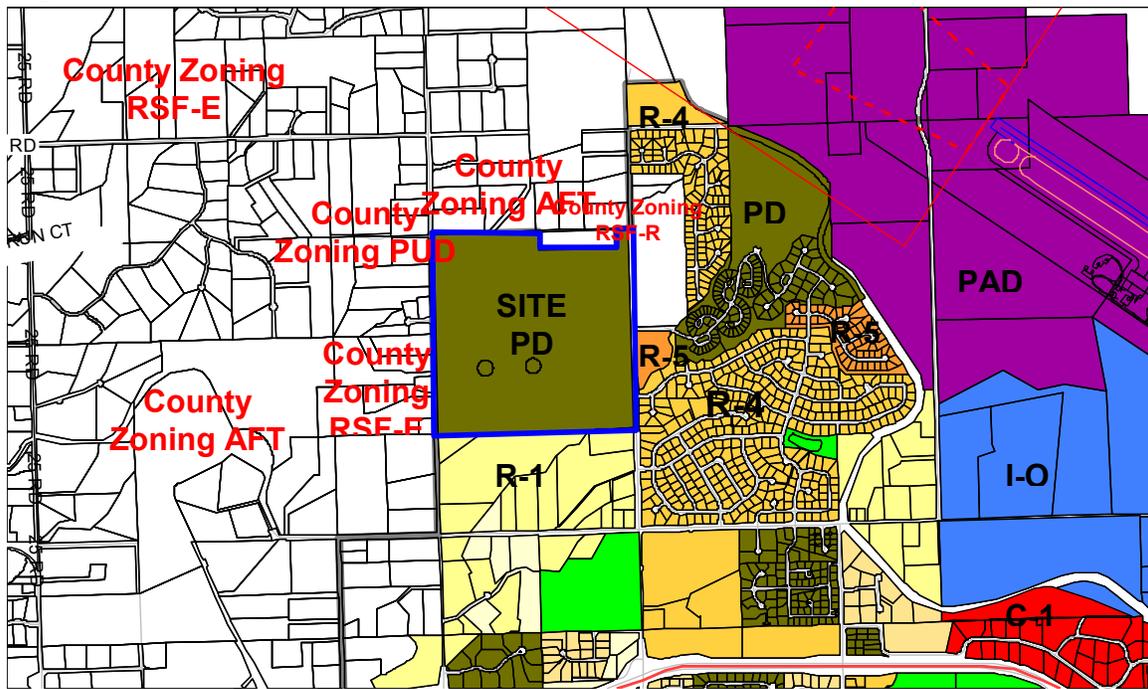
# Future Land Use Map

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."

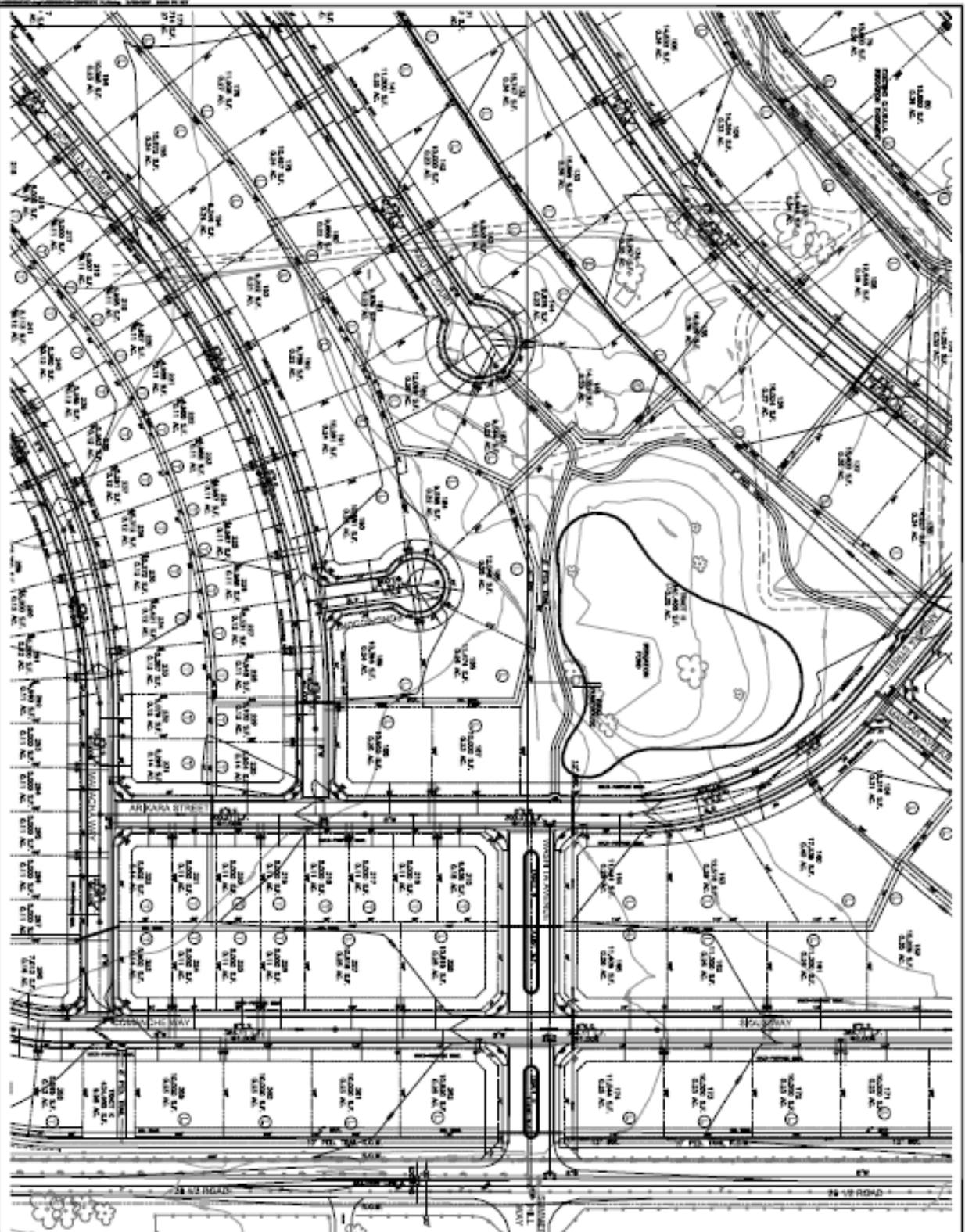
# Exhibit A











DESIGNED BY	DATE	SCALE
CHECKED BY	DATE	SCALE
APPROVED BY	DATE	SCALE

**O'Connor Design Group, Inc.**  
 22500 Road  
 Grand Junction, CO 81502  
 Phone: (970) 241-1111

**WEEMINUCHE**  
 COMPOSITE / PRELIMINARY PLAN

- LEGEND**
- PROPOSED 12" CONC. SIDEWALK
  - PROPOSED 6" CONC. SIDEWALK
  - PROPOSED 4" CONC. SIDEWALK
  - PROPOSED 2" CONC. SIDEWALK
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  - PROPOSED 1/1078397928335019532082708736037831986044375552" CONC. SIDEWALK
  - PROPOSED 1/2156795856670039064165417472075663972088751104" CONC. SIDEWALK
  - PROPOSED 1/431359171334007812833083494415132794441752208" CONC. SIDEWALK
  - PROPOSED 1/862718342668015625666166988830265588883504416" CONC. SIDEWALK
  - PROPOSED 1/1725436685336031251332333976605311777770088832" CONC. SIDEWALK
  - PROPOSED 1/3450873370672062502664667953210623555540177664" CONC. SIDEWALK
  - PROPOSED 1/6901746741344125005329335906421247111108155328" CONC. SIDEWALK
  - PROPOSED 1/13803493482688250010658671812842494222216106656" CONC. SIDEWALK
  - PROPOSED 1/27606986965376500021317343625684988444432213312" CONC. SIDEWALK
  - PROPOSED 1/55213973930753000042634687251369976888864626624" CONC. SIDEWALK
  - PROPOSED 1/11042794786150600008526937502739995377732133248" CONC. SIDEWALK
  - PROPOSED 1/22085589572301200017053875005479990755466266688" CONC. SIDEWALK
  - PROPOSED 1/44171179144602400034107750010959981510933333776" CONC. SIDEWALK
  - PROPOSED 1/8834235828920480006821550002191996302186667552" CONC. SIDEWALK
  - PROPOSED 1/17668





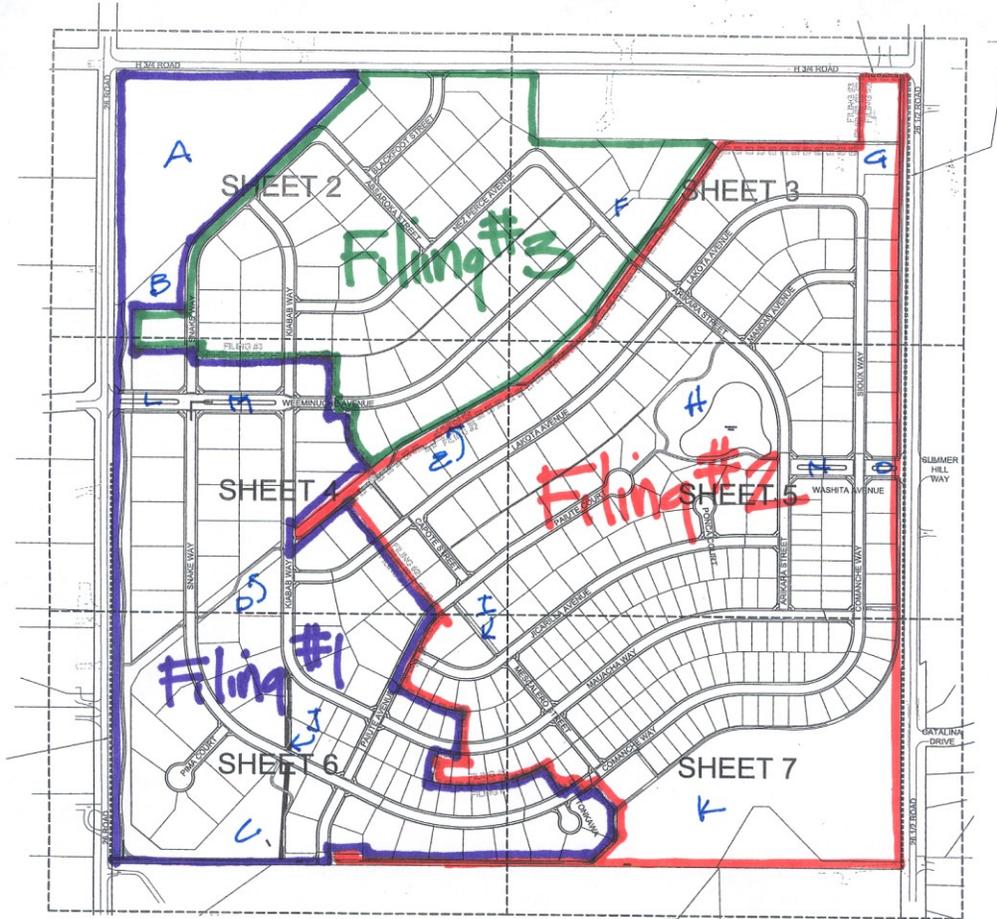
# Exhibit B





# Exhibit C

EXHIBIT C  
12-07 STAFF REPORT



# Exhibit D

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2842

Ordinance Zoning the Pomona Park Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Pomona Park Annexation and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zone of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described properties be zoned as follows:

**The following properties are zoned PR 12:**

LOT 36 OF POMONA PARK, LOCATED IN SECTION 33, T1N, R1W OF THE UTE MERIDIAN

**The following properties are zoned PR 7.8:**

BEG S 89DEG29'30SEC W 1274.35FT FR NE COR SE4 NW4 SEC 3 1S 1W N 89DEG29'30SEC E 369.39FT S 483FT TO C LI G V CNL N 69DEG02'21SEC W 105.48FT N 60DEG45'20SEC W 150.29FT N 32DEG45'52SEC W 144.30FT N 14DEG00'04SEC W 254.8FT TO BEG + ALSO THAT PT BEG S 701.84FT FR NE COR SE4 NW4 SD SEC 3 N 77DEG38'37SEC W 847.93FT N 69DEG02'21SEC W 82.07FT N 53.54FT N 69DEG02'21SEC E 97.49FT S 77DEG38'37SEC E 833.25FT S 51.19FT TO BEG EXC E 25FT FOR ROAD ROW

**The following properties are zoned PR 9.9:**

BEG SE COR E2NE4NW4 SEC 3 1S 1W S 89DEG14'08SEC W 509.32FT N 0DEG02'45SEC E 220.96FT N 89DEG59'05SEC E 508.04FT S 0DEG16'55SEC E 214.3FT TO BEG EXC E 25FT FOR RD ROW

**The following properties are zoned RSF-R:**

BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N 1W S 89DEG58' W 1288.13FT S 0DEG00'30SEC E 1040.59FT N 84 DEG37'30SEC E 28.80FT N 81DEG59'30SEC E 1213.20FT N 04 DEG32' E 577.30FT S 89DEG56' E 12.30FT N 0DEG01' W 294.15FT TO BEG EXC THAT PT BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SD SEC 32 S 89DEG58' W 200FT S 0DEG01' E 210FT N 89DEG58' E 200FT N 0DEG01' W 210FT BEG; AND

ALSO BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N  
1W S 89DEG58' W 200FT S ODEG01' E 210FT N 89DEG58' E  
200FT N ODEG01' W 210FT TO BEG; AND ALSO N 15A OF LOTS  
11 + 12 POMONA PK SEC 33 1N 1W EXC .19A I-70 ON SW; AND  
ALSO S 5A OF LOTS 11 + 12 + N 10A OF LOTS 13 + 14  
POMONA PK SEC 33 1N 1W EXC 1A I-70 ON W; AND ALSO S2 OF  
LOTS 13 + 14 POMONA PK SEC 33 1N 1W N OF I-70; AND ALSO  
LOTS 26 + 35 POMONA PK SEC 33 1N 1W EXC 1.15A I-70 ON  
W; AND ALSO THAT PT OF SE4NE4 SEC 34 1N 1W N OF I-70 +  
E OF LEACH WASH; AND ALSO LOTS 45 + 46 IN N2SW4SW4 SEC  
34 1N 1W; AND ALSO E2 LOT 64 POMONA PK SEC 34 1N 1W + N  
155FT SW4SE4SW4 SEC 34 1N 1W; AND ALSO SW4SE4SW4 SEC 34  
1N 1W EXC N 155FT THEREOF; AND ALSO N2SE4SW4 SEC 34 1N  
1W EXC BEG NW COR SD N2SE4SW4 S 89DEG56'25SEC E  
940.78FT S ODEG01'20SEC W 208.71FT N 89DEG56'25SEC W  
417.42FT S ODEG01'20SEC W 124.21FT N 89DEG56'25SEC W  
523.36FT N ODEG01'20SEC E 332.92FT TO BEG; AND ALSO BEG  
NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W E 268.65FT S  
200FT W 268.65FT N 200FT TO BEG EXC ROW AS DESC IN  
B-997 P-330 THRU 331 MESA CO RECDS; AND ALSO BEG 200FT  
S OF NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W S TO SW  
COR SD LOT 39 E 268.65FT N TO A PT 268.65FT E OF BEG W  
TO BEG; AND ALSO LOT 2 REPLAT OF SUNNY KNOLL SUB SEC 35  
1N 1W + BEG 447.2FT E OF SW COR NW4NW4 SEC 35 N  
67DEG14MIN E 94.7FT S 36.64FT TO S LI NW4NW4 W 87.32FT  
TO BEG; AND ALSO LOT 1 REPLAT OF SUNNY KNOLL SUB SEC 35  
1N 1W; AND ALSO BEG 855FT N OF SW COR SW4NW4 SEC 35 1N  
1W N 455FT TO NW COR SW4NW4 E 500FT SWLY 671FT TO BEG  
EXC .02A I-70; AND ALSO THAT PT NW4NW4 SEC 35 1N 1W N +  
W OF C RICE WASH EXC N 30FT FOR RD; AND ALSO BEG N  
4389FT OF SW COR SEC 35 1N 1W S 224FT N 65DEG15' E  
330FT N 265FT SWLY TO BEG + BEG N 201.33FT + N 76DEG57'  
E 30.8FT OF SW COR NW4NW4 SD SEC 35 N 76DEG57' E  
167.8FT N 50DEG17' E 106FT N 53DEG53' E 119FT N  
59DEG41' E 114.88FT N 14DEG31' W 355.84FT S 52DEG09' W  
103.31FT S 360.25' S 65DEG W 297.40FT S 28.90FT TO BEG;  
AND ALSO BEG NW COR S2SW4 SEC 26 1N 1W E 550FT SWLY TO  
A PT 400FT S OF BEG N TO BEG EXC W 30FT FOR ROW; AND  
ALSO THAT PT OF S2SW4 SEC 26 1N 1W N + W OF WASH EXC  
BEG NW COR S2SW4 E 550FT SWLY TO A PT 400FT S OF BEG N  
TO BEG + EXC BEG 30FT N OF SW COR SEC 26 N 10' E 382FT  
S 89DEG55' E 732.31FT TO C LI RICE WASH S 40DEG07' W  
498.91FT TO A PT ON LI OF RD N 89DEG55' W 411.95FT TO  
BEG; AND ALSO BEG N ODEG10' E 30FT FR COM COR TO SECS  
26-27-34 & 35 1N 1W N ODEG10' E 382FT S 89DEG55' E  
131.91FT S ODEG10' W 173.98FT S 82DEG54'07SEC E  
415.02FT S 40DEG07' W 205.49FT N 89DEG55' W 411.95FT TO  
BEG & ALSO BEG N 19DEG12'30 SEC E 404.32FT FR COM COR  
TO SECS 26-27-34 & 35 1N 1W S 89DEG55' E 600.4FT S  
40DEG07' W 293.42FT N 82DEG54'07SEC W 415.02FT N  
ODEG10' E; AND ALSO W4NW4SE4 SEC 3 1S 1W; AND ALSO BEG  
NW COR OF E2W2NW4SE4 SEC 3 1S 1W E 9RD S 13.5RD W 9RD N  
TO BEG; AND ALSO BEG N ODEG13' E 1049.23FT FR S4 COR  
SEC 26 1N 1W N 89DEG47' W 30FT S 85DEG08' W 790.2FT N

O DEG05' E 154.3FT N 87DEG50' E 60.24FT N 36DEG32' E 226.9FT S 89DEG56' E 621.73FT S O DEG13' W 271.27FT TO BEG EXC THAT PT BEG S 89DEG56' E 614.99FT FR N COR SE4SW4 SEC 26 N 89DEG56' W 6.74FT S 36DEG 46' W 227.6FT S 87DEG50' W 60.24FT S O DEG05' W 154.3FT N 85DEG08' E 203.64FT N O DEG05' E 322.20FT TO BEG; AND ALSO THAT PT OF W2NE4NW4 SEC 3 1S 1W N OF WASH THAT PT OF NW4NW4 SEC 3 1S 1W N + E OF RR + N OF WASH

**The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties:**

S2NW4 + N2SW4 SEC 26 1N 1W EXC N 40FT OF SE4NW4 + EXC E 30FT OF SE4NW4 + OF NE4NE4SW4 + EXC E 40FT OF SE4NE4SW4 SEC 26 EXC BEG 188FT W OF NE COR SE4NW4 W 1043.6FT S 248.7FT E 1043.6FT N TO BEG

**The following properties are zoned RSF-2:**

BEG SW COR LOT 31 POMONA PARK N 145.8FT E 258FT S 145.8FT W 258FT TO BEG

**The following properties are zoned PB:**

BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT FR E4 COR SEC 34 1N 1W N 86DEG06'02 SEC W 122.96FT N 51DEG46'49SEC W 111.57FT N 43DEG52 '15SEC E 235.75FT S 10DEG44'53SEC E 251.76FT TO BEG; AND ALSO BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT + N 86DEG06'02SEC W 122.96FT + N 51 DEG46'49SEC W 111.57FT FR E4 COR SEC 34 1N 1W N 38 DEG24'46SEC W 235.17FT N 46DEG51'15SEC W 95.77FT N 51DEG35'14SEC E 247.67FT S 38DEG24'46SEC E 298.26FT S 43DEG52'15SEC W 235.75FT TO BEG; AND ALSO THAT PT OF SE4NE4 + OF NE4SE4 SEC 34 1N 1W N OF RD + S OF I-70 + DN EX THAT PT DESC IN B-1070 P-922 + THAT PT DESC IN B-1123 P-82 CO CLKS OFF

**The following properties are zoned PZ:**

LOTS 27 33 & 34 & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG E OF A WASH EXC THAT PT CONVEYED TO COLO DEPT OF HWYS IN B-861 P-284 MESA CO RECDS; AND ALSO LOTS 29 TO 32 INC & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG W OF WASH EXC THAT PART CONVEYED TO COLO DEPT OF HWYS IN B-861 P-279 MESA CO RECDS & ALSO EXC BEG SW COR SD LOT 31 N 145.80FT E 258FT S 145.80FT W 258FT TO POB

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

/s/ Ron Maupin

ATTEST:

Mayor

/s/ Stephanie Nye  
City Clerk

# Exhibit E

Copy to County Admin on 9.25.94  
26 to 26 Rd, H 1/2 to H 3/4 Rd.

BOOK 2095 PAGE 253

**SACCOMANNO GIRLS TRUST  
ANNEXATION AGREEMENT**

1693396 03:37 PM 08/26/94  
MONIKA TODD CLK&REC MESA COUNTY CO

THIS AGREEMENT is made and entered into this 19<sup>th</sup> day of August, 1994, by and between Saccomanno Girls Trust, 860 26 1/2 Road, Grand Junction, CO, 81506 ("Developer"), and the City of Grand Junction, a municipal corporation, State of Colorado, 250 N. 5th Street, Grand Junction, CO 81501, hereinafter referred to as "CITY".

In consideration of the mutual obligations, benefits, duties and promises the parties hereto agree as follows:

1. Developer represents that it is the owner of the property described below (the "Property") and that it has the authority to enter into this agreement on the terms and conditions set forth. If Developer needs to obtain the consent or agreement of another party or parties in order to effectuate this agreement, Developer agrees to do so.

The legal description of the Property is:

The following described real property situate in the West Half of Section 26, Township 1 North Range 1 West of the Ute Meridian, County of Mesa, State of Colorado:

The South Half (S 1/2) of the Northwest Quarter (NW 1/4), and the North Half (N 1/2) of the Southwest Quarter (SW 1/4), EXCEPTING THEREFROM the North 40 feet of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), AND ALSO EXCEPT the East 30 feet of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), AND ALSO EXCEPT the East 30 feet of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), AND ALSO EXCEPT the East 40 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), AND ALSO EXCEPT the following described real property: Beginning at a point which bears N 89°52' W a distance of 188 feet from the Northeast Corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 26, thence N 89°52' W a distance of 1043.6 feet, thence South a distance of 248.7 feet, thence S 89°52' E a distance of 1043.6 feet, thence North a distance of 248.7 feet to the Point of Beginning.

City has agreed to consider annexing the Property into the City. The timing of the City's actions to annex the Property is solely as determined by the City. If the City determines to annex all or a portion of the Property, the City may do so in

conjunction with other properties in the area in order that the City may maximize the extent of territory annexed. The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

3. This agreement may be recorded with the Clerk and Recorder in Mesa County, Colorado, and if recorded shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto.

4. Nothing contained in this agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abnegation of City's legislative, governmental, or police powers to promote and protect the health, safety, or general welfare of the municipality or its inhabitants; nor shall this Agreement prohibit the enactment or collection by City of any fee or charge which is of uniform or general application, or necessary for the protection or promotion of the public health or welfare.

5. If any annexation of the property or any portion thereof is challenged by a referendum or an initiative, all provisions of this Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the election. If the final judgment of a court of competent jurisdiction orders the disconnection of all or any portion of the property from the City, then, at the election of the City, this Agreement and all provisions contained herein shall be null and void and of no further effect. If such final judgment does not require the disconnection of all or a portion of the Property from the City, then Developer and City shall continue to be bound by all the terms and provisions of this Agreement.

6. In the event that any annexation of the property or any portion thereof is voided by final action of any court (such action not being associated with a referendum or initiative election), Developer shall cooperate, if requested by the City, to cure the legal defect which resulted in disconnection of the property, and upon such cure this Agreement shall be deemed to be, in part, an agreement to annex the property to City pursuant to § 31-12-121, C.R.S. and the terms of this agreement shall be binding on the parties. Developer shall reapply for annexation, or the City may sign, as Developer's attorney-in-fact, a petition to annex, when the property becomes eligible for annexation as determined by City.

7. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by the Courts held to be illegal or in conflict with any law of the

State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular part, term, or provision held illegal or invalid.

8. Except as otherwise stated herein, no right or remedy of disconnection of the described property from the City shall accrue from this agreement, other than that provided by § 31-12-119, C.R.S. In the event the Property or any portion thereof is disconnected at Developer's request, this agreement shall be void and of no further force and effect as to any portion of the Property, and any zoning which has been applied to the Property shall revert to the zoning which applied prior to annexation to the City.

9. The Developer has proposed that the City adopt, in accordance with the provisions of the Zoning and Development Code of the City, zoning which results in a density of not more than two units per acre for the Property. The Developer may request such zoning at the discretion of the Developer. If the City Council does not adopt zoning for the Property substantially as provided herein, this agreement may be terminated at the option of the Developer if Developer gives written notice of such termination within 30 calendar days of the Council's adoption of a zoning which is substantially different for the Property and the Council does not, within said thirty day period, adopt or re-adopt zoning substantially as provided herein.

10. Developer shall, contemporaneously herewith, execute a power of attorney for the purpose of annexing the Property to the City which shall terminate upon termination of this Agreement. A copy of the power of attorney is attached hereto and labelled Exhibit "Saccomanno Girls Trust Power of Attorney." At such times as the City deems necessary, Developer agrees to take such other steps and to execute such other documents as may be required by the City in order to accomplish the annexation to the City of the Property. The City may annex all or a portion of the Property in conjunction with other properties so as to maximize the annexation efforts of the City, as determined by the City.

11. This agreement shall bind the signatory parties and their respective heirs, successors and assigns.

12. The Developer's remedies, upon non-performance by the City pursuant to this Agreement, are limited to the following: the developer shall give notice of default to the City Manager specifying the action giving cause to said default. The City shall have 30 days from its receipt of said notice to correct the alleged default. Upon the correction of said default within the 30 days period the agreement shall be restored and all terms and conditions will be in full force and effect.

In the event a default is not timely corrected, the Developer has the right to sue for specific performance, however, in no event shall the City be liable for any damages whether indirect, special or consequential. Each party agrees to pay its own attorney's fees in such event, unless otherwise provided by law.

13. This agreement constitutes the entire agreement of the parties and supersedes any prior discussions, agreements or negotiations.

14. Notice pursuant to this agreement shall be given by certified mail to the address listed above the signature lines or to such other address as a party may hereafter designate by certified mail.



Stephanie Nye

Stephanie Nye  
City Clerk

City of Grand Junction  
250 North Fifth Street  
Grand Junction CO 81501

By: Mark K. Achen

Mark K. Achen  
City Manager

Attest:

\_\_\_\_\_

SACCOMANNO GIRLS TRUST  
860 26½ Road  
Grand Junction, CO  
81506

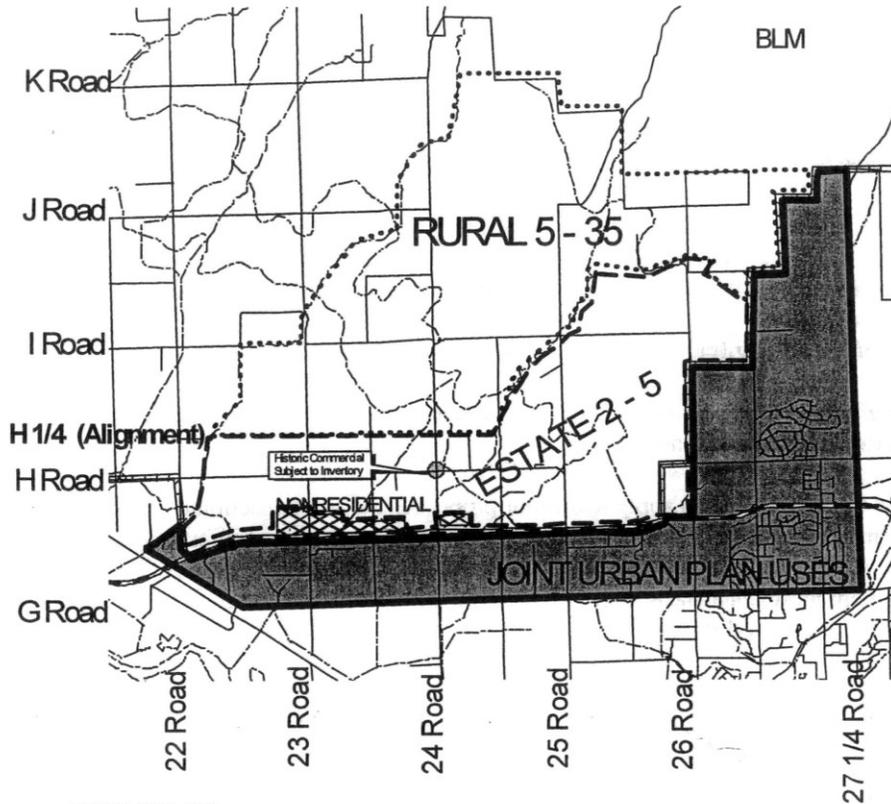
By: Carol Ann Murphy  
Carol Ann Murphy

Lenna Marie Watson  
Lenna Marie Watson

Linda Marie Siedow  
Linda Marie Siedow

# Exhibit F

# NORTH CENTRAL VALLEY Future Land Use



## LEGEND

- Joint Urban Plan Uses
- Interstate 70
- Joint Urban Plan Uses
- Urban Growth Boundary
- Water
- Rural 5-35 Acre Densities
- Estate Densities (2-5 Acre)
- Historic Commercial
- Nonresidential Uses
- Nonresidential Uses
- BLM

## SCALE

0.5 0 0.5 1 Miles

**THIS MAP DOES NOT STAND ALONE.  
IT MUST BE USED IN CONCERT WITH  
THE GOALS AND POLICIES OF THIS PLAN.**

ADOPTED BY MCPC  
3/19/98

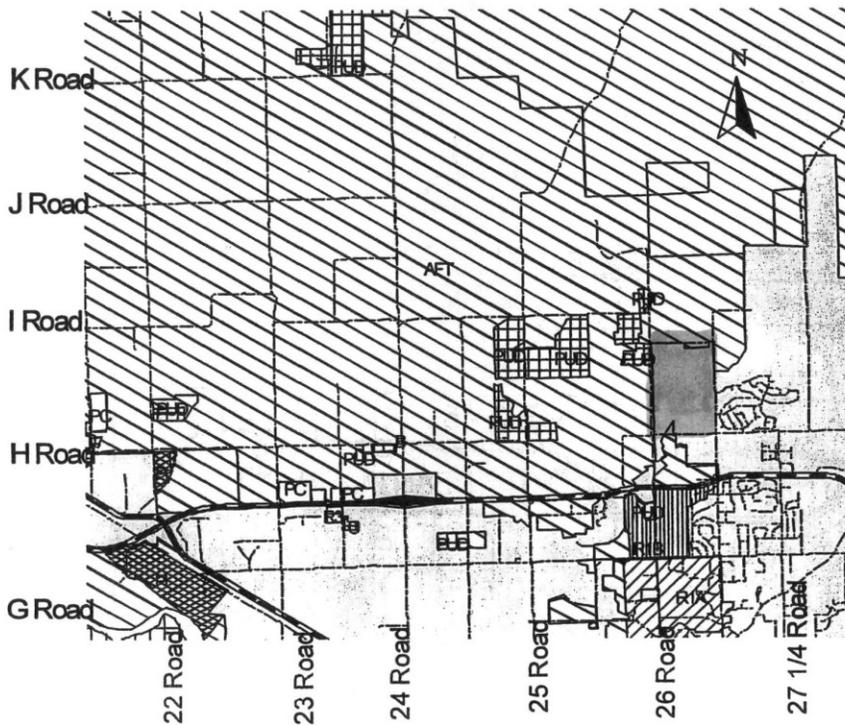
40 SCALE  
1 INCH MARK = 176'

**#2 - Current Zoning -**

\* Primarily Agriculture/Forestry/Transitional (AFT, 5-35 acre densities) in rural areas; (County zoning shown on map below)

\* Urban densities and uses within urban growth boundary.

# NORTH CENTRAL VALLEY Current Zoning



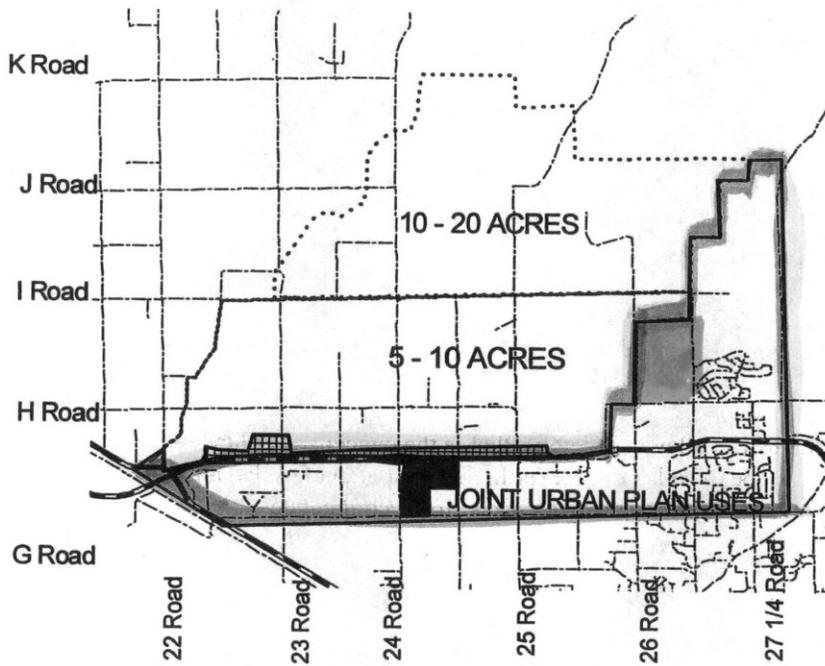
**Mid- Valley (Appleton) Plan -**

\* 5 acre densities on poor soils and 10 acre densities on prime soils from Interstate 70 to I Road

\* 10 acre densities on poor soils and 20 acre densities on prime soils from I Road to K Road

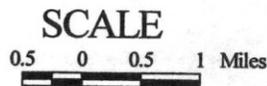
\* Urban densities and uses (per Growth Plan) within urban growth boundary

# NORTH CENTRAL VALLEY Appleton Plan



**LEGEND**

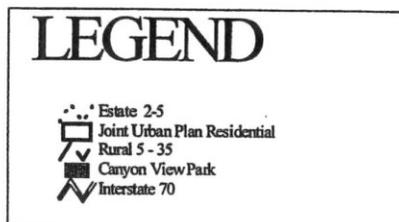
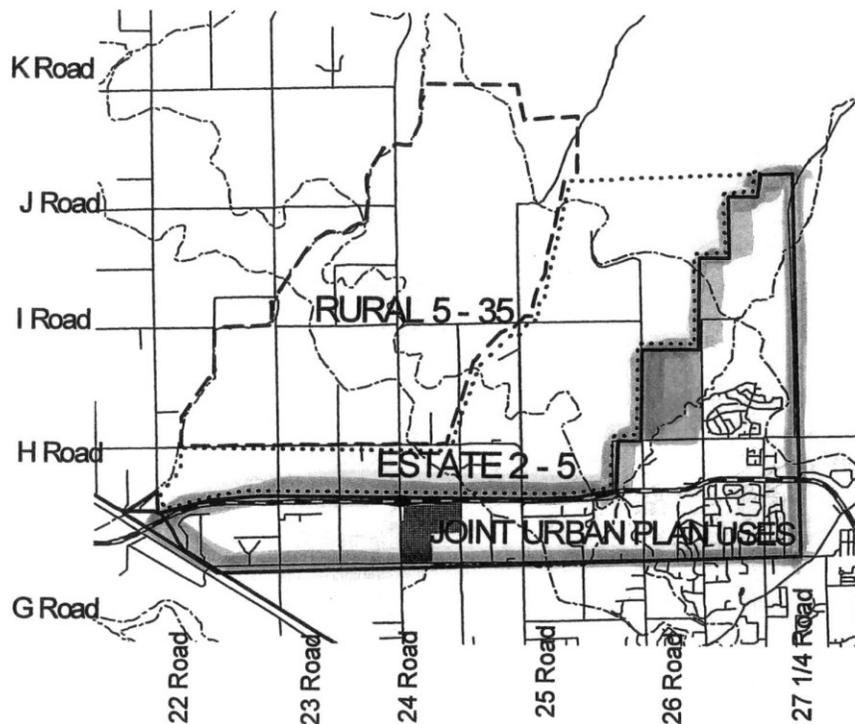
- Canyon View Park
- Nonresidential
- County/City Roads
- State Highways
- 5 to 10 Acres
- 10 to 20 Acres
- Urban Growth Boundary



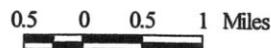
**#3 - Southeast to Northwest Density Tiers -**

- \* Rural (5-35 acre densities) northwest of middle wash
- \* Estate (2-5 acre densities) between middle wash and urban growth boundary
- \* Urban densities and uses (per Growth Plan) within urban growth boundary

# NORTH CENTRAL VALLEY Density Tiers Plan



## SCALE



**#4 - Growth Plan - (Mesa Countywide Land Use Plan and Grand Junction Growth Plan)**

The following are facts on future land use designations in the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan adopted in 1996.

- ◆ The majority of unincorporated land in the North Central Valley planning area has been designated Rural – with densities that will range from 5 to 35 acres in size with clustering encouraged.
- ◆ The area north of I Road is within the West Rural Planning Area, outside the Joint Urban Plan Area, and is classified as Rural. (No urban density designations are included in the Rural Plan).
- ◆ The land north of Interstate 70, south of I Road and generally between 25 and 26 Roads has been classified in the Joint Urban Area Plan as Estate – single-family homes on 2 to 4.9 acre lots.
- ◆ Residential density classifications within the Urban Growth Boundary (Joint Urban Area Plan) are generally more intensive than currently zoned and range from 0.5 acre lots to 11.9 dwelling units per acre. — RL (0.5 to 1.9 acres/dwelling unit (du)) RML (2 to 3.9 du/acre), RM (4 to 7.9 du/acre), RMH (8 to 11.9 du/acre).

# Exhibit G

Mr. Wilson feels two weeks is not sufficient time to meet with the Bureau of Reclamation on other options.

Councilmember Graham would rather see the easement rescinded than tabled. He believes the federal government will find a way to put this through if it is clear that the City isn't offering any kind of effective opposition to it. The City is not merely a willing participant. He would like to see the offer of easement rescinded since, in his judgement, it would make it that much more difficult for the City to become an active participant. So long as the matter is pending, the decision could be conceivably ratified. Mayor Maupin felt if the City is not an active participant in the easement, it also is not an active participant in the boat situation and in providing recreation on the river.

Councilmember Graham felt that the City did not initiate the entire project, either the fish ladder or the use on the Gunnison River or the takeouts. The City was confronted with a short time frame on a request for the grant of easement for the fish ladder program. The City expressed its concerns. The City has been placed in the position of having to react to the proposals of others with little time to perform the careful deliberation required.

It was suggested by Councilmember Terry that an endorsement be prepared for support of this project to continue the City's participation in discussions, with the reservation that the City will defer granting the easement until such time as its legal concerns have been satisfied; said endorsement to be presented at the May 17, 1995 City Council meeting, and authorizing the Mayor to write a letter stating the above.

Upon motion by Councilmember Terry, seconded by Councilmember Theobald and carried, the Mayor was authorized to prepare an endorsement of the Memorandum of Understanding that indicates the City's continued interest in the project, with the reservation that the City will defer a decision on the easement until May 17, 1995 for legal reasons.

Councilmember Terry requested that the Mayor contact personally the Bureau of Reclamation to make them aware of the City's concerns.

PUBLIC HEARING - ORDINANCE NO. 2842 - AN ORDINANCE ZONING POMONA PARK ANNEXATION RSF-R, RSF-2, PZ, PB, PR 4.1, PR 7.8 AND PR 9.9 [FILE #ANX 95-17]

The City has recently approved the annexation of lands north of the City limits known as the Pomona Park Annexation. The City is required by State Statute to establish zoning for the Pomona Park Annexation located generally between 24 3/4 Road and 26 1/2 Road and F 1/4 Road and H 3/4 Road.

- a. 24 Road to 24 1/2 Road and I-70 Area  
9 Parcels
- 25 Road to 25 1/2 Road and F 1/2 to G 3/8 Road Area  
11 Parcels
- 26 Road to 26 1/2 Road and I-70 to H 3/4 Road Area  
13 Parcels
- b. Approximately 151 acres Saccomanno Property  
1 Parcel
- c. Proposed North Valley Subdivision  
1 Parcel

City Attorney Dan Wilson announced that if certain members of the audience are not interested in Items b. or c., they will definitely be interested in Item a. These are very broad descriptions.

Item a.

A hearing was held after proper notice. This item was reviewed by Larry Timm, Community Development Director. This annexation has to do with the remainder of the Pomona Park Annexation. The other portions were dealt with by Kathy Portner previously in the meeting. The proposed zonings are most similar to the districts that the property was zoned in the County with four exceptions:

- 1. The North Valley Subdivision
- 2. The Saccomanno Property
- 3. A .96 acre parcel at 726 24 Road, a single family home which is surrounded by the property the City has purchased for the future park at the intersection of 24 Road and I-70. That property was zoned Planned Business in the County and the proposed zoning for that in the City is RSF-2.
- 4. The property that is owned by the City for the park near 24 Road and I-70. It is 72.6 acres and was zoned Planned Business and AFT in the County. The City is proposing PZ Public Zone in the City for that parcel.

President of the Council Maupin opened the floor for questions and comments regarding the above Item a. Those speaking were as follows:

- 1. Chris Cameron, 2605 Kelley Drive, was concerned with increased traffic, schools, public transportation, air traffic, drainage, density versus agricultural land, and lack of planned development.

Councilmember Graham felt these comments should have been made

at the annexation hearing held on May 3, 1995.

Councilmember Terry stated that currently the Planning Commission and the City Council have hired consultants to develop master land use plans consecutively and jointly. This process is going on now. Hopefully, Mr. Cameron's issues have been brought up at meetings and when the plan is finalized will be addressed.

There were no other comments. President of the Council Maupin closed the hearing.

Comments from Councilmembers were as follows:

Councilmember Terry asked if Bookcliff Gardens required any change in business by going from Business in the County to Planned Business in the City. Mr. Timm responded that a Planned Zone is intended to have a specific use with it. In this case going with the planned zone is status quo. They can continue using the property as they have been. If they want to change from a nursery to some other type of business, they would be required to come in for a hearing. If a substantial change is made in the size of the business, a plan amendment must be filed.

Councilmember Baughman asked if the rezone from Planned Business to RSF-2 was acceptable to Mr. Long. Mr. Timm responded that he understands it is.

Item b.

Mr. Timm reviewed Item b. This property was zoned AFT in the County. The Planning Commission recommended that the Saccomanno property be zoned RSF-R in the City. Mr. Timm referred to comments in a letter from the Airport Authority pertaining to the area. The letter states that all the noise contours will be expanded around the airport when the Master Plan is completed later this year.

Councilmember Terry asked why the Planning Commission recommended the RSF-R zone and not RSF-2. Mr. Timm replied that given the intensity of development in Paradise Hills which is zoned RSF-4 and RSF-5, and looking at the areas outside this annexation to the west, which are zoned primarily AFT, the Saccomanno property is being seen as a transition area from 4 and 5 units per acre, to the areas outside the City that are 2-acre, 4-acre and 5-acre lots. The half acre lot in between is a good and reasonable transition zone.

Councilmember Afman stated that the 201 Boundary runs along the southern and eastern portions of the Saccomanno property. Mr. Timm stated a good portion of this property would drain into the area that the City serves with sewer to the south and east.

Mr. Timm stated that the RSF-R zone in the City is the closest to the AFT. The RSF-R has a minimum 5-acre lot zone. The AFT zone is an average of 5-acre lots.

Mr. Timm stated the fact that because the property is not currently in the 201 Boundary, it does not mean it could not be in the 201 Boundary in the future. Mr. Jim Shanks, Public Works Director, stated the 201 Boundary is a planning area which was established when the City first started sewer planning required by the Clean Water Act in the middle 70s. The boundary does not follow the natural drainage lines. There is quite a bit of area that naturally drains into the area that is sewered which is not in the 201 boundary, the Saccomanno property being one of those. Mr. Shanks did not believe the location of the current 201 boundary should drive Council's land use decisions. The 201 boundary has been amended several times since it was established in 1976. The current sewer plant was originally outside the 201 boundary. The County has made a change on Orchard Mesa all the way to 32 Road. The City is concerned about the length of it. It is a point of contention as to whether it is a joint City/County decision on the amendment of the boundary or whether it is at the sole discretion of either entity.

Mr. Shanks continued by describing the Paradise Interceptor which was originally constructed to take out of service an old package plant that had been constructed along with Paradise Hills Subdivision. The sewage flows to the south and west. The line size increases further south and west in anticipation of development that will occur along the line and the accumulation of sewage. It starts off as a 12" line, increases in size from 15" up to 18" before it goes across the highway east of Mesa Mall on 24 1/2 Road. Then it crosses and ties into the River Road Interceptor which runs west along River Road to the sewer plant. The current capacity of the line where it discharges the River Road Interceptor is a little over 4 million gallons per day. It is currently running at approximately six tenths of a million gallons per day. Mr. Shanks would not recommend serving this area by septic on half-acre sites. There are a number of such septic systems that are not working after 20 or 30 years of having problems. It is now costly to bring those properties onto the sewer. He used Redlands Village as an example. Current County Health Rules allow septic on half-acre sites.

City Manager Mark Achen felt this property is on the cusp of the issue of City and County philosophies toward growth and development. If it were in the City, he believed the City Council has the power to refuse development at half-acre developments without sewer. If, however, the property were in the County, it is debatable. The County has demonstrated their ability to authorize

it to be either septic or authorize it to be sewerred regardless of the 201 Boundary. The City cannot control the destiny of this property.

President of the Council Maupin opened the floor for questions and comments regarding the above Item b. Those speaking in favor of the rezone were as follows:

1. Kirk Rider, 1050 Gunnison Avenue, representing the Saccomanno property owners. Mr. Rider made three corrections to his letter to City Council dated May 1, 1995. The City approached the Saccomanno family in mid-1994 regarding annexation. The Saccomanno family realizing they were in the path of development, felt annexation made sense and RSF-4 density was appropriate. At that time the City expressed concern about the neighboring density and proposed RSF-2, which the Saccomannos accepted. The annexation agreement provides that if RSF-2 zoning is not granted, the Saccomanno's can request disconnection from the annexation. The Planning Commission voted 3-0 to maintain an RSF-R zoning density. Mr. Rider referred to definitions in the Zoning and Development Code for RSF-R, RSF-2 and RSF-4. Mr. Rider discussed infrastructure, schools, growth, farmland preservation. He felt it is unfair to want to preserve farmland when you don't own that farmland. If this zoning is not approved, the Saccomanno family will have no choice but to disconnect so an appropriate use can be made of this property. Mr. Rider stated 71% of the property is currently under cultivation. All the property has been classified by the Soil Conservation Services as highly erodible. Only 31 acres are considered good farmland. There are no present plans to develop this property. His clients have become concerned recently about leaving this property in such a low density zoning, creating expectations that are not reasonable, being that it is always going to stay that way. That is why the Saccomanno's felt it necessary to obtain a zoning that is more reasonable for this property.

City Attorney Dan Wilson stated that the RSF-2 zoning could be rezoned at a later date in response to the Saccomanno Trust coming back with a particular plan in the future.

2. Joe Steinkirchner, Paradise Hills resident for 26 years, felt it is appropriate to take an out to a lesser density than what seems to be constantly coming to these developments. He feels relationships and friendships are as valuable as the open space. He was also concerned with overcrowded schools, sewer problems and traffic. Yet he feels this property is the least impacted. Since Paradise Hills has been annexed, there are now jogging trails and bike paths on 26 1/2 Road. He sees a real benefit in being in the City.

3. Geno Saccomanno, 778 26 1/2 Road, felt that Grand Junction needs places where people of modest income can live. That is the objective of extending that development to the farm. Approximately 15 years ago he received approval from the County Commissioners of a sewer line going up First Street to the Highline Canal. He reiterated that his daughters have no immediate plans for development of this property. He feels they have compromised in agreeing to go to RSF-2 instead of RSF-4 and felt it is reasonable. He encouraged approval of this zone. Dr. Saccomanno stated he has worked with the City for approximately 1 and 1/2 years on this property.

Councilmember Graham stated, on behalf of the Council, that Dr. Saccomanno is to be esteemed and honored for his remarkable contributions to the community.

Councilmember Baughman echoed Councilmember Graham's comments regarding Dr. Saccomanno. He asked if Dr. Saccomanno would consider a higher density on the east side and a lower density on the west, just within the 152 acres, where the benefit to Dr. Saccomanno and his family would remain the same for a development potential and yet create a buffer within his property instead of having it all one zone. Dr. Saccomanno felt an ideal situation for that piece of property would be to have a 9-hole golf course in the low areas, and homes on the elevated portions of the property. He would like to see this property become a part of the City of Grand Junction.

4. Carol Murphy, 2679 Paradise Way (Dr. Saccomanno's daughter). Ms. Murphy and her husband feel it is a great suburban neighborhood. It is close to everything and reasonably affordable for them. They feel it would be a shame if only 30 families could enjoy these advantages on 150 acres, and to limit them to people who can pay \$80,000 a lot. They have made a commitment to the annexation agreement and will abide by it.
5. Lenna Watson, 720 Wedge Drive, (Dr. Saccomanno's daughter). She reiterated that there are no current plans for development of this property. She would like to have the zoning issue resolved. She does not want to be surrounded by 5-acre ranchettes. She feels the RSF-2 zone is reasonable.
6. Steve Watson, 720 Wedge Drive, husband to Lenna Watson, noted the MPO map shows properties near the airport will develop with a high employment population. To develop this property is a large risk. He felt it would take five to ten years to develop at a cost in excess of \$4 million. He encouraged the RSF-2 zoning.

Mr. Rider noted neither the zoning nor an approved subdivision affects the property tax classification. It is the use that determines the classification.

RECESS

President of the Council Maupin declared a five-minute recess at 11:45 p.m.. Upon reconvening at 11:51 p.m., all members of Council were present.

Those speaking in opposition to the zoning were as follows:

1. Kay West, 2627 H 3/4 Road. For the record Ms. West stated she was offended and insulted by Mr. Rider's comments when he started this process. She submitted aerial photos of 25 Road to 27 Road and Interstate 70 to I Road, showing what is currently located in that area. She stated 26 1/2 Road is a good natural barrier between the high density to the east and the lower density to the west, as is the Interstate on the south.

President of the Council Maupin stated for the record that the photos being reviewed by Council are aerial photos of the City's recent GSI mapping system.

Ms. West continued by stating the property owners insist they have no plans to develop, yet they want the higher density zoning. She felt the owners can keep the RSF-R zoning, and rezone later when they are ready to develop. She cannot understand the hurry. She requested the lower zoning. She felt it would keep the area west of 26 1/2 Road in a more compatible state and would blend in with the existing zones.

2. Wallace McCarther, 877 26 Road. He stated that shale goes down 7 feet on some properties and definitely affects leech fields. He referred to the previous discussion regarding septic systems.
3. Ron Rucker, 770 26 Road. He stated every phase of his business will be governed by the City. Yet on this particular property, the City is being asked to change something from a plan that is in place as part of the Appleton Plan. It has been comparable to the RSF-R zone. Approval of this rezone will adversely impact the surrounding area. Mr. Rucker referred to written City policy regarding zonings, and felt this rezone does not meet the City's policy. Mr. Rucker is not opposing the current zoning of RSF-R which is the zoning for his 2.7 acres.

4. Jay Jefferson, 2599 H Road, the corner of 26 and H Roads. He was concerned with the high density. He was also concerned with traffic. In 28 years, 16 accidents have occurred at his corner. His fences and gates have been damaged by uninsured motorists. Increased traffic with no plan to handle it concerns him greatly. Mr. Jefferson reiterated the honor bestowed upon Dr. Saccomanno. He requested a compromise to the zoning that is on the table. Mr. Jefferson is not in the annexation and is happy with his zoning.
5. Bill Pitts, 2626 H Road. He has lived in this area since 1967 and is not opposed to growth. He requested that the RSF-R zoning be analyzed by the City Council for consideration. His approximately 5.8 acre parcel is inside the City limits.
6. Rags (Richard) Gauley, 827 26 Road. Mr. Gauley encouraged the preservation of open space and cast his vote for no density at all on this property. He suggested it be used for a public park. Mr. Gauley's property is one-half acre in size.
7. Dave Zollner, 2545 Canaan Way. He stated there has been some speculation that this zoning recommendation has been pre-approved without attention to public comment. After seeing the agreement between the City and the landowner, which states how the landowner can sue the City for specific performance, he sees it is not a rumor. The pressure is now great on the City Council to cover the inappropriate actions of the City. He was concerned with traffic and schools. He stated the City has estimated 2700 extra cars per day would come from this parcel alone. He feels this rezone will force the rural heritage further out of the Grand Valley. He felt the Planning Commission's decision to reject this zoning was correct.

Councilmember Theobald stated he understands Mr. Zollner's concern with the annexation agreement. But to presume from the agreement that it is a done deal, is incorrect. To presume from the agreement that Council is going to do what the agreement says because if it doesn't, it is going to be sued, is also incorrect. If the City fails to meet its commitment in the agreement, then it does not get the annexation. He stated that Council is not there for personal interest, but because they care about the community. Bringing 150 acres into the City for any reason does not override what is good for the community.

City Attorney Wilson clarified the terms of the annexation agreement in question. The City cannot be sued for damages, but the Saccomanno family has the right of specific performance. That means the Saccomanno family can force the City to its end of the bargain. The City's end of the bargain is not to zone it one way

or the other, but that if it is not zoned 2 units per acre, the Saccomanno's have a right to get out. It was placed in the agreement as a safety valve for the Saccomannos in case the zoning didn't go the way they expected. They can then go to court and force the City to let them out of annexation. Annexation agreements are quite common across the State of Colorado.

Mr. Zollner withdrew his statements regarding the annexation agreement, but held to his other comments.

8. Bill Scott, 823 26 Road. He lives on 9 acres across from the Saccomanno property. He has lived there for 10 years. The Appleton Plan states that homes in that area should be on 5 and 10 acre parcels. The transition from the Appleton Plan to two houses per acre is quite a change. The eastern border of the Appleton Plan is 26 1/2 Road.
9. Chris Cameron, 2605 Kelley Drive, stated he does not have a vendetta against the Saccomanno family. He felt the request for high zoning is premature since there are no immediate plans for development by the Saccomannos.
10. Keith Mumby, 2703 Crossroads Blvd. His property is located one-quarter mile east of the property. He spoke representing Dennie and Barb Hartshorn, owners of the property that immediately borders this property to the south. They are in the area being zoned RSF-R even though they are closer to the City. He felt there is no question this property will be developed. To zone this property to RSF-2, which equates to 300 houses on 150 acres, casts that zoning in concrete as far as the City Planning Department and control is concerned. When the traffic increases, he questioned who is going to build the road from H Road to Patterson Road. The taxpayers will pay for the road. The Appleton Plan zones the entire area to 26 1/2 Road AFT, one resident per 5 acres on average. The RSF-R zone says each resident must have 5 acres. The AFT zoning preserves the ultimate type of open space that is being requested. He requested that Council stay with the Appleton Plan and zone the property RSF-R. The time to rezone this property is when the Saccomannos file a plan for development.
11. Marjory Zollner, 2555 Canaan Way, stated that she is in opposition to the higher density.

Kirk Rider apologized for some of his earlier comments. He feels the Appleton Plan is an anti-annexation document. Mr. Rider supports the City's annexation policies. This property is close to the Horizon Drive business and employment center, and relatively close to the urban core, and the best suited piece of property for efficient residential development.

Steve Watson referred to Mr. Mumby's comment of 300 homes. Mr. Watson clarified that 20% to 25% is lost to roads, waste and the lot layouts when developing. He said out of the 235 lots, approximately 7 to 8 acres is lost to leach creek which is unusable. That leaves 220 homes instead of 300 homes, resulting in an additional 190 homes.

Item c.

Tom Dixon, Community Development Department, reviewed this portion. North Valley Subdivision was reviewed and approved in a two-phase project allowing 38 lots to be platted under phases 1 and 2. It left out a parcel that contained 10 acres. That was also reviewed under an outline development plan before the Planning Commission that showed 36 lots. At that time the northern portion was not annexed into the City and the PR-12 zoning that has existed since 1979 or 1980 has remained. The petitioner has objected to Planning Commission's and Staff's insistence that a plan was being shown for 36 lots in the northern portion, and the plan and any corresponding zoning should correspond with what was approved. That has driven the Planning Commission's recommendation of a PR-4.1 zone at this time. Staff is requesting that the ODP go through the review process. Currently there is no plan in place for PR-12. It does not exist. The zoning is there, but there is no plan that corresponds to the PR-12. There is a plan that corresponds to the PR-4.1 which is the Outline Development Plan that was approved by the City Planning Commission last fall. Staff is recommending a PR-4.1 zone for the northern portion of the North Valley Subdivision.

President of the Council Maupin opened the floor for questions and comments regarding the above Item c. Those speaking were as follows:

1. John Williams, with the firm of Coleman, Joufflas & Williams, representing Chris Carnes, one of the owners of North Valley Subdivision. Mr. Williams had previously submitted copies to Council of his letter and attachments listing the situation of Mr. Carnes and his problems. This property was purchased by Mr. Carnes and his company because of the location and the PR-12 zoning. The zoning was a real key to why this property was purchased. Mr. Carnes feels he has been treated unfairly tonight. He was given assurances during the planning process that the zoning of PR-12 would not be affected by anything he was doing. Written Staff review comments correlate with that. The Planning Commission approved the preliminary plat for the southern portion. In June, 1994, the Planning Commission recommended a 4.1 zoning of only the southern 10 acres of his property and no jurisdiction for anything in the northern 10 acres. Mr. Carnes was satisfied with a PR-4.1 zone on the

southern 10 acres so long as there remained a PR-12 zoning on the northern 10 acres. Mr. Carnes was led to believe at the Planning Commission meeting that if he accepted the two zonings, the Commission would look favorably to the PR-12 zoning on the north 10 acres. Mr. Carnes is concerned with the downzoning from PR-12 to PR-4.1. He would like to keep the PR-12 zoning.

City Attorney Wilson asked Mr. Williams if there was a neighborhood consensus on what they thought the zoning should be. Mr. Williams responded that he did not know.

Councilmember Graham asked Mr. Williams if the City is estopped from zoning this property PR-4.1. Mr. Williams did not know. Mr. Williams stated that there were a number of times during the meetings where Mr. Carnes was given assurance that he was not jeopardizing his PR-12 zoning by submitting a plan that had only a 4.1 density on the northern 10 acres. Mr. Williams said that Mr. Dixon said tonight that if it would have been a PR-12 plan, there would be no objection.

Mr. Dixon referred to a letter dated April 1, 1995, from Kathy Portner (Senior Planner with the Community Development Department) which refers to the Zoning and Development Code. When a parcel is being developed, the entire property or tract must have a plan showing how it is going to be developed or related to a development proposal even if only a portion of that development is actually coming forward. Mr. Carnes' property was being treated as one parcel.

Mr. Williams reiterated that the PR-12 zone gives Mr. Carnes the flexibility needed. The first Planning Commission meeting for the preliminary plat, after the submission of the ODP, he was still thinking all 20 acres were going to be annexed. The Staff recommendation was still no zone change of PR-12, based on the 38 lots to the south and the same development to the north.

Kathy Portner, Community Development Department, stated the City originally received either an annexation petition or power of attorney for annexation for the entire 20 acre tract. That was to allow this development to go through the City review process. The plan was submitted for the south 10 acres. Based on the provisions of the Zoning Code, City Staff requested the entire property under one ownership be planned. The City did not have jurisdiction to zone when the preliminary plan went to the Planning Commission hearing. Staff was looking for a preliminary plan for the entire 20 acres. At that time Staff could not issue any kind of zoning because the annexation process had not started. That is why there was the "no change" in the zoning. There was no explanation as to why only 10 acres of the 20 acres was annexed.

City Attorney Wilson stated that Staff may have been thinking of bringing in the 10 acres later as part of a different annexation. Had the north half been developed first, the infrastructure would have been extended further, and been more expensive.

2. Chris Carnes, 2682 Paradise Way. He stated if he has a piece of property zoned PR-12 and is submitting a plan that shows 4 units per acre, with full neighborhood support, why would he feel a need to show something on the north 10 acres to try to assure himself that he gets the south piece put together. He is doing a density one third of what was allowed. He feels he was forced to file the preliminary plat on the north 10 acres, to be on record with it. At that point, the City reversed itself and said it would not annex that piece. The City saw that through annexation it could get the density on the preliminary plat.

Mayor Maupin said the City can use the extra 10 acres for the rest of the other annexation.

Kathy Portner stated the PR-12 zone can accommodate a combination of single family and multi family.

3. Tom Rolland, Rolland Engineering, 405 Ridges Drive. He was present in every meeting with the City Staff and Planning Commission meeting involving this zoning. He summarized his association with Mr. Carnes. They believed they would be able to retain the PR-12 zoning on the property. He requested the PR-12 zone be retained.

City Manager Mark Achen felt the only thing the developer did to contribute to this problem was to submit the mirror image plan on the top 10 acres. The rest of the confusion was on the City's part - the issue of the annexation, zoning or planning trying to occur prior to annexation, then zoning occurring subsequent to annexation.

Councilmember Graham asked Mr. Carnes if there would be a zoning somewhere between PR-4.1 and PR-12 that would be acceptable. Mr. Carnes said he can live with either zone.

City Manager Achen apologized to Mr. Carnes for the City's part in the confusion of the situation.

After lengthy discussion, President of the Council Maupin closed the hearing.

Upon motion by Councilmember Mantlo, seconded by Councilmember Graham and carried by roll call vote, Item c. of Ordinance No. 2842

was zoned PR-12, with the resolution that when the PR-4.1 zone is requested, Council will give consideration at that time.

President of the Council Maupin reopened the hearing for discussion on Item b.

Item b.

Councilmember Baughman felt the Saccomanno family would like an average density of 2 units per acre instead of two units per each acre.

Councilmember Afman felt Council needs to consider the Appleton Plan in its decision on this item.

Councilmember Mantlo felt a decision should be made that is best for the overall community.

Councilmember Terry referred to the plan that was bought into by Council last fall. She preferred to see no change in the plan presently. If the plan dictates that the zoning be changed, she would consider that.

Councilmember Graham concurred with the statements of Councilmembers Terry and Mantlo.

President of the Council Maupin felt the Grand Valley will realize that the Appleton Plan may not be correct. Perhaps it is lopsided to one side of the valley. He felt rural lifestyle is diminishing.

Councilmember Afman was concerned with the cost of infrastructure. She felt future development is very important.

Councilmember Baughman encouraged rural lifestyle when possible. He cannot support the RSF-2 zone on the entire parcel of 150 acres. If the zone densities could be variable, he would support it. He was concerned with the 201 sewer boundaries. He feels any de-annexation from an annexation is a farce.

Councilmember Theobald stated that going to a PR-2 zone could allow more homes than an RSF-2 zone. The RSF-2 discounts the unbuildable, so the net will be in the 220 range. In the PR-2 zone the density can fluctuate widely, but goes back up to 300. It is not a matter of if this area will develop, but a matter of when. Even though the Appleton Plan is five years old, Councilmember Theobald was uncomfortable crossing an imaginary boundary that exists. He is most uncomfortable with the lack of a plan of development on a piece of property this size.

Mr. Rider stated that the Saccomannos would be willing to accept a Planned Residential zone density that is numerically equivalent in units to the RSF-2 zone.

It was moved by Councilmember Mantlo that Item b. of Ordinance No. 2842 be zoned Planned Residence (PR) that is the numerical equivalent to the straight RSF-2 zone. Councilmember Afman seconded Councilmember Mantlo's motion.

City Attorney Dan Wilson explained a plan will come back for review. The Plan must be approved by the Planning Commission at a public hearing. The Planning Commission or City Council can determine how the zoning will be distributed. The decision will be made at the time the plan is reviewed. The decision cannot be made today because there is no development plan. When the plan is brought before Council it must address the entire 152 acres.

Councilmember Mantlo amended his motion to reflect the plan would indicate high density to the eastern part of the property toward Paradise Hills, and the lesser density would be toward the west. The amendment failed for lack of a second.

Roll call vote was taken on the original motion with the following results:

AYE: MANTLO, AFMAN, MAUPIN.  
NO: BAUGHMAN, GRAHAM, TERRY, THEOBOLD.

The motion failed.

It was moved by Councilmember Graham that Item b. of Ordinance No. 2842 be zoned RSF-R. The motion was seconded by Councilmember Terry.

Roll call vote was taken with the following result:

AYE: GRAHAM, TERRY, BAUGHMAN.  
NO: MANTLO, THEOBOLD, AFMAN, MAUPIN.

The motion failed.

It was moved by Councilmember Graham that the recommended zoning for Item b., as provided by Staff in Ordinance No. 2842 which is RSF-2, be approved. It was seconded by Councilmember Mantlo.

Roll call vote was taken with the following result:

AYE: MANTLO, AFMAN, MAUPIN.  
NO: TERRY, THEOBOLD, BAUGHMAN, GRAHAM.

The motion failed.

It was moved by Councilmember Mantlo that Item b. of Ordinance No. 2842 be zoned PR with the same number of units that RSF-2 would allow with the largest density being on the east side and the lower density being on the west side. The motion was seconded by Councilmember Baughman.

AYE: THEOBOLD, BAUGHMAN, MANTLO, MAUPIN.  
NO: TERRY, AFMAN, GRAHAM.

The motion carried.

**PUBLIC HEARING - ORDINANCE NO. 2843 - AN ORDINANCE AMENDING SECTION 4-9-1.A OF THE ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION, MINIMUM LOT SIZE [FILE #TAC 95-1.411.41]**

Amending the Zoning and Development Code to clarify the non-conforming status of lots not meeting the minimum lot size of the zone.

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Afman, seconded by Councilmember Baughman and carried by roll call vote, Ordinance No. 2843 was adopted on second reading and ordered published in pamphlet form.

**PUBLIC HEARING - ORDINANCE NO. 2844 - AN ORDINANCE AMENDING SECTIONS 4-2-1 THROUGH 4-2-19 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE REGARDING ORGANIZATION OF BULK REQUIREMENTS WITHIN ZONE DISTRICTS AND AUTHORIZING THAT IT BE PUBLISHED IN PAMPHLET FORM [FILE #TAC 95-1.1]**

A request to amend Sections 4-2-1 through 4-2-19 of the Zoning and Development Code to remove minimum lot area, maximum dwelling units per acre, landscape requirements, and use limitations from the category of "Bulk Requirements" and list these items as separate standards within each zone district.

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Baughman, seconded by Councilmember Mantlo and carried by roll call vote, Ordinance No. 2844 was adopted on second reading and ordered published.

**ADJOURNMENT**

Upon motion by Councilmember Mantlo, seconded by Councilmember Baughman and carried, the meeting was adjourned at 3:05 a.m.

Stephanie Nye, CMC  
City Clerk

# Exhibit H

To the Grand Junction Planning Department

Weeminuche Estates Subdivision  
PP 2007-003

**RECEIVED**

MAR 01 2007

COMMUNITY DEVELOPMENT  
DEPT.

I am not opposed to the development of this property.

I am opposed to the seemingly willful disregard of significant prior discussions about this property calling for a transition from lower density on the west to higher on the east. I am further opposed to the compounding of this disregard by the request for a density bonus.

#### Surrounding Density

The 300 units that were in place for the present owner when they purchased the property are more than adequate. Actually, being honest, it is very dense, when you consider that the perimeter of the subject is about 10600 linear feet and that only 29 properties boarder it, *and that perimeter is almost fully developed.* That is an average of 365 LF of frontage per lot adjoining the subject. The subject is proposing about 90 LF per lot. Dense enough! The adjoining lots average 5.9 acres each. The subject averages 0.50 acres each. Different enough! Please, no increased density!

#### Transition

The 2/acre density stretches transition enough as verbalized above. A visual description would be a very rude sight as now proposed. There is no attempt to have the east side of 26 Road look compatible with the west side. Traveling North 1<sup>st</sup> Street from Patterson to the BLM land one will observe fully established low or rural density. The developer has made a very unsatisfactory attempt to minimize the impact by putting the back of interior lots facing toward 26 Road which will require a half mile of privacy fences on the road. To make a reasonable attempt to transition density the subject should have a 1 to 2 acre lots that would face 26 Road to more adequately resemble the opposite side of the street. This will respect previous public and government input. This will respect common visual sense. This will respect buffer and transition concepts that the City and County and Fruita and Palisade have tried to respect. This is good planning and can still get the developer the density they purchased. A density bonus only compounds all problems with these issues.

Further density bonus issues:

Parks/open space

This development does not need additional parks for a density bonus. The City's Saccomanno Park is very large and is  $\frac{1}{4}$  mile south and is to start development in 2009. BLM land is 1 mile north with excellent access via 25 or 27  $\frac{1}{4}$  Roads.

Safety

Density is already at a premium north of I-70 when considering the narrow I-70 bridges, especially 26 Road with no sidewalk/bike path and the severe hills between G and H  $\frac{1}{2}$  Roads.

Thank you.

Dave Zollner  
2545 Canaan Way  
243-5692  
Feb 28, 2007

I live  $\frac{1}{2}$  mile SW of the subject and have lived in the North area 25 years. I was extensively involved in the Appleton Plan in 1990 and the North Central Valley Plan in the mid-late 1990's.

February 21, 2007

RECEIVED  
FEB 22 2007  
COMMUNITY DEVELOPMENT  
DEPT.

Ken Kovalchik  
Community Development Department  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: PP-2007-003 – Weeminuche Estates Subdivision – 26 Road & H  $\frac{1}{4}$  Road

Dear Ken,

This letter is to advise you that my wife and myself are not opposed to the above-mentioned subdivision development. What we are opposed to is the density of the project which we feel does not conform to the density of the surrounding area. We would like to note that most of the properties in the immediate area are zoned one dwelling per five acres. We have discussed this project among ourselves and would not be opposed to the developer placing two dwellings per acre in this proposed development.

Below we will also point out some other concerns that we have learned about in our checking on the proposed development.

One of our concerns is that even though we were an out-of-state land owner when the meeting to annex the area into the city took place, we did not receive any notification regarding the meeting or the proposed annexation. This may be of no consequence at this time but we do feel that we were left out of the process.

Our next concern is that we have found out that for some reason the planned development code has been assigned to this project and in talking to other residents of the area, no one that we can find was notified that the planned development code was going to be assigned to this project.

Our next concern has to do with safety issues relating to the width and terrain of 26 Road and of 26  $\frac{1}{2}$  Road. It appears that the increase in traffic and the terrain of these two roads could be a high safety concern for all residents living in the area.

Last, but not least, when we attended a public meeting regarding the development, the developer's representatives indicated that they were willing to trade off open space in the development for a variance in zoning. The developer's representative told us at the meeting that the trade off would be a meandering walking path through the development. We feel that this trade off does not do anything for the residents of the area and a suggestion was made to the developer's representative that they develop the designated park located at 26  $\frac{1}{2}$  and H Road. We feel that this trade off would be good for the entire area and the trade off of the walking path would only benefit the people that would live in the development.

Thank you for your consideration in this matter.

Sincerely,



Wayne and Jane Clark  
2642 H Road  
Grand Junction, CO 81506  
256-9059

February 21, 2007

RECEIVED  
FEB 22 2007  
COMMUNITY DEVELOPMENT  
DEPT.

Ken Kovalchik  
Community Development Department  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Mr. Kovalchik,

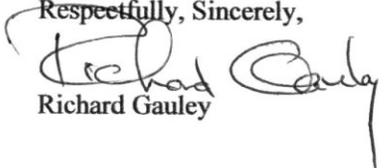
RE:PP-2007-003-Weeminuche Estates Subdivision- 26 Rd. & H3/4 Rd

Having lived at 827 26 Rd in a simple ranch house for the past 20 years, I am aware of the changes that have occurred in the area. The area has really not been a neighborhood so much as individual homes spread throughout a rural/ farming area. I am aware that the city and county are attempting to establish transition areas between Fruita and Grand Junction or Palisade and Grand Junction for example. Perhaps it would also be advantages for our valley community to have transition areas between the city and county. The Weeminuche property proposed for development is an ideal area for such a transition area.

I have spent time overlooking the plans for this development at your office. Your staff was very warm, helpful and responsive to my request to view the plan. I also want to compliment the designer, it is a beautiful subdivision plan that has obviously been planned with great care. The city of Grand Junction would do well to hire the planner for other city projects as he is very talented. However, the subdivision is wrong for the area. The density should be similar to the 'long forgotten' Appleton plan of one house per five acres. Truly, I am nearly killed daily just crossing 26Rd to get my mail. My life is in danger as I pull out of my driveway as cars speed up and over the blind hill just north of my home. My irrigation ditch runs parallel to 26 Rd. In the past, I enjoyed digging the silt out of my irrigation ditch in the early spring. With all the fast moving traffic, irrigation ditch cleaning is now a harrowing experience. I used to walk and ride my bike in the area. I now drive across town to the National Monument for my walks as it would be foolhardy to ride a bike or walk along the narrow road with high speed traffic.

I am not trying to be melodramatic, it's a real situation. More traffic to a high density subdivision in the area would be negligent planning on the part of city/county planners. I recommend return to the one house per five acre plan.

Respectfully, Sincerely,

  
Richard Gauley

February 5, 2007

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Attention: Ken Kovalchik

Dear Mr. Kovalchik :

We would like to express our concerns regarding the proposed Weeminuche Estates Subdivision addressed at 26 ½ Road and Summerville Way. Our main concern is that the present proposal does not conform with the surrounding neighborhood. Particularly, the high density housing proposed for the south side of the property is completely out of conformity. If one drives north on 26 ½ Road and 26 Road starting at the I-70 overpass, you will find the developments between these two roads are mainly small acreages and do not include any high density housing. We do not oppose the development of this subdivision, however, we strongly believe it should conform to the surrounding neighborhood.

Secondly, starting at the I-70 overpass the city annexed a narrow strip of land on the east side of 26 Road for approximately three quarters of a mile. This "flagpole" annexation then allowed for the Saccomanno property to be annexed into the city. Although legal, it remains very controversial.

This area is one of the last nice neighborhoods of its kind. Let's keep it this way. Therefore, we recommend the proposed development not to exceed one house per five acres.

Hopefully, the members of the Community Development Department will consider the concerns of the homeowners presently living in this area, as they will be the ones directly affected.

Sincerely,

John W. and Mary K. Jefferson  
2599 H Road  
Grand Junction, CO 81505

15 February 2007

Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Attention: Ken Kovalchik

Subject: Development Request PP 2007 003

We live at 871 26 Road which is on the northwest corner of the proposed Weeminuche subdivision. We would like to express our opposition to the development plan as it is currently submitted for the following reasons:

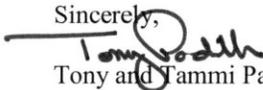
1. The current plan does not conform to the current "transition zone" for that area as represented by the properties on the north, south, and west borders of the proposed subdivision.
2. When reviewing the development plan, it does not seem that the design group considered the topography of the property in designing the cul-de-sacs, interior roads, and most importantly the access roads. The main entrance onto 26 Road is just north of a blind rise in the road which could create traffic problems.
3. It does not seem that 26 and 26 1/2 roads were designed to handle the increased traffic that this subdivision would create.
4. Has the affect of increased students at the already crowded Grand Junction High School been considered?

We are not opposed to a development on that property, but would ask that the City take the time to realize that this is one of the last pristine properties of this size in Grand Junction. This is a chance for the city to create a "signature" subdivision that would compare to ones in Salt Lake and Denver.

This property could sustain an "estate" type subdivision (1-2 acres/residence) and allow the developer to recoup as much if not more money than the "cracker box" type plan that is submitted now with significantly less infrastructure required. Please proceed slowly and diligently to ensure that the final product is one that we all can be proud of.

Please contact us should you have any questions.

Sincerely,



Tony and Tammi Padilla  
871 26 Road  
Grand Junction, CO 81506 (243-4980)

January 17, 2007

Ken Kovalchik  
Community Development Department  
City of Grand Junction  
250 North 5<sup>th</sup> St.  
Grand Junction, CO 81501

RECEIVED  
JAN 19 2007  
COMMUNITY DEVELOPMENT  
DEPARTMENT

Dear Ken,

RE: PP-2007-003 - Weeminuche Estates Subdivision - 26 Rd. & H 3/4 Rd

Please be advised that this letter is not in opposition to the proposed sub division development, but rather an opposition to the density.

I will also suggest a review of the minutes of the Grand Junction City Council dated April 5, 1995 and May 3, 1995

In these minutes it is apparent that the zoning was in error at the time.

At the time the subject mentioned in the Minutes, the time of day was not mentioned. The time of day was 2:10 A.M.

- A. There was no appropriate public input.
- B. Development surrounding the proposed sub division has taken place at a lesser density than is being proposed for Weeminuche. Most properties are of approximately 5 acre parcels

I would suggest that a zoning for the Weeminuche Estates Subdivision be RSF-R and conform to neighboring properties.

Sincerely,  
  
Bill Pitts  
2626 H Rd.  
Grand Junction, CO 81506  
242-7342

**RECEIVED**

FEB 21 2007

**COMMUNITY DEVELOPMENT  
DEPT.**

**Ken Kovalchik – Planner  
Community Development Dept.  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501**

Subject: PP-2007-003 Weeminuche Estates Subdivision

Dear Ken

Noticed on the blue card that we received, that you are now the planner given charge over this project. Don't know if our past letter was passed on or not, so here's another one. To assure that our comments are included in any meetings that may arise involving this development.

Our position is not against development, we understand the reason and process very well. Our objection is to the amount of housing that is being requested by the developer. All of the surrounding properties are three (3) to five (5) acres. Unless we are sadly mistaken, any development in this area is to be likewise, of the surrounding properties.

As one of the City Planners, we are requesting that you share this information with the other City Officials. Over our years of many, have seen Cities and Counties allow development for monetary reasons, to ruin the "Quality of Life" for pristine areas. We understand that progress cannot be stopped, but are we going to have a City with high density settings everywhere or will the City Fathers oversee a "Well Planned Community". All we are asking, is for this development to coincide with the surrounding properties. 360+ homes for 150 acres, does not coincide with previous zoning from previous City Fathers. Cannot understand what has changed without any information being passed on to the public. How was this development approved beforehand, without any public input?

One of the reasons we moved here was to get away from a congested, polluted, crime ridden area. When we moved to our old location, it was like the Grand Valley, clean, well planned, etc. In a little over twenty plus years it went from a low density Community to a high density area, with all of the inherent problems. Is this what the City Fathers have planned for the Valley as well, or will they pass on to future generations a "Well Planned Community" that will be admired by many. I plan on addressing this question at the Planning Meeting, where the public will be allowed to speak.

All we (My wife and myself) are asking is for the City Officials to take these thoughts into consideration, before making their final decision. Please don't ruin our "Quality of Life" for us and future generations.

Respectfully  
John Feliciano – 882 26 Road



**RECEIVED**

**FEB 21 2007**

**COMMUNITY DEVELOPMENT  
DEPT.**

February 20, 2007

Mr. Ken Kovalchik, Planner  
Community Development Dept.  
250 North 5<sup>th</sup> Street  
Grand Junction, Co 81501

RE: PP-2007-003 - Weeminuche Estates Subdivision

Dear Mr. Kovalchik:

I am writing this letter to address two areas of concern I have regarding the proposed subdivision development.

While I am not against a subdivision at this location, I am opposed to the density of this subdivision. The surrounding properties are three to five acres. A subdivision with this high density does not conform to the density of existing properties.

I am also concerned since there was no public input into this development. Why wasn't any information passed on to the public prior to proceeding with planning this development? Also, how could this development be approved with no public input?

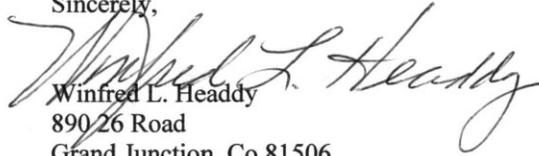
The second issue I have is one of safety. The increased traffic on 26, 26 ½, and H ¾ Roads presents safety hazards. The rural setting of this area makes it an ideal area to bike and walk. The safety of bikers and walkers will be seriously impacted by the increased traffic that will result from a high density development. The safety of people driving North on 26 Road and trying to turn onto G ½ Road will present a particularly dangerous situation because you cannot see over the hill as you approach Bookcliff Garden's Nursery. Another area of concern is the traffic on 26 ½ Road at the corner of H ¾--you cannot see on-coming traffic traveling South on 26 ½ Road because of the hill. This area already presents a traffic safety problem due to the development North East of 26 ½ Road and will only get worse with the large influx of traffic associated with this high density development. Another safety concern is the width of the bridge over the Interstate on both 26 and 26 ½ Roads. They are narrow—there is barely room for two-way traffic and is dangerous for walkers, joggers and bikers. Have any of these issues been looked at or addressed?

As I said, I am not opposed to this land being developed. What I am concerned with and opposed to are the density and the safety issues associated with the proposed sub-

Page 2

division. I would like to suggest that the City Officials drive out to this area so they can experience these issues first hand before making their final decision.

Sincerely,

A handwritten signature in cursive script, appearing to read "Winfred L. Headdy". The signature is written in black ink and is positioned to the right of the typed name.

Winfred L. Headdy  
890 26 Road  
Grand Junction, Co 81506  
245-2846

Att: Ken Kovalchik  
Re: PP-2007-003 Weeminuche Estates Subdivision

February 22, 2007

Grand Junction Community  
Development Department  
250 N. 5<sup>th</sup> St.  
Grand Junction, CO 81501

Dear Community Development Department:

I am writing in objection to the proposed Weeminuche Estates Subdivision "PP-2007-003, 26 ½ Rd. and Summervale Way" as presented to your office. For the last 23 years, I have lived on 8 acres at 823 26 Rd., which is directly across the street and west of this densely planned subdivision. Their plan for 362 dwellings on 151 acres is totally inconsistent with the surrounding homes that are on about 5 acres each. The only part of this proposed subdivision that is near more dense housing is a small area across 26 ½ Rd. from Paradise Hills. By circling the proposed subdivision on my bicycle, I have calculated that only 1/36<sup>th</sup> of the planned Weeminuche Estate Subdivision is adjacent to the densely zoned Paradise Hills, and 35/36 is adjacent to less densely zoned homes, approximately 5 acres each. The five-acre per home concept came from the recommendations of the Appleton plan and subsequent County zoning. The strongest argument that I can make against the densely zoned Weeminuche Estates Subdivision is that "it just doesn't fit" in the area.

As a physician, when it comes to an individual's health and/or safety, I have found that preventing problems is far better than trying to figure out how to "fix it" later. The requested 362 homes would generate approximately 3,600 more vehicles driving up and down 26 and 26 ½ Roads. 26 Road is one hill after another with limited visibility and no shoulders. There is a dangerously narrow overpass over I-70, and it is not safe now for a pedestrian or a bicycle to cross the 26 Road overpass. To markedly increase traffic with no way of widening the bridge (short of spending a fortune) is just not prudent. The situation on 26 ½ Road is similar with a dangerous overpass bridge over I-70. A long-time neighbor and friend of mine made a very appropriate statement at the recent required neighborhood meeting about this subdivision. In reference to this densely zoned subdivision and the traffic it would bring, he said "This whole mess is not worth one life." I couldn't agree more. I would encourage each member of the Grand Junction Community Development Department to drive up 26 Rd. from Bookcliff Gardens, going north across the overpass and imagine there being bicycles and pedestrians on that bridge. Local bikers as well as citizens who regularly use these roads are concerned about all the bikers that come out 26 and 26 ½ Roads and how dangerous the overpass is. The bottom line is that my neighbor is correct, this whole mess is not worth one life!

In 1995, Dr. Geno Saccomanno owned the land on which Weeminuche Estates Subdivision is to be built. The land was annexed into the city, and Dr. Saccomanno only agreed to being annexed if the city would densely zone these 151 acres. At that time the Grand Junction Planning Commission recommended keeping the development at one house per 5 acres. During a long meeting on May 3, 1995 that went on until 2 a.m. and after repeatedly voting to deny this density of zoning by a 4-3 vote, another vote came up and one city commissioner changed his mind, and the dense zoning was passed. The City Council made a mistake that early morning April of 1995 and now is the time to correct it. At the time, they stated the zoning issue could be revisited if the surrounding neighbors still thought this way when the area was going to be finally developed. That time has come, and I just hope the Community Development Committee will be consistent with the recommendation they made in 1995, which was 1 home per 5 acres. Hopefully, the current City Council members will see where the mistake was made in 1995 when they were under a lot of pressure and, I think, just weren't thinking clearly at 2 a.m.

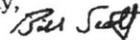
Leech Creek runs through the Weeminuche Estates Subdivision and is one of the very few areas in the city limits that is truly wild. Foxes, coyotes, pheasants, quail, rabbit, deer, great horned owl and even eagles not only enjoy this area, but it is their home. To have this within the city limits is a very special

Grand Junction Community  
Development Department  
February 22, 2007  
Page 2

situation. The plans for the Weeminuche Estates Subdivision are to put town homes along the north side of the creek, creating dense housing in the midst of wildlife habitat. They plan to put two homes on the south side of the creek, but there is no access to this land without constructing a road at the base of the hill and through the wildlife habitat. Destroying this habitat would be tragic. It seems a better plan would be to encourage the wildlife by maintaining open space there with less dense zoning.

Dr. Saccomanno and his family are no longer involved in the 151 acre "Saccomanno Farm". Few individuals in the history of Grand Junction have done as many wonderful things for this community as Dr. Saccomanno. I really feel that at 2 a.m. in April of 1995 the City Council made a mistake in overturning the Planning Commission's earlier decision. With Dr. Saccomanno and his family members looking on, the City Council voted while under enormous fatigue and pressure. The Community Development Department is not under major pressure and fatigue, and I'm confident they will correct this earlier mistake and vote for a reasonable density of 1 home per 5 acres, consistent with the neighborhood. Thank you very much for your thoughtful consideration of this matter.

Sincerely,



William A. Scott, M.D.

823 26 Rd.

Grand Junction, CO 81506

970-241-0617

WAS:cjf

February 22, 2007

Ken Kovalchik  
Community Development Department  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**RECEIVED**  
FEB 23 2007  
COMMUNITY DEVELOPMENT  
DEPT.

RE: PP-2007-003 Weeminuche Estates Subdivision  
26 Road & H 3/4 Road

Dear Ken,

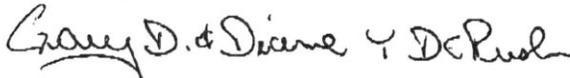
We are strongly opposed to the high density subdivision development that is being requested in the above reference. This does not in any way conform to the surrounding neighborhood which consists of 2 to 10 acre plus parcels.

We believe that when the zoning was approved 1995, it was zoned in error. City Council was pressured by Dr. Saccomanno and his clout with the City of Grand Junction to pass this at 2:00 a.m. after it was denied several times by a 4-3 vote. We wish to see the recommended development remain 1 house per 5 acres which would be consistent with the surrounding rural area.

There will be a huge safety issue on the roads that will be used for this subdivision, if the proposal is passed in high density. The roads are very hilly, without shoulders and dangerously narrow I-70 over passes. We have school age children and are very concerned about this.

Thank you for taking your time to read this letter and your consideration of this matter. This is not the right area for the high density that they are proposing.

Sincerely,



Gary D. & Diane Y. DeRush  
824 26 Road  
Grand Junction, CO 81506

Jean L. Gauley  
827 26 Road  
Grand Junction, CO 81506  
[rjgauley@bresnan.net](mailto:rjgauley@bresnan.net)  
970-243-5612

---

Ken Kovalchik  
Community Development Department  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

February 22, 2007

Dear Mr. Kovalchik,

RE: PP-2007-003-Weeminuche Estates Subdivision-26 Rd. & H ¼ Road

I have previously written to the city regarding the safety issues around this development. I can not imagine the impact of thousands of cars using 26 Road to come and go to do their daily business. Without an additional 300 + homes, it is already "an accident waiting to happen." Even one life is not worth the development of yet another subdivision.

My immediate concern is about the plans for the incredible growth in Grand Junction. Unless we adhere to the wisdom of policy set, which is that any development should conform to the density of the "neighborhood", we will have a very ill-planned community. Although we do not have a "neighborhood", we do have a plan that calls for one house per five acres. All (except for a miniscule part of Paradise Hills) of the surrounding properties adhere to this.

I have friends who live in Paradise Hills who have no idea of the plans for this development, even though the safety of their children is at risk (not to mention the inconvenience of bumper-to-bumper traffic on 26 and 26 ½ Road.)

When I inquired as to how this type of development could be allowed in this area, without adequate roads, schools, etc., I learned that it may have been an error in zoning, made in early morning (2-3 am) in 1995, and possibly a compromise to honor a civic leader (Dr. Saccamano.) There was little public input. We heard rumors of 300 homes in the development, and then it jumped to 360!! Again, no public input to that density.

I am not naïve, and understand about the growth in our community. I urge you to plan in a thoughtful manner. The proposed development is a quality project, however, **the density is far too great for the surrounding infrastructure and does not conform to the surrounding properties.**

**I recommend that you adhere to the "Appleton Plan" of one house per five acres.** There are buyers who are looking for properties that adhere to that policy, so the city and the developers can make plenty of money.

Respectfully,  
  
Jean L. Gauley

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FEB 26 2007  
COMMUNITY DEVELOPMENT  
DEPT.

March 2, 2007

Ken Kovalchik  
Community Development Department  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

**RECEIVED**  
MAR 05 2007  
COMMUNITY DEVELOPMENT  
DEPT.

Dear Mr. Kovalchik,

Re: PP-2007-003-Weeminuche Estates Subdivision - 26 ½ Road & Summervale Way

As this project gets underway, we urge that you reconsider the density of the subdivision. 362 "Dwelling Units" certainly seem not to conform with neighboring properties.

Our property borders the proposed subdivision. Please consider the "neighborhood" as it now exists, and try to bring it into better conformity.

Sincerely,

*Barbara Hartshorn*  
Barbara Hartshorn

*Denzel F. Hartshorn*  
Denzel F. Hartshorn

818 26 Road  
Grand Junction, Co 81506  
243-9296

770 26 Road  
Grand Junction, CO 81506  
February 25, 2007

**RECEIVED**  
MAR 05 2007  
COMMUNITY DEVELOPMENT  
DEPT.

Ken Kovalchik  
Grand Junction Community Development Department  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

GJ Community Development Department:

I object to the proposed Weeminuche Estates Subdivision at 26 ½ Road and Summervale Way; the existing zoning was erroneous when changed in 1995 because this density was not compatible with the neighborhood and would adversely impact capacity and safety of the street network. What was true in 1995 is true today. The proposed development is still incompatible with the neighborhood and will adversely affect capacity and safety of the street network.

The four-way stops - G and 26 Roads, G and 26 ½ Roads, and H and 26 ½ Roads – are currently insufficient to safely handle traffic. In addition, the stop signs with extremely limited sight distance at H and 26 Roads and G 1/2 and 26 Roads are hazardous. The narrow country roads have never had an adequate shoulder. Particularly the hills on 26 Road limit sight for those preparing to enter 26 Road from either driveways or roads. Two times in the 13 years we've lived here, vehicles have lost control and destroyed our mailbox and fence. Because of the country atmosphere in this area, people walk, bike, and ride horses along the roads. Many times I've had to jump to the barrow pit to avoid being hit by the vehicles on these heavily congested roads. Unfortunately, numerous places in this area have no barrow pit: the wash bridge at 26 and H; the wash bridge north of Kelly Drive to name two. To add vehicle traffic from 362 additional homes (approximately 3600 more vehicles a day) raises the risk factor to an unacceptable level.

I've attended all public hearings and meetings concerning the 1995 annexation and proposed development of this area. It was clear when the decisions were made that the city council was succumbing to intense pressure of a powerful community member (Dr. Saccomano) rather than listening to the recommendations by their own planning department and responding to the concerns of the many property owners in surrounding areas. Saccomanos threatened to withdraw from the annexation if their density requests were not met. The city council at this time justified their vote for succumbing to pressure for higher density on the advice of city attorney Dan Wilson who maintained that the controversy over the higher density could be addressed and the density changed at a future time when a development plan was submitted. The justification for the vote in effect admits that an error in zoning was being made in 1995.

In the twelve years since this annexation, the character of the neighborhood has not changed. In a property perimeter of about two miles, about 1/10 of a mile borders a higher density. This means that adjacent properties are 95% low density – 5 acre or larger properties – completely incompatible with the proposed development.

I urge the Community Development Department to correct the mistake made in 1995 by supporting a reasonable density of one home per five acres (RSFR) for this development. The safety of our neighborhood and the quality of our lives are at risk with the current proposal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ron Rucker Kamilee Rucker". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Ron and Kamilee Rucker

Sandy & Joe Ramunno  
867 26 Road  
Grand Junction, CO 81506  
970-241-4024  
[sjramunno@yahoo.com](mailto:sjramunno@yahoo.com)

RECEIVED  
MAR 07 2007  
COMMUNITY DEVELOPMENT  
DEPT.

**Re: PP-2007-003-Weeminuche Estates Subdivision – 26½ and H¾**

February 28, 2007

Ken Kovalchik, Senior Planner

Just in way of an introduction, we are located on the west side of the proposed development on 5.9 acres and have lived here almost 14 years.

Let us assure you up front that we are not objecting to a development as we certainly appreciate that it is not our land and thus we don't get to decide how it's used. However, the density that is being proposed is inconceivable to us and we truly cannot believe that it ever has gotten this far. We have known for well over a decade that a development was forthcoming as we were in attendance until the wee hours of the morning at both the planning department and the city council meetings in 1995. As I'm sure you are by now aware, the planning department rejected the proposal but the City Council, after many hours of debate, passed it by a one vote margin. There was and is no question in many people's minds that it was passed by a council wanting to appease an obviously very important and valued member of the GJ community, Dr. Geno Soccomanno, who said that he would not allow the annexation petition if the council did not approve his request for minimum density RSF-2.

The planners in their meeting stressed that new developments must conform to the existing zoning surrounding the property and you can see clearly that only a very small percentage of what surrounds this parcel is higher density. The vast majority of the land that abuts this property is acreage parcels and is required to be. The planners also discussed in the 1995 meeting that changes in density should be gradual. They said that there should be an easy transition from one zoning to the next. The planners did NOT agree with the Soccomanno reps that because what amounted to a tiny peninsula of Paradise Hills abuts this 150 acre that their proposal was conforming.

We walked away from the 1995 city planners meeting with such respect for the job that these people did and such an appreciation for the thankless task that they face over and over again. We really believed that existing property owners were afforded some real protection because of the job that they did. After the city council approved the requested zoning we were at a loss to figure out just how on earth the city could ever retain planners at all. All of the hours they spent and the expertise that they presumably brought was all for naught in this case anyway. We hope it is different 12 years later.

We maintain that there is nothing gradual about crossing a road or a fence to over 10x the density. If you will look at the south side of the proposed development you will see that there are proposed 9 units per acre along this border. The developer's representatives said that these would likely be duplexes. Irregardless of the fact that overall the density of this 150 acres would be .41 acre lots, the notion that there would be duplexes allowed adjacent to 5 acre minimum lots is, in our thinking, outrageous. This amounts to a 45x density jump over the fence line and while we know that it is the overall density that counts, feel that this is still

quite notable. (we're very thankful to be on the favored west side of this proposal!) There is nothing conforming about this whatsoever and certainly it is no easy transition.

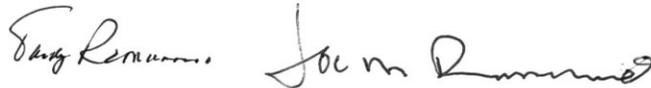
We have recently been informed that this land has already been rezoned to Planned Development. If this is in fact true - when did this happen? We never received any notice re: this and have thought since 1995 that at the maximum there could be approximately 260 homes built here. (at the City Council meeting the Soccomannos suggested that they might build a park or a golf course or even a school might go in on the property, and so the density would have been even less). Now the current owners are asking for approval for a 362 unit subdivision which is a 39% increase in what we thought would be the maximum lots allowed in what, we think, was already a questionable decision made by the Council and rejected by the then planners. Again – **when and how did the zoning get changed from RSF-2 to PD??**

We hope you will have the time to take a look at the history of this parcel dating back to the 1995 meetings. This is a very large parcel of land and the decisions made regarding it will obviously dramatically effect all of us around it and all those who are south of it in the form of hugely increased traffic. Because of the sheer size of this property the importance of the decisions regarding it are magnified. As we stated earlier, we are well aware that it will be developed and appreciate that if it were our land we would want to develop it also. But we are asking for reasonableness. We don't believe that any developers should be allowed to make the absolute maximum profit at the very real expense of existing property owners. All of us count on our city officials to afford us at least reasonable protection for what for most of us is our biggest asset.

A quick note – just to illustrate the ridiculousness of the arguments that took place at the 1995 city council meeting, but obviously worked - Carol Murphy, one of the daughters of Dr. Geno Soccomanno, in arguing for their zoning request, stated that everyone deserved to be able to live in the country. While we couldn't agree with her more - note the hypocrisy in her statement!

Thank you so much for the time you've taken to read this – we appreciate it.

Sincerely,

Handwritten signatures of Sandy and Joe Ramunno. The signature on the left is 'Sandy Ramunno' and the signature on the right is 'Joe Ramunno'.

Sandy and Joe Ramunno

3-7-07  
G. Jct., CO

Grand Jct. City Planning Commission  
250 N. 5<sup>TH</sup> ST.  
Grand Jct. CO 81501

RECEIVED  
MAR 08 2007  
COMMUNITY DEVELOPMENT  
DEPT.

ATTN: MR. KEN KOVALCHIK

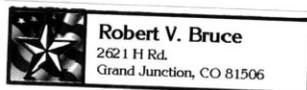
REF: PP 2007-003 Weeminuche Estates  
Subdivision @ 26 + 1/4 RD.

My wife, Bev, and I want to protest  
the P.D. Zoning for the ABOVE proposed  
subdivision PP 2007-003 (PARKERSONS)

The CHARACTER of our neighborhood is  
2-5 acres per single family, NOT A  
P.D. with 350 or more units on 151  
acres. We request RSFR zoning, 1  
home per 5 acres on this land.

We live NEARBY ON 4 ACRES AT  
2621 H. RD.

Thanks.



Robert V. Bruce  
2621 H. Rd  
Grand Jct. CO 81506

March 19, 2007

Mr. Ken Kovalchik  
City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> St.  
Grand Junction, CO 81501

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MAR 23 2007  
COMMUNITY DEVELOPMENT  
DEPT.

Re: PP-2007-003 Weeminuche Estates Subdivision

Dear Mr. Kovalchik:

As owner of property located at 823 26½ Rd., I am writing in opposition to the density of the proposed Weeminuche Estates Subdivision at 26½ Rd. and Summervale Way. The proposed development of 362 dwelling units on 151.3 acres is highly inconsistent with the surrounding properties, which primarily are on at least 2 – 10 acres. Of all the surrounding properties, there is only one area that would be considered high density. This is a small section in the Paradise Hills area along 26½ Rd. I am requesting that the zoning for Weeminuche Estates be RSF-R, as originally recommended by the Planning Commission on 3/28/95.

On 5/03/95 the Planning Commission's recommendation was overturned by the City Council due to extreme pressure by the Sacammono family. Since that meeting on 5/03/95, much of the property surrounding the Weeminuche Subdivision has been developed at a lesser density than what is being proposed, thus the Weeminuche Estates zoning does not seem to be compatible with the neighborhood.

The proposal of townhomes along the north side of Leech Creek and 2 homes on the South side of Leech Creek is particularly disturbing due to the number of wildlife found there. Disrupting, and potentially destroying, this habitat by building access roads and dwellings nearby would surely have a devastating effect on the wildlife found there. Keeping this area open and encouraging the continued proliferation of wildlife along the creek would prove to be a great benefit to the future residents of the development as well as the city of Grand Junction.

I realize that increased traffic is a concern wherever new development is made. However, it is of extreme importance in this case since 26 and 26½ Roads are particularly hilly and narrow. The existence of 2-lane overpasses on both roads causes even more concern and presents excessive risk to automobiles, pedestrians, and bicyclists.

Hopefully, the Community Development Department will seriously consider these concerns and reach a decision that will benefit rather than detract from the beauty and rural atmosphere of this area of north Grand Junction.

Sincerely,



Carol B. Scott  
823 26 Rd.  
Grand Junction, CO 81506

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AUG 21 2007

COMMUNITY DEVELOPMENT  
DEPT.

August 20, 2007

Ken Kovalchik  
Community Development  
250 N 5<sup>th</sup> St  
Grand Junction, CO 81501

Re: Weeminuche Estates

Mr Kovalchik,

I am writing you to ask for a detailed review of the Weeminuche Estates which is scheduled to be presented to the planning commission on August 28, 2007. As a long time resident of Paradise Hills, which borders the site, I am adamantly opposed to this very high density subdivision.

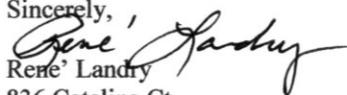
Not only does this type of high density housing not conform with the surrounding neighborhood (10 times more density), the impact to the infrastructure of the area will be severe.

The roads and bridges in this rural area are narrow and without shoulders or sidewalks for bikers and pedestrians. With the increase of traffic, the safety factor of the citizens will be compromised. Already we struggle with the increased traffic demands on the area. The huge increase in population would make traffic come to a standstill at central intersections. Also of concern is the area schools ability to handle such a large increase in population. The elementary schools: Appleton, Tope, and Pomona are all near or at capacity. The middle schools: East and West are full as well. Grand Junction High School is unable to handle such a large increase of students.

Environmentally, we have Leech Creek running through the area, which is a protected waterway that provides space for deer, coyotes, foxes, redtail hawks, and skunks. These animals are quickly losing their habitat north of town. Where can they go? An impact statement from the Colorado DOW is prudent to prevent the demise of this rapidly disappearing animal population.

Please understand, we are fully aware that we can't stop a subdivision from being built in this area. All we are asking for is for the City of Grand Junction to look to the future of growth in our city. Use this subdivision as a model for maintaining a favorable life style and environment of our community, one which we all value and feel blessed to live in. Let's not let greed be the deciding factor for growth. It's time to take the right stand! Thanking you in advance for you time.

Sincerely,

  
Rene' Landry  
836 Catalina Ct  
Grand Junction, CO 81506

826 26 $\frac{1}{2}$  Road  
Grand Junction, CO 81506  
August 20, 2007

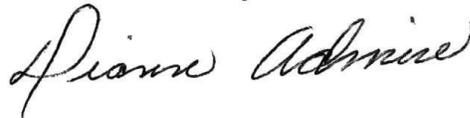
Grand Junction Planning Commission  
250 North 5th Street  
Grand Junction, Co 81501

Re: Weeminuche Estates Subdivision 26 Rd. & H 3/4 Road

In regard to the above Weeminuche Estates Subdivision proposal of 362 houses on 151 acres, I would ask the Planning Commission to keep the zoning as it was decided upon in 1995 or one house per five acres and not to exceed one house per two acres. This is in keeping with the homes that are there today.

Too many areas in Grand Junction have become high density housing and a lot of areas have been ruined by it. The proposed subdivision is in a beautiful area, keep it that way. We have higher density subdivisions east of 26 $\frac{1}{2}$  Road and North of H 3/4 road. Another subdivision is in the progress of being developed at the present time. All of this has made traffic on 26  $\frac{1}{2}$  Road extremely heavy from 4 A.M. to 7:30 P.M. daily. According to city records 26  $\frac{1}{2}$  Road is already experiencing over 155 cars per hour.

Sincerely,



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AUG 21 2007

COMMUNITY DEVELOPMENT  
DEPT.

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AUG 20 2007

COMMUNITY DEVELOPMENT  
DEPT.

August 19, 2007

Dear Grand Junction City Council,

As a current resident of Grand Junction I have the following concerns about the proposed WEEMINUCHE ESTATES area being brought forth to the City Council. The density of the proposed WEEMINUCHE ESTATES development not in congruency with the entire surrounding area. The proposed cluster type development is not used anywhere within miles of the proposed WEEMINUCHE ESTATES area. Grand Junction should be setting the model for the future of what we want the city to look like and what the residents want in quality of life. High density housing is not a quality style of life in my mind or of all my neighbors that I live and interact with.

Increased traffic on 26 & 26 ½ Roads will add to overuse during peak traffic hours, already a problem during certain time of the day. 26 ½ Road and 26 Road will need major improvements to handle the additional thousands of trips down those roads for the planned higher density area being requested for approval.

The safety of rural walkers, bike riders and the school children coming and going to Holy Family school would bear the brunt of the high density plan because of the cluster type building being all done along the 26 ½ Road side. Similar to the Pear Park area this area does not have sidewalks or even bike lanes on 26 or 26 ½ Roads.

Name of area proposed WEEMINUCHE ESTATES could be offensive to local Ute Indian residents, maybe a different name would be more appropriate.

The wildlife currently using the Leach Creek area I do not think have been planned for, the DOW should be part of the plan to allow for the deer, red fox, raccoons, skunks, red tail hawks, great horned owls, coyotes and other native wildlife that live and migrate through the proposed WEEMINUCHE ESTATES area to be densely populated.

Finally the Leach Creek has flooded numerous times in the recent past, if the Leach Creek is the plan for handling the runoff created by the proposed WEEMINUCHE ESTATES area, it should be studied by the Corp. of Engineers regardless of what type of housing density will be built even if only one house per acre.

I feel that the proposed WEEMINUCHE ESTATES area would better fit the area between H & H ¾ Roads and 26 & 26 ½ Roads if the density was 1 house per every 5 acres. That is the model I think the city should require for the proposed area.

*Jay and Kathleen Jefferson  
2599 H Road  
Grand Junction, CO 81505  
242-7214*

August 19, 2007

RECEIVED  
AUG 20 2007  
COMMUNITY DEVELOPMENT  
DEPT.

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I feel that the proposed WEEMINUCHE ESTATES area would better fit the area between H & H ¼ Roads and 26 & 26 ½ Roads if the density was 1 house per every 5 acres. That is the model I think the city should require for the proposed area.

Bob Ma Jude Perck  
2667 Catalina Dr  
Grand Jct. Co. 81506  
942-6482

John & June Colosimo  
2618 H Road  
Grand Junction, Co 81506

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AUG 20 2007

COMMUNITY DEVELOPMENT  
DEPT.

August 20, 2007

City of Grand Jct.  
Mesa County Planning and Development  
750 Main Street 250 N. 5<sup>th</sup> St  
Grand Junction, Co 81501

RE: Weeminuche Estates Subdivision  
26 Road and H ¼ Road

First, I would like to know why we never receive the Planning notices in our area. We learn from the neighborhood. We have an investment here and should be advised. Thank you for you attention to this matter.

Second: We oppose the density of the proposed subdivision; it is not compatible with the area. We have a horse and pasture on our property. I cannot imagine a sea of homes behind us. It simply does not fit; return the density that was established in 1995 and you will have a beautiful rural situation that would be a compliment to the community.

Third: What about safety on the roads. Where will the schools be to accommodate the children? Children need space and the exposure to the natural habitat in this lovely area. John is a native to Grand Junction and I have lived here most of my life, we love living on our property and would be happy to continue with the same density that has been here for years.

Sincerely,



John and June Colosimo



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AUG 16 2007

COMMUNITY DEVELOPMENT  
DEPT.

14 Aug 05  
Ken Kovalchik  
Community Development Planner  
250 N 5<sup>th</sup> Street  
Grand Junction CO 81501

Subj: PP-2007-003 Weeminuche Subdivision 26 ½ Road & Summervale Way

This letter is in opposition to the proposed density in the subject subdivision. It appears that the largest lot size is approximately 1/3 acre, which is in no way conforming to the adjacent lot sizes. I would prefer to see the land remain in agricultural use through a conservation easement, but I fear we are too far down the wrong road. At a minimum, I would recommend at least two acre lots on the north and west sides of the development, then increasing in density toward the southeast corner as it is currently planned..

Sincerely,



Hamilton Mac Gregor  
837 26 Road  
Grand Junction CO 81506

**JOSEPH E. BREMAN**

**2611 Vista Way  
Grand Junction, CO 81506  
970-255-0788  
Fax-255-0790**

August 20, 2007

Ken Kovalchik, City Development  
City of Grand Junction  
250 Main St  
Grand Junction, CO 81501

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AUG 21 2007

COMMUNITY DEVELOPMENT  
DEPT.

Re: Weeminuche Estates Subdivion

Dear Mr. Kovalchik:

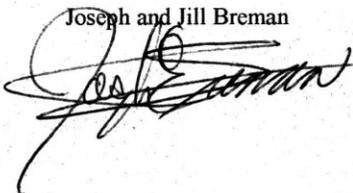
I/we am/are registering strong opposition to the development plan of the Weeminuche Estates Subdivision as currently proposed. The basis for this opposition is:

1. It certainly does not conform – in any way – to the surrounding neighborhood. Nothing in this area of Grand Junction has the density that this project proposes.
2. The substantial negative impact on traffic, infrastructure, roadways, neighborhood schools, wildlife and the related public safety factors is enormous. Will the loss of one life warrant the out-of-place density of this proposed development?
3. The feeder roads such as 26 Rd and 26 ½ Rd have many blind spots, the bridges over I-70 are narrow and the added burden on the intersection of Patterson and 1<sup>st</sup> St – in light of the development at that intersection – will make passage into town very difficult.
4. The proposed density, if the concept is to develop “affordable housing” is misplaced as there are no services of any kind within walking distance.
5. According to my understanding of what is in the 1995 minutes of your committee, Dr. Saccamanno, the prior owner of the parcel, envisioned a nine-hole golf course – he got it right.

I urge you to look very closely at what is being proposed and to recommend its rejection in its current form. This proposed development will forever negatively impact what City Fathers always talk about in public – the integrity and the personality of this community – our lifestyle – our quality of life – our interface with nature and one another – this is what makes Grand Junction special and entices people to not only move here but to remain here. This is what makes Community – with a “capital” C. This proposal is a horrific insult to what is realistic and appropriate.

Thank you,

Joseph and Jill Breman



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AUG 22 2007

COMMUNITY DEVELOPMENT  
DEPT.

August 20, 2007

Dear Mr. Kovalchik,

As a concerned neighbor of the Weminuche Estates Subdivision I would like the city to take a good look and reevaluated the number of homes being built. 26 Rd, 1 Rd H  $\frac{3}{4}$  Road and H Road already are hazardous due to lack of any real shoulder's and bike riders. The increase of an additional 362 homes will increase the danger and the existing roads would have a hard time handling the increased volume of traffic.

I also believe the existing neighbors should be taken into consideration. The homes surrounding the proposed Subdivision are all on acreage. It would be a very negative impact on all of us to have such a densely built subdivision at the proposed location.



Penelope Alexander, 923 Vista Ct Grd Jct 81506

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+- acre parcel of land bounded by 26 Road, 26 1/2 Road and approximately H 3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from RSF 2 (density of 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

**RECEIVED**  
AUG 21 2007

(Print) Name/Signature Date Address

(Print) Name/Signature	Date	Address
Carol B. Scott / Carol B. Scott	3/6/07	823 26 1/2 Rd
Gynthia S L Kempers / Cynthia Kempers		819 26 1/2 Rd
Robert D. Somers		807 26 1/2 Rd
Carolyn Ann Adams (AROLYN ANN ADMIRE)	3/31/07	826 26 1/2 Rd.
Jean R Kempers (Glenn Kempers)		819 26 1/2 Rd
Joseph E. Adams	4/14/07	826 26 1/2 B. Glenn St.
Steve Trojillo / Steve Trojillo		2674 Riverwood Ct 4/14
Steve Trojillo / Steve Trojillo		2667 Amber Spring Way, 4-14-07
Steve Lee		2669 Riverwood Ct. 4/14/07
M. B. Adams		2673 Riverwood Ct 4/14/07
Colleen Corbett / Colleen Corbett		830 Bermuda Ct 4-14-07
Jim Heaps / Jim Heaps		4-14-07 834 Bermuda Ct
Sarah Heaps / Sarah Heaps		834 Bermuda Ct. 4-14-07
Diana Di Guglielmo / DIANA DIGUGLIELMO		835 BERMUDA CT 4-14-07
Larry Di Guglielmo / LARRY DIGUGLIELMO		835 BERMUDA CT 4-14-07
Paul Wharton / PAUL WHARTON		4-14-07 2657 Catalina Dr 81506
Lorraine Wharton / Lorraine Wharton		4/14/07 2657 Catalina Dr 81506
Clewin McClelland / CLEWIN MCCLELLAND		838 26 1/2 Rd 81506 4/14/07
John C Colosimo / John C Colosimo		2618 H. Rd. 81506 4/14/07
June C Colosimo / JUNE C COLOSIMO		2618 H Rd 81506 4/15/07
ELAINE M. ROBINSON - Elaine M. Robinson		2648 H RD. 81506 - 4-15/07
GORDON C. ROBINSON - Gordon C. Robinson		2648 H RD. 81506 - 4-15-07
Peggy Andrus / Andrus		2644 H Rd 81506 4-15-07
Donna LaCount / Donna LaCount		2656 Paradise Dr. 81506 4-15-07
Richard C. Meilinger / Richard C. Meilinger		831 BERMUDA CT. 4-16-07
Debbie K. Meilinger / Debbie K. Meilinger		831 Bermuda Ct. 4-16-07

CRIS  
ER 4530

COMMUNITY DEVELOPMENT DEPT.

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

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(Print) Name/Signature	Date	Address
Donnamarie, Annamand	3/7/07	2616 H <sup>3/4</sup> R.T. 81506
JoAnn Seale, JoAnn Seale	3/7/07	731 Galaxy Ct, GJ CO 81506
JOYCE FELICIANO Joyce Feliciano	3/9/07	882 26 Road G.J. 81506
JOHN FELICIANO JOHN FELICIANO	3/9/07	882-26 ROAD G.J. 81506
MARYANN BONTEMPO Maryann Bontempo	3/9/07	881 26 Rd. 81506
Sandy Gardner, Sandy Gardner	3/9/07	2612 H <sup>3/4</sup> 65 81506
Mark Gardner, Mark Gardner	3/9/07	2612 H <sup>3/4</sup> Rd GJ 81506
Earlene Hickman, Earlene Hickman	3/9/07	2624 H <sup>3/4</sup> Rd H.G. 81506
Don Hickman	3/9/07	2624 H <sup>3/4</sup> Rd GJ 81506
Heather Heinbaugh	3/10/07	722 Ash Dr 804
Olivia Anson, Olivia Anson	3/10/07	436 35th Rd Palisade Co 81506
Ronald W Hall, Ronald W Hall	03/10/07	730 Chipete
CHERYL GUERRIE, Cheryl Guerrie	3-10-07	571 Norma Jean Ct.
Sheri Covey, Sheri Covey	3-10-07	1248 Oway Ave GJ.
Barbara D Plsek, Barbara D Plsek	3/12/07	872 26 1/2 Road
Rick Plsek	3-12-07	872 26 1/2 RD # B
CAROL WELCH, Carol Welch	3-13-07	300 Main St Ste 301 GJ 81502
MARIASERAFINO, Mariaserafino	3/17/07	236 GUNNISON C. SET 81501
HAROLD FENSTER, Harold Fenster	3/20/07	2630 H <sup>3/4</sup> Road, G.J., Co 81506
MICHAEL CLAFFERTY, Michael Clafferty	3/20/07	2636 H <sup>3/4</sup> Road, G.J., Co 81506
Kay West, Kay West	3/20/07	2627 H <sup>3/4</sup> Rd GJ Co 81506
William A. Pitts, William A. Pitts	7-17-07	2626 H Rd GJ CO 81506
Betty Ray Pitts, Betty Ray Pitts	7-17-07	2626 H Rd GJ Co 81506

**RECEIVED**

AUG 21 2007

COMMUNITY DEVELOPMENT  
DEPT.

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

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**RECEIVED**

AUG 21 2007

(Print) Name/Signature	Date	Address
William Scott <i>W. Scott</i>	3/2/07	823 26 Road
Richard A Gauly <i>R.A. Gauly</i>	3/18/07	827 26 Road
Joe Ramunno <i>Joe M. Ramunno</i>	3/18/07	867 26 Road
Sandy Ramunno <i>Sandy Ramunno</i>	3/18/07	867 26 Road
Willis B. McArthur	3-18-07	877-26 Rd.
Jean L. Gaulen <i>Jan L. Gaulen</i>	3-18-07	827 26 Rd.
Hamilton MacGregor <i>Hamilton MacGregor</i>	18 APR 07	837 26 Rd
Jerry Smith <i>Jerry Smith</i>	3-18-	2589 H <sup>3</sup> / <sub>4</sub> RD
RAYMOND PETERSEN <i>Raymond Petersen</i>	3-18-07	875 26 Rd
LINDA MIMS <i>Linda Mims</i>	3-18-07	847 26 Rd
Rich Mims <i>Rich Mims</i>	3-18-07	847 26 Rd
Sherry Brandon <i>Sherry Brandon</i>	3/18/07	833 26 Rd.
Dale Brandon <i>Dale Brandon</i>	3/18/07	833 26 Rd.
ROGER SOLLENBARGER <i>Roger Sollenbarger</i>	3/19/07	835 26 RD.
SHARON SOLLENBARGER <i>Sharon Sollenbarger</i>	3/19/07	835 26 RD
Tom Padilla <i>Tom Padilla</i>	3/19/07	871 26 RD
Jay Jefferson <i>Jay Jefferson</i>	3/31/07	242-7214 2599 H.Rd.
Barbara Waterman <i>BARBARA WATERMAN</i>	3/31/07	809- 26 Rd.
Diane Y. DeKush <i>Diane Y. DeKush</i>	4-1-07	824 26 Rd.
Cecily D. DeRush	4/1/07	824 26 Rd.
Lori G. Cornelison	4/7/07	2596 H RD
m. a. Cornelison jr.	4-7-07	2596 H. RD.
Don Tom	4/7/07	2585 H RD
Jim Kearns <i>Jim KEARNS</i>	4/7/07	806 26 Rd.
BARBARA HARTSHORN <i>Barbara Hartshorn</i>	4-07-07	818 26 ROAD
DENZEL F. HARTSHORN <i>Denzel F. Hartshorn</i>	"	" "

COMPLAINT DEVELOPMENT DEPT.

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+ acre parcel of land bounded by 26 Road, 26 1/2 Road and approximately H 3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from R-1 (Density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

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AUG 21 2007

(Print) Name/Signature	Date	Address	COMMUNITY DEVELOPMENT DEPT.
Wayne A. Clark	4/27/07	2642 H Rd	G.J 81506
Jane T. Clark	4/27/07	2642 H Rd.	G.J. 81506
Judie Peach	05/03/2007	2667 Catalina Dr	81506
Leslie M. Boyd	5/4/07	835 Catalina Ct.	GJ 81506
JONIA MASSE	05/21/07	833 Catalina Ct.	GJ 81506
Pamela Hjortest	5-21-07	835 Catalina Ct	81506
Paul Boyd	6-5-07	835 Catalina Ct.	81506
Rene' Landry	06-09-07	836 Catalina CT.	GJ 81506
Robert D Peach	6/9/07	2667 Catalina Dr.	GJ 81506
Chris May	6/9/07	834 Catalina Ct.	81506
Marilyn Little	6/9/07	2661 Catalina Dr.	81506
Thomas S. Hansen	6/9/07	2666 Catalina Dr.	81506
Shelly J. Hansen	6/9/07	2666 Catalina Dr.	GJ 81506
Tom Scoble	6/9/07	833 CATALINA CT	GJ 81506
Douglas B. May	6/9/07	834 Catalina Ct.	GJ 81506
Rodney A. Martinez	8/19/07	2662 - Catalina	81506
Susan E. Martinez	8/19/07	2662 Catalina Dr	81506
JOHN FELICIANO	8/19/07	882-26 ROAD	81506
Marilyn Smith	8/19/07	2589 H 3/4 RD	81505
Jerry D. Smith	8/19/07	2589 H 3/4 RD	81505
Ron Rouse	8/19/07	879 26 RD	81506
Mae McArthur	8-19-07	877-26 Rd.	81506
William L. Nesbitt	8-19-07	2616 H Rd.	81506
Sandra L. Nesbitt	8-19-07	2616 H Rd.	81506

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(Print) Name/Signature	Date	Address
Kirsten R Rucker <i>Kirsten R Rucker</i>	8/19/07	770 26 Road
Maureen A. Gutierrez <i>Maureen A. Gutierrez</i>	8-19-07	920 Vista Ct
Joseph E. Brennan <i>Joseph E. Brennan</i>	8-19-07	2611 Vista Way
Richard G. Warren <i>Richard G. Warren</i>	19 August 2007	2622 H Rd.
Lise MacGregor <i>Lise MacGregor</i>	8-18-07	837 26 Road
Kamilee L. Rucker <i>Kamilee L. Rucker</i>	8/18/07	770 26 Rd.
Ron L. Rucker <i>Ron Rucker</i>	8/18/07	770 26 Rd.
Cherlyn A. Crawford <i>Cherlyn A. Crawford</i>	8/19/07	2551 Mayfair Dr.
Deborah B. Hoffman <i>Deborah B. Hoffman</i>	8/20/07	2044 N. 20th St.

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AUG 21 2007  
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(Print) Name/Signature	Date	Address
Carlee Colosimo / <i>Carlee Colosimo</i>	8/20/07	125 Franklin St. Apt. 212 GJ, CO 81505
Emilee Chick / <i>Emilee Chick</i>	8-21-07	2221 W 21 <sup>st</sup> St GJ 81501
Connie Aguilar / <i>Connie Aguilar</i>	8/21/07	1151 Breunle Dr. Plata 815
Bonnie Davison / <i>Bonnie Davison</i>	8/21/07	PO Box 2211 GJ, CO 81502
Sharol Hernandez / <i>Sharol Hernandez</i>	8/21/07	2825 Hawthorne Ave GJ CO 81502
John Brink / <i>John Brink</i>	8/21/07	894 Outlook Court GJ 81506
Janet Brink / <i>Janet Brink</i>	8/21/07	894 Outlook Cr GJ 81506

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Printed Name	Signature	Date	Address
Thelma A Blekeberg	Thelma A Blekeberg	8/20/07	Fruita
TERESA BACA	Teresa Baca	8/20/07	749 Spruce - Whitewater
Miriam Leifer	Miriam Leifer	8/20/07	900 Bookoff Ave GJ
Felicia Montoya	Felicia Montoya	8/20/07	3276 Red oak ct. - Clifton
TERESA RUIZ	Teresa Ruiz	8/20-07	476 FoRelle st Clifton
Jillian Miller	Jillian Miller	8-20-07	512B Amy's Way GJ 81504
Nanci Ann Quintana	Nanci Ann Quintana	8-20-07	106 Santa Fe Dr. GJ 81501
Alice M. Miller	Alice M. Miller	8/20/07	2541 Mesa Ave. GJ 81501
Gary Kasnowski	Gary Kasnowski	8/20/07	1811 N. 4th St GJ 81501
Tammy Espinoza	Tammy Espinoza	8/20/07	1411 Kennedy Ave GJ 81501
Kristy Westman	Kristy Westman	8/20/07	555 28 1/2 Rd. # GJ 81501
Erin M. Hegerle	Erin Hegerle	8/20/07	1441 Patterson Rd. #603 GJ 81506
Cathie Nicholson	Cathie Nicholson	8/20/07	619 Anapalae Way, GJ 81506
Rue Nelson	Rue Nelson	08-20-07	1601 Grand Ave, GJ 81501
Cynthia Rhodes	Cynthia P. Rhodes	8/20/07	3026 Northridge, GJ 81506
KENT KOLL	Kent B. Koll	8/20/07	2667 CARIBBEAN DR
Kathie Talkington	Kathie Talkington	8/20/07	3994 Kia Dr. GJ 81501
Deb Tittle	Deb Tittle	8-20-07	2703 Sel Mar Dr. 81506
Kristy Watkins	Kristy Watkins	8/20/07	320 S. Red lands Rd GJ 81506
Julie LeBaron	Julie LeBaron	8/20/07	1375 O Road Coma, CO 81524







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Printed Name	Signature	Date	Address
MURRAY E. KAY	Murray E Kay	8-21-07	265 Hwy
MARIE E KAY	MARIE E KAY	8-21-07	265 Hwy
F. FUGROE TICE	Fugroe Tice	8/21/07	777 26 RD
Nancy J. Spangler	Nancy J. Spangler	8-21-07	450 Athens Way <sup>81503</sup>
CAROLE DEWOLFE	Carole DeWolfe	8-21-07	(296-26 Rd)
JAMES LINDEWALD	James Lindewald	8-21-07	2699 MALIBU DR.

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DEPT.

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(Print) Name/Signature	Date	Address
Penelope Alexander	8-20-07	923 Vista Ct 81506
Chilton Alexander	8-20-07	923 Vista Ct 81506

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AUG 22 2007

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DEPT.

9/16/07 Barbara Conkle Barbara Conkle 828 Bermuda Ct A.J., CO 8.  
1/22/07 Richard Conkle Richard W Conkle 828 Bermuda Ct Grand Jet, CO 812

**Michael E. McFate**  
**915 26 Road**  
**Grand Junction, CO 81506**

August 27, 2007

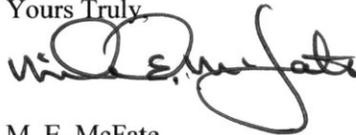
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SEP 04 2007  
COMMUNITY DEVELOPMENT  
DEPT.

Ken Kovalchik  
Community Planning and Development  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

Dear Mr. Kovalchik:

I am very concerned with the proposed Weeminuche Estate Subdivision density zoning. Growth is inevitable, but this proposal underscores the definition of country living. The increase in traffic would severely impact the already burdened streets, roads and bridges necessary to safely travel to town. I believe 1 residence per 5 acres is sufficient to safely allow growth.

Yours Truly,



M. E. McFate

Oma Jean Gorman  
924 26 Road  
Grand Junction, CO 81506

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COMMUNITY DEVELOPMENT  
DEPT.

August 23, 2007

Ken Kovalchik  
Community Planning and Development  
City of Grand Junction  
250 N 5<sup>th</sup> Street  
Grand Junction, CO 81502

Dear Mr. Kovalchik;

North Central Valley (Appleton) Neighborhood Plan

Borders      North: BLM land  
                  South: I-70  
                  East: 26-1/2 Road/H.75  
                  West: Persego Wash

On July 30, 1997 and for a period of time there after, the concerned citizens of the "North" area were informed that the County Commissioner and Planning Department were going to change the 5 acres minimum size requirement and change it to 2 acres minimum. Over all oppositions, paying a high-priced arbitrator from Denver to come over and appease us, and meetings with the concerned residents of the area you went ahead and did the 2 acre bit.

***Now you are once again changing the 'plan'***. You want to allow a developer to develop the South boundary of the plan with high density housing. ***I don't see how you can do this or how the County Commissioners can approve of this since it is in the South boundary of the North Central Valley plan.***

One of the reasons given is that you need to offer more affordable housing to residents of Grand Junction. ***My response to this is why you are down grading the North area?*** There's Clifton for all of the 'affordable' housing needs. Or there are areas north of "G" road. You apparently do not live in this area and want to see this area become so much like other areas of the city where high price homes are next door to homes of low value. What Planning is THIS?

It's like paying millions of dollars to beautify the down town area.. oh wait you forced some businesses out of business because the business didn't FIT with the

new image of downtown.... Now you are trying to great a large area of 'down' with the upper Ups.

When the North Central Valley Plan was being revised the Fire Department and the Sheriff's depart came out and said that denser development within this area could not be supported with the current man power and equipment. It was also reported with the roads and traffic could not support the additional density.

So with your 'proposed' plan, how much of the price of these new homes is going to be donated to the local schools, the road department, a new fire department, and the law enforcement of our area.

I have never felt that the greed of some should out-weigh the lasting benefit of the environment, the people residing in the area, the maxing out of traffic with bicycles, joggers, and vehicles sharing the roads of a 'rural area' and not an area of a subdivision. If you don't know what I mean just look at "G" road and what a mess it is. The lack of planning on "G" with the subdivisions going in and no thought or plan for the schools, roads, and emergency access and personnel does not show a good example of the City's Planning for high-density housing in rural areas.

To me this is just another example of the 'dummy' down example of the 'planning' of the City of Grand Junction and Mesa County. To even entertain the offer of is an indication of no planning and future thinking. It becomes a truly political process to add to the greed of the City and County... greed in the way of more property taxes, the showing of favoritism to a planner/developer, and the modifying of a "PLAN" that must not have any meaning for a few "good ol boys".

Sincerely,



Oma Jean Gorman

PS. My husband, Clinton P. Gorman, is in agreement, but is currently out of country.

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AUG 28 2007  
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DEPT.

**From:** "cherlyn crawford" <billcherieanne@bresnan.net>  
**To:** <KenK@gjcity.org>  
**Date:** 9/23/2007 5:50 PM  
**Subject:** NO to Weeminuche estates  
**Attachments:** planning weeminuche.doc

Mr. Kovalchik,

Attached you will find a letter to the planning commission asking for the commission to refuse the Weeminuche estates planned for the area east of 26 Rd., west of 26 1/2 Rd. and south of H 3/4 Rd.

In addition to the points I make in the letter, I would like to appeal to you and other members of the city planning department to investigate the addition of "Special Character Areas" to your city plan. I suggest you connect with members of the Jefferson County Colorado Planning Department to discuss how they developed the criteria for Special Character areas. It appears that we do not have that in the GJ criteria. I happened to be living in Jefferson County when the definition was refined about 5 years ago. I participated in a community forum developing the last 20 year plan there.

If we continue to slice up and intrude on acreage parcels, we will have none left - sad to think of standing on Grand Mesa at Lands End Overlook and seeing rooftops throughout the central valley. I ask you to not only recommend against the Weeminuche Estates, but go a step further to suggest a moratorium on further development north of I-70 from 25 Road to 26 1/2 Rd, north to the Highline Canal to allow time for seriously looking at ways to preserve a buffer zone of less density between the Horizon Drive to 26 1/2 Rd. density and the development happening around 24 Road. PLEASE! Let's step back and look at the bigger picture.

In addition, regardless of the outcome of a moratorium on development, that would allow time for the City Council to decide on any impact fee increases being proposed. (I refer to an article in the Free Press Friday 9/21/07).

The developer has a huge incentive to try to push this project through before any fee increases. As a Grand Valley native blessed with the privilege of returning after several years living on the Front Range, I strongly believe we have an obligation to the community to slow down and think long and hard about where we are expanding and how. We also need the road expansion and utility needs of any development in the north area to be carried by the developers and not by those who don't live in that area.

Thank you for your time,  
Cherlyn Crawford

Cherlyn Crawford  
2551 Mayfair Drive  
Grand Junction, CO 81501  
(970) 241-1900

Planning Commission  
Re. Weeminuche Estates 26 & H  $\frac{3}{4}$  Road  
9/23/07

I regret I am unable to personally speak to the commission due to surgery scheduled for 9/25/07. I still wanted to have input regarding the proposed Weeminuche Estates between 26 & 26  $\frac{1}{2}$  Roads and south of H  $\frac{3}{4}$ . Although the proposed planned development is beautifully designed, I heartily oppose its placement in this location in the Grand Valley.

The area west of 26  $\frac{1}{2}$  Road to 24  $\frac{1}{2}$  Road, and from the Highline Canal north of H  $\frac{3}{4}$  to I-70 has historically been agricultural. Exceptions have repeatedly been made to allow development in this region that was at one time zoned for 5 or more acres per lot. I believe the remaining open areas should be frozen at the current average of 1.5-2 acres per residence. Fertile land and irrigation water available in this section of the valley should be preserved as a heritage of our agricultural past and for future generations to have access to ranch-type properties. I have remarked in past correspondence to the commission that there is a benefit to the community in having open areas for people to ride their bikes past and jog/walk past and enjoy the beauty, openness, livestock and wildlife – even if it is private rather than public land. Substantially decreasing the proposed density of this development is crucial.

Furthermore, I have never ceased to marvel at past erroneous planning decisions that have allowed the current density east of 7<sup>th</sup> Street & south of the northern turn of the Highline Canal within 2 miles of the western end of the airport runway to be what it currently is. Where do we plan to move the Grand Junction Regional Airport when the population increases enough to warrant more direct flights to GJ and larger airplanes, with residents near the runways whining about the noise? Use the history of Denver's Stapleton as an example. Let's learn from front range errors and not repeat that cycle here.

The proposed Weeminuche Estates **does not conform** to the community to the North, South or West of the lot. It forces an extension, and in fact, *increase*, of the density East of 26  $\frac{1}{2}$  Road like a spur into an area where housing is 1 house per 5 or more acres. Only the developers could see this as an improvement to the community. It actually will **interfere** with a way of life. Covetousness of other people's ability to own and maintain larger parcels of land should not be a reason to allow the density suggested under this guise of planned development.

Thank you for your time.  
Cherlyn Crawford

September 27, 2007

Mr. Ken Kovalchik, Senior Planner and  
City of Grand Junction Planning Department.

As a current and long standing resident of Grand Junction, I have the following concerns about the proposed WEEMINUCHE ESTATES area being brought forth to the City Council. The density of the proposed WEEMINUCHE ESTATES development not in congruency with the entire surrounding area. The proposed cluster type development is not used anywhere within many miles of the proposed WEEMINUCHE ESTATES area. Grand Junction should be setting the model for the future of what we want the city to look like and what the residents want in quality of life. High density housing is not a quality style of life in my mind or of all my neighbors that I live and interact with.

Increased traffic on 26 & 26 ½ Roads will add to overuse during peak traffic hours, already a problem during certain time of the day. 26 ½ Road and 26 Road will need major improvements to handle the additional thousands of trips down those roads for the planned higher density area being requested for approval.

The safety of rural walkers, bike riders and the school children coming and going to Holy Family school would bear the brunt of the high density plan because of the cluster type building being all done along the 26 ½ Road side. Similar to the Pear Park area this area does not have sidewalks or even bike lanes on 26 or 26 ½ Roads.

The wildlife currently using the Leach Creek area have not been planned for on the proposed development, the DOW should be part of the plan to allow for the deer, red fox, raccoons, skunks, red tail hawks, great horned owls, coyotes and other native wildlife that live and migrate through the proposed WEEMINUCHE ESTATES area to be densely populated.

Finally the Leach Creek has flooded numerous times in the recent past, if the Leach Creek is the plan for handling the runoff created by the proposed WEEMINUCHE ESTATES area, it should be studied by the Corp. of Engineers regardless of what type of housing density will be built even if only one house per acre.

I feel that the proposed WEEMINUCHE ESTATES area would better fit the area between H & H ¾ Roads and 26 & 26 ½ Roads if the density was 1 house per every 1 acre at the most.

The model of quality life the city should be setting for the future should be in agreement of the existing residents and the proposed density is not in agreement with most of the residents of Grand Junction.



September 28, 2007

Mr. Ken Kovalchik, Senior Planner  
Cit of Grand Junction Department  
250 N 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear Mr. Kovalchik,

We are writing about the proposed Parkerson project (Weeminuche Estates Subdivision) that will build 362 houses between 26 road and 26 ½ road, H road and H ¾ road.

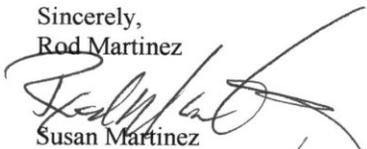
We are asking you not to allow this subdivision to go forward as planned. This area is not designed for heavy traffic, either truck traffic or an additional 1,000 to 1,500 cars a day. It is very dangerous to turn left off of Catalina Drive onto 26 ½ road at certain times now. The average speed of traffic coming over the hill on 26 ½ road toward Catalina Drive is 40 to 50 miles per hour even though the speed limit is 35 miles per hour. With heavy truck traffic, construction traffic and additional cars, we doubt if anyone will be able to turn left off of Catalina Drive onto 26 ½ road.

The lots in the Paradise Hills subdivision and other subdivisions in this area are very well proportioned. It is our understanding that some of the lots in the proposed subdivision will be as small as 5000 sq ft. Why change the character of this area with a very crowded subdivision? Why not build less homes with generous lots that would compliment the area?

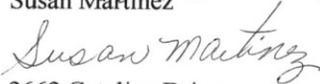
Please do not allow this subdivision to go forward as planned. Please think about the impact the Weeminuche Estates Subdivision would have on the roads, schools and life style of this area. Please keep Grand Junction the Grand City it is.

Thank you for your time.

Sincerely,  
Rod Martinez



Susan Martinez



2662 Catalina Drive  
Grand Junction, CO 81506

Gary W. Johnson  
3111 Northridge Drive  
Grand Junction, Colorado  
81506

October 3, 2007

Grand Junction Planning Commission  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

Commission:

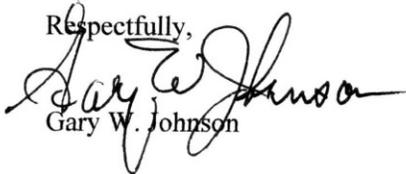
I must go on written record of vehemently opposing the proposed development of the Parkerson Project (Weeminuche Estates Subdivision). I base my opposition on three basic issues. The existing limitations of the infrastructure of our community, additional demands on community agencies, and the growing increase of urban sprawl.

Existing traffic flows in our community is becoming less and less efficient with every new development. As it is now, waiting at the traffic lights on 26 Road, 25 ½ Road, and on past 24 Road and all along Patterson can be a standstill during the day. Drivers have to wait for two or three light rotations before being allowed to move east or west on Patterson, depending on the time of day. The entry way into Grand Junction through 26 Road and 1<sup>st</sup> Street has been severely narrowed by your very own planning! There also must be a review on what a two-lane bridge on 26 Road and crossing I-70 can handle as far as traffic flow. With 375 dwellings, you can easily count an additional 1,000 cars driving in that area between spouses and teenage children who drive.

Community agencies, especially schools, cannot handle the substantial growth that 375 dwellings would demand of them. Grand Junction High School, Pomona Elementary, ~~and~~ West Middle School are all at capacity and they would not have the room for additional 300 to 600 students that would possibly live in that area. It is my opinion that the fire department and the police department would not be able to provide appropriate level of services for the new subdivision.

I believe that Grand Junction must protect the open spaces that are characteristic of our community. The amount of parks that a family can use safely in this community is an embarrassment. I do not believe that the citizens of Grand Junction want the entire valley of Mesa County to become canyon walls to canyon wall full of housing. Our open land is too precious of a commodity to squalor in the manner that we have for the last 20 years.

Please oppose the development that is being proposed in the Parkerson project. Thank you for your time.

Respectfully,  
  
Gary W. Johnson

October 3, 2007

Mr. Ken Kovalchik, Senior Planner  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Weeminuche Estates Subdivision

Mr. Kovalchik:

The area proposed for the Weeminuche Estates Subdivision is one of the last parcels of beautiful farmland in our area of the city. I realize development is inevitable, however, could the Planning Commission possibly look at the development from the perspective of fewer homes to further compliment the surrounding area?

The traffic congestion cannot even be imagined.

Please reconsider this proposal.

Thank you for your attention.



Deborah Maher  
2697 Caribbean Drive  
Grand Junction, CO 81506

The Towner Family  
665 Jubilee Ct  
Grand Junction, CO 81506

October 3, 2007

City of Grand Junction  
250 Nth 5<sup>th</sup> St.  
Grand Junction, CO 81501

To Whom It May Concern:

I am writing this letter in opposition to the proposed Weeminuche Estates Subdivision just north of town. I would like to point out that I love to see new developments that are appropriate for the growth of the community. I was raised in Grand Junction and have been proud to call this city home. Also, I am not much of a writer so please excuse any spelling or grammar errors.

I have been following the Parkerson Project (Weeminuche Estates Subdivision) and I am greatly surprised by the density that they are proposing in this area. This type of high density is appropriate in many areas of town but this is not the appropriate location. In this letter I would like to stress the concerns of traffic, education, public services and continuity.

First and foremost, the **improvement to roadways** should be completed before a subdivision of this size is completed. The greatest concern is safety. We currently have bridges that cross I-70 that do not support pedestrian and bicyclist crossings. More homes north of these bridges put greater risk on those trying to make their way across these bridges. These bridges will bring great expense once someone notices the need for wider roads. There are also no turning lanes for traffic on 26 and 26 ½ Roads which cause the backup of traffic and unsafe situations for vehicles stopping to make left and right hand turns off these roads. In addition, new roads must be in place to support west bound travel. G Road is not equipped to handle the current traffic and we should be utilizing I-70 with an additional on ramp at 26 Road. With the amount of traffic new subdivisions and the Catholic Church have added to these Roads these are improvements that should have been made some time ago.

Second, the **education** of my two children has always been very important to me. The schools of Appleton, Tope and Paonia are not equipped to handle the additional strain of these types of subdivisions. Both my mother and wife work for the school district and have pointed out that the schools which service this area are already at capacity. I know that a new high school and middle school are long overdue for the North area but as we have seen the retirement community does not seem to agree with supporting funds for new school projects. I do not understand a community which does not believe in putting our children first. The literacy of our country must start in small communities like that of Grand Junction and we must take the initiative to hold off these large proposed subdivisions until schools are in place.

Third, although this area is well situated to be serviced by Saint Mary's Hospital for medical attention, it is not well serviced for **fire and police protection**. The closest fire stations are located south of

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Patterson Road. and are miles away from the area and as we have recently seen, accidents along I-70 can make it difficult to reach these areas. I would be concerned in the event that more than one household needed these services. It has also been shown that the need for police protection in areas with greater density rises substantially. I have not done the research but with the population increase the valley is experiencing, I would have a hard time believing that the Grand Junction Police department is equipped to handle an additional area with this kind of density. My recommendation would be to keep this type of community in an area with the same number of houses per acre. This way our public services can concentrate on certain areas; opposed to being spread out.

Last but not least, what I like to call **continuity and conformity**. I grew up in the North part of town. I originally lived on Dahlia Drive then moved to north 26 ½ Rd. Paradise Hills is where many of my friends grew up and this was considered a nice subdivision with homes on smaller lots. Although these lots were smaller than some, they are substantially larger than those being proposed by the Parkerson Project. Even the newer and smaller subdivision of Summer Hill does not have the tightly compacted density that the Weeminuche Estates Subdivision proposes on its south side.

I have listened to the developers and they have tried to justify the subdivision's southern density by stating that it reflects that of the Summerhill subdivision. I feel this statement is completely incorrect. First of all, Summerhill does not adjoin the proposed subdivision. In fact, the majority of the lots connected to the proposed development are more than 5 acres. Second, when you drive through the Summerhill subdivision there are nice buffer zones between the larger and smaller properties in the area. (There is a large pond, green space, and ravine that separate Summerhill from the larger lots around) Third, Summerhill subdivision has ample parking areas and green space that provides plenty of room and a park-like environment. Summerhill should certainly be used as an example, but the Weeminuche Estates Subdivision has failed in doing so. The Weeminuche Estates Subdivision should include more green space and more parking for residents. I, as well as many others, believe the subdivision should cohere with the surrounding 5 plus acre lots that adjoin the property.

I would ask that you **please** share my feelings with all those that are involved in the final decision as to whether or not this subdivision proceeds. I have attached the signatures of just a few of the many concerned citizens that live, work, attend church or have children in school in this area. I would like to point out, that I am a proponent to developing this land but only in a way which is appropriate. I understand the need for growth in the community but we need to put the horse before the cart. Schools must be in place, public services must be adequate, improvements to the roads must be made and the density must be greatly reduced to coincide with the existing properties. I would certainly like to see lots which are similar to those that adjoin. **Please keep the Grand in Grand Junction and do not let this subdivision proceed as currently proposed.**

Sincerely,



Bryan D Towner  
Concerned Community Member

Attached: Petition to decrease density zoning of Weeminuche Estates Subdivision  
C.C.: All those concerned

10-5-07  
GRAND Jct. CO

To: Ken  
City Planning Commission  
GRAND Jct. CO 81501

My wife Bev and I strongly object to  
the PARKERSON BRO'S. rezone on 26 Rd & H<sup>3</sup>/<sub>4</sub> Rd.  
The density is too high, and is CONTRARY to  
our AREA of 1 to 5 acres per residence.

We FAVOR ONE SINGLE FAMILY RESIDENCE  
PER ONE ACRE. The wild life population  
IN Leech (OR RICE) WASH will be devastated  
under their proposal for a MULTIFAMILY REZONE  
Please do NOT approve this request.

Sincerely,

Robert V Bruce

2621 H. Rd

GRAND Jct. CO 81506

October 01, 2007  
Raymond A. Haag  
2710 Caribbean Dr.  
Grand Junction, Co. 81506

Mr. Ken Kovalchik, Senior Planner  
City of Grand Junction Department  
250 N. 5th. St.  
Grand Junction, Co 81501

Dear Sir,

I am writing to voice my concern with respect to the proposed Parkerson project (Weeminuche Estates Subdivision) - 362 houses to be built on a parcel of land 151 + acres bounded by 26 Road, 26 1/2 Road and approximately H 3/4 Road. This parcel of land is just West of Paradise Hills, the sub division I live in.

The proposed density of houses for the Weeminuche Estates is reported to be RSF-2 (density of up to 2 residences per acre). This type of density is going to put a tremendous strain on all the roads in this immediate vicinity; H Road, H 3/4 Road, 26 Road, and 26 1/2 Road.

Consider the impact on the Holy Family Catholic School and the Immaculate Heart of Mary Catholic Church located at 26 1/6 Road and H Road. The traffic around these two facilities is already very heavy during school sessions and also every Sunday. The proposed density for the Weeminuche Estates subdivision will probably triple the amount of traffic in the area. It follows that in the very near future these roads will require widening plus a plan for traffic control.

Further more, a subdivision of this proposed density will not be a thing of beauty. Much of the quiet country feeling of living on the North side of Grand Junction will be lost forever.

I request that the Zoning Density for the Development Application be changed from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R)

Respectfully submitted,

  
Raymond A. Haag

Ellen Heffernan  
2662 Paradise Drive  
Grand Junction, CO 81506  
970-257-7263  
October 1, 2007

Dear Mr. Ken Kovalchik, Senior Planner,

I am writing to express my concern over the proposed Parkerson project between 26 and 26 ½ Roads near H ¾ Road. I have lived in Paradise Hills for eight years. When I moved to Paradise Hills, there was open space to the north of Paradise Hills North. I often took walks and bike rides along 26 ½ Road north of H Road. It was wonderful to experience the rural nature of the area.

Since then, the Summerhill subdivision has been developed as well as a large subdivision north of Summerhill. Other isolated housing has also been built off 26 ½ Road. As a result, traffic has increased greatly along the main roads, 26, 26 ½, 27 and H Roads. I no longer feel safe taking walks on 26 ½ Road north of H Road due to the increased traffic. I worry that another subdivision, especially a high density development, would increase traffic on 26, 26 ½, 27 and H Roads to an extremely unsafe level.

While I understand the need for some housing growth in the Grand Junction area, I feel that we need to carefully consider just how fast and in what way we want our community to grow. I also am not opposed to high density housing and feel that it can be a good way for communities to grow and still minimize sprawl and yard irrigation needs. However, for good community planning the infrastructure for transportation is a critical component. This is woefully lacking for a potential 350+ additional residences north of I-70 between 27 and 25 Roads.

Since I moved to Paradise Hills eight years ago, the main roads have not been widened, but traffic has increased significantly. Bicycle riding for pleasure and for commuting has become more dangerous, especially across the narrow bridges over I-70. It is also becoming more difficult for children to safely walk or bicycle to Holy Family School. Before any additional developments are approved north of I-70, the main roads should be widened to include bike lanes and sidewalks. And the bridges over the interstate should either be replaced or modified to also include bike lanes and sidewalks. If these things cannot be done, then the Parkerson Project (Weeminuche Estates Subdivision) should not be built.

Thank You,

A handwritten signature in black ink, appearing to read "Ellen Heffernan", with a long, sweeping underline.

Ellen Heffernan

Oct. 1, 2007

TO WHOM IT MAY CONCERN:

I am writing to protest the proposed Weeminuche Estates Subdivision. G Road traffic has increased considerably in the last five years. It is not a street that can even handle the traffic it has now.

---

Also, I have a hard time getting out of my sub-division onto 26 ½ road since the new church and school have been constructed on H Road. It would be impossible if this project is approved as suggested.

Thank you for your consideration.

Sincerely,

Virginia Johnson

Jennifer Hamilton  
2662 Paradise Drive  
Grand Junction, CO 81506  
970-985-5446  
October 2, 2007

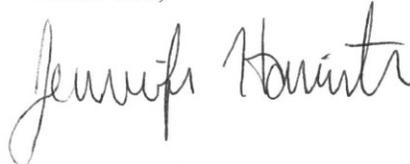
Dear Mr. Ken Kovalchik, Senior Planner,

I am writing to voice my concern and opposition to the proposed Parkerson project (Weeminuche Estates Subdivision) between 26 and 26 ½ Roads north of H Road. On the main roads around Paradise Hills, 26 ½, 27 and H Roads, I see many people walking along these roads for exercise and pleasure. I also often use these roads when I bicycle into the downtown area of Grand Junction for school (Mesa State) or for other activities. Already the increased traffic along these roads has resulted in a decrease in safety for pedestrians and bicyclists. Of special concern are the narrow bridges over I-70 on 26, 26 ½ and 27 Roads, and school children walking to Holy Family. At this time I feel that NO additional developments should be approved without improving these roadways by adding bike lanes and sidewalks.

Also of concern is the rapid growth in the Grand Junction area in general, and in the north area specifically. I feel that the rural nature of the north Grand Junction area should be preserved. While some development is necessary, even desired, the explosive growth that is projected with this development should be avoided. Already we have seen a couple subdivisions north of Paradise Hills. The Summerhill development is not yet complete, so traffic will continue to increase as this subdivision fills. And while the demand for new housing continues to be strong in the Grand Valley due to the natural gas development, I fear that this industry may collapse. Even if that doesn't happen and we do not see another 'bust', it will probably at least slow to a more sustainable level in the not too distant future. In either case, the housing market in the region could be way over-built.

Therefore in summary, I feel that any additional housing growth in the vicinity of my neighborhood needs to be done only if the main roads are widened to include bike lanes and sidewalks. The need already exists for these improvements, especially for the dangerous bridges over I-70, on 26, 26½, and 27 Roads, where sidewalks and bike lanes are very much needed. I am opposed to the Parkerson project (Weeminuche Estates Subdivision) between 26 and 26 ½ Roads. Please do not approve this project.

Thank You,

A handwritten signature in cursive script that reads "Jennifer Hamilton". The signature is written in black ink and is positioned above the printed name.

Jennifer Hamilton

Loren Eakins  
2662 Paradise Drive  
Grand Junction, CO 81506  
970-257-7263  
October 2, 2007

Dear Mr. Ken Kovalchik, Senior Planner,

I am writing to voice my concern and opposition to the proposed Parkerson project (Weeminuche Estates Subdivision) between 26 and 26 ½ Roads north of H Road. I am a resident of Paradise Hills and my bicycle is my main form of transportation. I regularly commute on my bicycle to school at Mesa State College, to work at REI, and for most other errands. In the past few years, I have noticed a great increase in the traffic on the main roadways in my neighborhood. At this time I feel that these roads are already over-crowded, and as traffic increases, bicycling (and pedestrian) safety will decrease even more.

I feel that any additional housing growth in the vicinity of my neighborhood needs to be done only if the main roads are widened to include bike lanes and sidewalks. The need already exists for these improvements, especially for the dangerous bridges over I-70, on 26, 26½, and 27 Roads, where sidewalks and bike lanes are very much needed. Therefore I am writing to voice my opposition to the Parkerson project (Weeminuche Estates Subdivision) between 26 and 26 ½ Roads. Please do not approve this project.

Thank You,

  
Loren Eakins

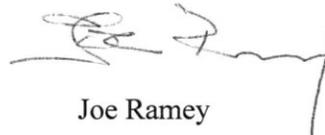
Joe Ramey  
2662 Paradise Drive  
Grand Junction, CO 81506  
970-241-6581  
October 2, 2007

Dear Mr. Ken Kovalchik, Senior Planner,

I am a resident of Paradise Hills subdivision off of 26 ½ and H Roads. I also am an avid bicyclist, both for pleasure and for transportation. I regularly use my bicycle to commute to my job at the airport and to run many errands into the downtown area. In the eight years that I have lived at my present residence, I have seen the traffic increase greatly on the main thoroughfares in my neighborhood (26, 26½, 27 and H Roads). As traffic increases, safe bicycling becomes more difficult.

I feel that any additional housing growth in the vicinity of my neighborhood needs to be done only if the main roads are widened to include bike lanes and sidewalks. And this includes the need to modify or replace the bridges over I-70, on 26, 26½, and 27 Roads, for bike lanes and sidewalks. Therefore I am writing to voice my opposition to the Parkerson project (Weeminuche Estates Subdivision) between 26 and 26 ½ Roads. Please do not approve this project.

Thank You,



Joe Ramey

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+- acre parcel of land bounded by 26 Road, 26½ Road, and approximately H3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

Printed Name	Signature	Date	Address
VINCENT, DIXON J	Dixon Vincent	9-29-07	758-26 1/2 Rd., G.J.

DEVELOPERS, IN PARTICULAR 'LOCAL' DEVELOPERS ARE ENTITLED TO MAKE THEIR INCOMES. BUT IN SO DOING, THE CHARACTER OF OUR NEIGHBORHOODS SHOULD NOT BE DRASTICALLY COMPROMISED, AS THE ABOVE WEEMINUCHE ESTATES DEVELOPMENT WOULD DO.

AT SOME POINT, THE CITY COUNCIL AND PLANNING COMMISSION MEMBERS SHOULD REALIZE THAT THE CHARACTER AND PREFERRED LIFESTYLES OF OUR NEIGHBORHOODS OUGHT TO BE PRESERVED, AND TO RANDOMLY ALLOW ANY AND ALL DEVELOPERS TO INTERCEDE, ONLY FOR THE PURPOSES OF LINING THEIR OWN POCKETS IS SOMETHING IS ~~SOMETHING~~ THAT MANY, IF NOT MOST, OF US FEEL, NEEDS TO BE VERY CAREFULLY SCRUTENIZED, AND MORE CAUTION IS ADVISED IN CREATING MORE TRAFFIC THAT OUR INFRA-STRUCTURE IS SATURATED WITH, PRESENTLY.

THANK YOU

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OCT 3 2007

**Keep the GRAND in Grand Junction**

COMMUNITY DEVELOPMENT  
DEPT.

Anyone who has lived in the Grand Junction area for even a few years knows the beauty and personality of our special community. Our natural resources and unmatched physical beauty, along with a global energy boom, has sparked a tremendous growth in our population and the accompanying need for housing.

The issue that is presented to all of us is the trade off between development and keeping our Grand Junction GRAND – a beautiful, sustainable, intelligent and friendly community. Growth is unavoidable and understood. Abusive growth, growth fueled by overreaching development that sacrifices the harmony, symmetry and sanctity of any part of our community, is intolerable, unacceptable and avoidable. YOU can help do something about it!

On October 9, 2007 at 7:00 PM in City Hall a hearing is scheduled on the proposed Parkerson project (Weeminuche Estates Subdivision) – 362 houses crammed into 150 acres of now pristine farmland that sits in the northern part of our great city. This proposed development directly affects the lives, safety and economic values of all who live between 24 and 27 Rds and Patterson Rd. to the Highline Canal. Some of the proposed **lot sizes** are as small as 5,000 sq ft. The project's overall impact is enormous; you don't have to live directly across the street from it to be negatively affected. If approved as designed, over the opposition of virtually all who live in that area, a precedent will be set that can color the "approval" of countless future projects throughout our community.

Just consider the impact on all of our roads – some of which cannot be widened because of the bridges over the Interstate – many without berms – with an additional 3,000 to 4,500 cars each day. Think about the noise, the pollution, the congestion, the many safety concerns. Is this what you contemplate as being the norm when you live in this part of our community? Think about how this will affect YOU.

Notwithstanding "insiders talk", this is not a "done deal". If you agree with the thoughts and sentiments of countless residents of our community and if you want to keep the GRAND in Grand Junction, you have the opportunity to be heard by:

- Attending the meeting on October 9 – your presence will speak volumes
- **Mail or hand deliver** a letter of opposition to **Mr. Ken Kovalchik, Senior Planner, City of Grand Junction Department, 250 N. 5<sup>th</sup> St., Grand Junction 81501** in time to arrive by **Thursday, October 4th**.
- Call your elected officials and make your thoughts known.
- Sign and obtain the signatures of your friends and neighbors on the attached petition. This petition should also be mailed or hand delivered to Mr. Kovalchik in time to arrive by **Thursday, October 4**.

This ad is sponsored by: Citizens Opposed to the Weeminuche Estates Subdivision

42.1'

CITY PARK  
DEDICATION  
+/- 7.27 ACRES

OUT PARCEL  
(NOT PART OF  
DEVELOPMENT)

LEACH CREEK  
NATURAL AREA

PRELIMIN.



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OCT 3 2007

COMMUNITY DEVELOPMENT

PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION

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Printed Name	Signature	Date	Address
Sally Henry	<i>Sally Henry</i>	9/30/07	3694 G <sup>4</sup> / <sub>10</sub> Rd, Palisade
Ron & Judy Barstaf	<i>Judy Barstaf</i>	9/30/07	3060 B's Rd
Debe Colby	<i>Deborah K Colby</i>	9/30/07	295 W Morrison Ct, GJ 81503
Gladys Miller	<i>Gladys Miller</i>	9/30/07	235 Park Dr GJ 81501
Shirley Quinn	<i>Shirley Quinn</i>	9/30/07	2705 Cancun Ct. GJ 81506
Charles Quinn	<i>Charles Quinn</i>	9-30-07	2203 Cancun Ct, G.J.
Janet Young	<i>Janet Young</i>	9-30-07	1980 Flora Ct GJ CO 81501
Kerry Hudock	<i>Kerry Hudock</i>	9-30-07	655 Lakeside Lane
Carol Trussell	<i>Carol Trussell</i>	9-30-07	2686 Dove Lane
Susan Niemeyer	<i>Susan Niemeyer</i>	9-30-07	2245 Autumn Ash Ave
<del>Carol Niemeyer</del>	<del>Carol Niemeyer</del>	<del>9-30-07</del>	<del>2245 Autumn Ash Ave</del>
Sharon Gardner	<i>Sharon Gardner</i>	9-30-2007	2345 3/4 Rattlesnake Ct.
Ross McDaniel	<i>Ross E. McDaniel</i>	9-30-07	2048 Caribbean Dr L.J.
Kelly McClarty	<i>Kelly McClarty</i>	9-30-07	2098 Kia Dr W.
Deborah Maher	<i>Deborah Maher</i>	9-30-07	2697 Caribbean Dr
Dale Jones	<i>Dale Jones</i>	9-30.07	821-27 - ROAD
Nancy Lopholm	<i>Nancy Lopholm</i>	9-30-07	2693 Caribbean
Paul Brunett	<i>Paul Brunett</i>	9 30 07	2693 Caribbean
J Laughtlin	<i>J Laughtlin</i>	9-30-07	2699 Caribbean
Terry Laughtlin	<i>Terry Laughtlin</i>	9-30-07	2699 Caribbean

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

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Printed Name	Signature	Date	Address
Daniel P Hight	<i>Daniel P Hight</i>	10-2-07	2652 Catalina Dr GJ CO 81506
KENT STODDARD	<i>Kent Stoddard</i>	10-1-2007	2692 W. YUCATAN G. GJ.Co 81506
JON SETHLER	<i>Jon Sethler</i>	10-1-07	2398 RIDGEWAY CT. 81503
Theron Dennis	<i>Theron Dennis</i>	10-1-07	203.5 Dream St GJ CO 81703
<i>Bob</i>	<i>Danny Jacobs</i>	10-1-07	210 W. Mable Ave Fruita Co. 81524
Joe Vuch	<i>Joe Vuch</i>	10-1-07	1975 Clover Ct GJ, CO 81506
BOB PETERS	<i>Bob Peters</i>	10-1-07	1314 GOLD LAKE DR 81524
GREG BAW	<i>Greg Baw</i>	10-1-07	1111 Heron <sup>#604</sup> Dr HJ 81504
Chris School	<i>Chris School</i>	10-1-07	723 Willow Creek K 81501
Iron Old's	<i>Iron Old's</i>	10-1-07	2992 Kin Drive 81504
KEVIN BARCLAY	<i>Kevin Barclay</i>	10-1-07	2205 DESERT VARIETY 81502
J. Claymore	<i>J. Claymore</i>	10-1-07	3384 F Rd CHRYSTAL CO 81526
JERRY MILLER	<i>Jerry Miller</i>	10-2-07	612 LODGEPOLE ST. 81504
Randy Henni	<i>Randy Henni</i>	10-3-07	897 Treppers Ct. GJ 81506









PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION

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Printed Name	Signature	Date	Address
Janet A. McRae	Janet McRae	9/30/07	864 Summer Bend Ct G/J 81506
Janie McDonald	Janie McDonald	9/30/07	866 Summer Bend Ct 81506
Harry McDonald	Harry McDonald	9/30/07	860 Summer Bend Ct. 81506
Nancy Tredway	Nancy Tredway	9/30/07	862 Summer Bend Ct 81506
Sandra Horvath-Dori	Sandra Horvath-Dori	9/30/07	860 Summer Sage Ct 81506
SHARON PEARSON	Sharon Pearson	9/30/07	867 Summer Bend Ct 81506
Meg McCord	Meg McCord	9/30/07	856 Summer Bend Ct 81506
Donald F Sattler	DONALD L. SATTLER	9/30/07	858 SUMMER BEND CT. 81506
Rosemary Sattler	Rosemary Sattler	9/30/07	858 Summer Bend Ct 81506
JANE J. SCHMOLL	Jane J. Schmoll	9/30/07	870 Summer Bend Ct 81506
Mary J Martiny	Mary J Martiny	9/30/07	872 Summer Bend Ct 81506
Cheryl Holbeck	Cheryl Holbeck	9/30/07	874 Summer Bend Ct 81506
Ron Holbeck	Ron Holbeck	9/30/07	874 Summer Bend Ct 81506
BETSY F. BECK	Betsy F Beck	10/2/07	<del>2555</del> BRENNALBY 81505
STANLEY C BECK	Stanley C Beck	10/2/07	2555 BRENNALBY 81505
LOUISE BEACH	Louise Beach	10/3/07	856 Summer Sage Ct 81506
Claire Atkins	Claire E. Atkins	10/3/07	885 Summer Breeze Ct. 81506
Sherril Arósteguy	Sherri Arósteguy	10/3/07	865 Summer Sage Ct 81506
DANIEL AROSTEGUY	Daniel Arósteguy	10/3/07	865 Summer Sage 81500
Jim Gustafson	Jim Gustafson	10/3/07	866 Summer Bend Ct 81503

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OCT 3 2007

COMMUNITY DEVELOPMENT  
DEPT.

PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION

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Printed Name	Signature	Date	Address
LOUISE Forney	Louise Forney	10/1	891 Kaywood Ct
DAVE GRAY	[Signature]	10/1/07	457 Calkley Ct.
Betty Watson	Betty Watson		522 1/2 Centennial Rd
ALAN HARBIN	[Signature]	10/1/07	587 Village Way
Marlys Bernal	Marlys Bernal	10/1/07	2031 Station Court
Bonita Coleman	Bonita Coleman	10/1/07	585 25 1/2 Rd
Ernest L Blossom	Ernest L Blossom	10/1/07	3313 Laurel Ln
Rich Kiser	[Signature]	10/1/07	706 Ivy Pl
Zack King	Z S	10/1/07	1750 N 8th St.
Craig Jones	[Signature]	10-1-07	1361 Road
Noo Jantarawong	Noo	10-1-07	1361 Road
Bonnie Rae Teets	Bonnie Rae Teets	10-1-07	2684 Jentry Rd. 81506
RALPH ROE	Ralph Roe	10-2-07	2695 1/2 CARIBBEAN DR.
Gyneeta Roe	Gyneeta Roe	10-2-07	2695 1/2 Caribbean Dr.
KEN MAHER	Ken Maher	10-2-07	2697 CARIBBEAN DR.
DEBRA J. BLUME	Debra J. Blume	10-2-07	2701 Adel Mar Dr. 81506
Cathy L. THOMAS	Cathy L. Thomas	10-2-07	2688 Paradise Way 81506
Terry Heers	Terry Heers	10-2-07	818 Lanai Dr. 81506
Bobbie Heers	Bobbie Heers	10-2-07	818 Lanai Dr. 81506
VIVIAN Rodriguez	Vivian Rodriguez	10-3-07	2702 Courtland Dr. 81506





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Printed Name                      Signature                      Date                      Address

Pat Brach    Pat Brach    10/4/07    663-26 Rd    Hq 81506  
Susan Bautch    Susan Bautch    10/4/07    2539 G<sup>3/8</sup> Rd    Hq 81505  
Norma Pennington    Norma Pennington    10/4/07    780-23<sup>7/10</sup> Rd

Grand Junction Co.  
8/15/05







**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+- acre parcel of land bounded by 26 Road, 26½ Road, and approximately H3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

Printed Name                      Signature                      Date                      Address

Donna Barnhart      Donna Barnhart      10-1-07      711 26½ Rd.  
James Barnhart      James Barnhart      10-1-07      711 26½ Rd.

26½ Rd. can not stand any more impact.  
Please reconsider this proposal.









PETITION TO DECREASE DENSITY ZONING OF WEEMINUICHE ESTATES SUBDIVISION

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+- acre parcel of land bounded by 26 Road, 26½ Road, and approximately H3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

Printed Name	Signature	Date	Address	81506
JIM FLEMING	<i>J Fleming</i>	9/30/07	871 SUMMER BREEZE CT	
OES FLEMING	<i>Norrah Fleming</i>	9/30/07	871 Summer Breeze Ct.	
<del>Bill Beaudoin</del>	<del><i>Bill Beaudoin</i></del>	<del>9/30/07</del>	<del>875 Summer Breeze Ct.</del>	
Judy Beaudoin	<i>Judy Beaudoin</i>	9-30-07	" "	
Lawrence Parks	<i>Lawrence Parks</i>	9-30-07	877 Summer Breeze Ct.	
Diane Parks	<i>Diane Parks</i>	9-30-07	877 Summer Breeze	
ROBERT BACKER	<i>Robert Backer</i>	9-30-07	883 Summer Breeze	
CYNTHIA BACKER	<i>Cynthia Backer</i>	9/30/07	883 SUMMER BREEZE C.	
Marcia Adams	<i>Marcia Adams</i>	9/30/07	887 Summer Breeze Ct	
PAUL & TOMY STEFANIUK	<i>Paul Stefaniuk</i>	9/30/07	873 Summer Breeze Ct	
<del>Fred Stapleton</del>	<del><i>Joyce Stapleton</i></del>	<del>9-30-07</del>	<del>869 Summer Breeze Ct</del>	
<del>Fred Stapleton</del>	<del><i>Fred Stapleton</i></del>	<del>9-30-07</del>	<del>869 Summer Breeze Ct</del>	
Joyce Stapleton	<i>Joyce Stapleton</i>	9-30-07	869 Summer Breeze Ct	
Fred Stapleton	<i>Fred Stapleton</i>	9-30-07	869 Summer Breeze Ct	
TERRY C JONES	<i>Terry C Jones</i>	9-30-07	867 Summer Breeze	
ANDREA JONES	<i>Andrea Jones</i>	9-30-07	867 Summer Breeze	
JACK MCCORDY	<i>Mary Jack McCordy</i>	9/30/07	870 Summer Breeze	81506
P. Ray DeGoyer	<i>P. Ray DeGoyer</i>	10/2/07	2657 Summer Vale #A	
Berily DeGoyer	<i>Berily DeGoyer</i>	10/2/07	2657 Summer Vale #A	
Judy Gustafson	<i>Judy Gustafson</i>	10/02/07	866 Summer Bend Ct	

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+- acre parcel of land bounded by 26 Road, 26 1/2 Road and approximately H 3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

(Print) Name/Signature	Date	Address
GWEN FERREE	8/22/07	94026 Rd 26 1/2 81506
George L. FERREE	8/22/07	940-26 Rd Gr. Jct. 8150
Heraldyne Rooks	9/27/07	1879 Jct Trueta
BOB COLONY	10/2/07	634 W. PAGOSA DR
Nancy I Wilson	10/2/07	2654 Spenser Ln <sup>81506</sup>
Anna Brock	10/4/07	816 Tahiti Dr GJC 8150
FRANCES BORN	10/13/07	2215 NO. 13 <sup>th</sup> ST.
Marlene Hurd	10-13-07	1931 No. 17 <sup>th</sup> St
Judy Emphrey	10-13-07	1941 N. 17 <sup>th</sup> St.
Patricia C. Deque	10-13-07	2157 Castlewood Ct.
Alvak Stoll	10-13-07	564 Sunny Meadow Lane
Mary Strain	10-13-07	601 Horizon Place #136
Marlene Paison	10-13-07	2248 I <sup>st</sup> Rd #C
Karen Jenkins	10-13-07	732 Glen Ct. #20
Er Schoenbech	10-13-07	116 Donaldson Rd
Ole Ouen	10-16-07	2003 So Broadway
R D Emvick	10/16/07	1441 Parker Rd
Mary E. Morrison	10-26-07	3174 DR. D. J.
Charlie Steie	11-01-07	712 Galapagos Dr
Annie Albrethson	11/2/07	2661 Central dr.
Burford	11/13/07	763-23 1/2 Rd GJ
Dan [Signature]	11/12/07	763-23 1/2 Rd GJ
Esther Lopez	11/12/07	2546 Parkview Dr.

# Exhibit I

**PETITION TO DECREASE DENSITY ZONING OF WEEMINUCHE ESTATES SUBDIVISION**

We the undersigned hereby petition the GRAND JUNCTION PLANNING COMMISSION and the GRAND JUNCTION CITY COUNCIL to reduce the proposed density of the 151+- acre parcel of land bounded by 26 Road, 26½ Road, and approximately H3/4 Road, PP-2007-003, Weeminuche Estates Subdivision. We request that the Zoning Density for the Development Application be changed from RSF-2 (density up to 2 residences per acre) to a density not to exceed 1 residence per 5 acres (RSF-R).

Printed Name	Signature	Date	Address
Miles Lettue	Miles Lettue	9/29/07	H. J. 20 81506 647-26124
Patsy Lettue	PATSY LAHUE	9/29/07	647-26 Rd.
MARIE POWELL	Marie Powell	10-1-07	2679 Bahamas Way 81506
RICHARD POWELL	Richard Powell	10-1-07	2679 Bahamas Way 81506

- NOTE - Safety is a key issue for us - 26½ road with limited visibility to the north at the intersection with Bahamas Way - a major thoroughfare out of Paradise Hills - will become even more <sup>dangerous</sup> with this indicated increase in traffic. Traffic is not visible until south bound vehicles crest the hill, it's an accident waiting to happen!

The 4-way stops on 26½ road at G<sup>3</sup>/4 Road cannot handle a higher traffic volume, an additional expense in any expansion of that road.

What about the safety for the Catholic School students and their parents?

The density of 1 residence per 5 acres, in our opinion, should be the wisest course of action.

*R Powell*

# Future Land Use

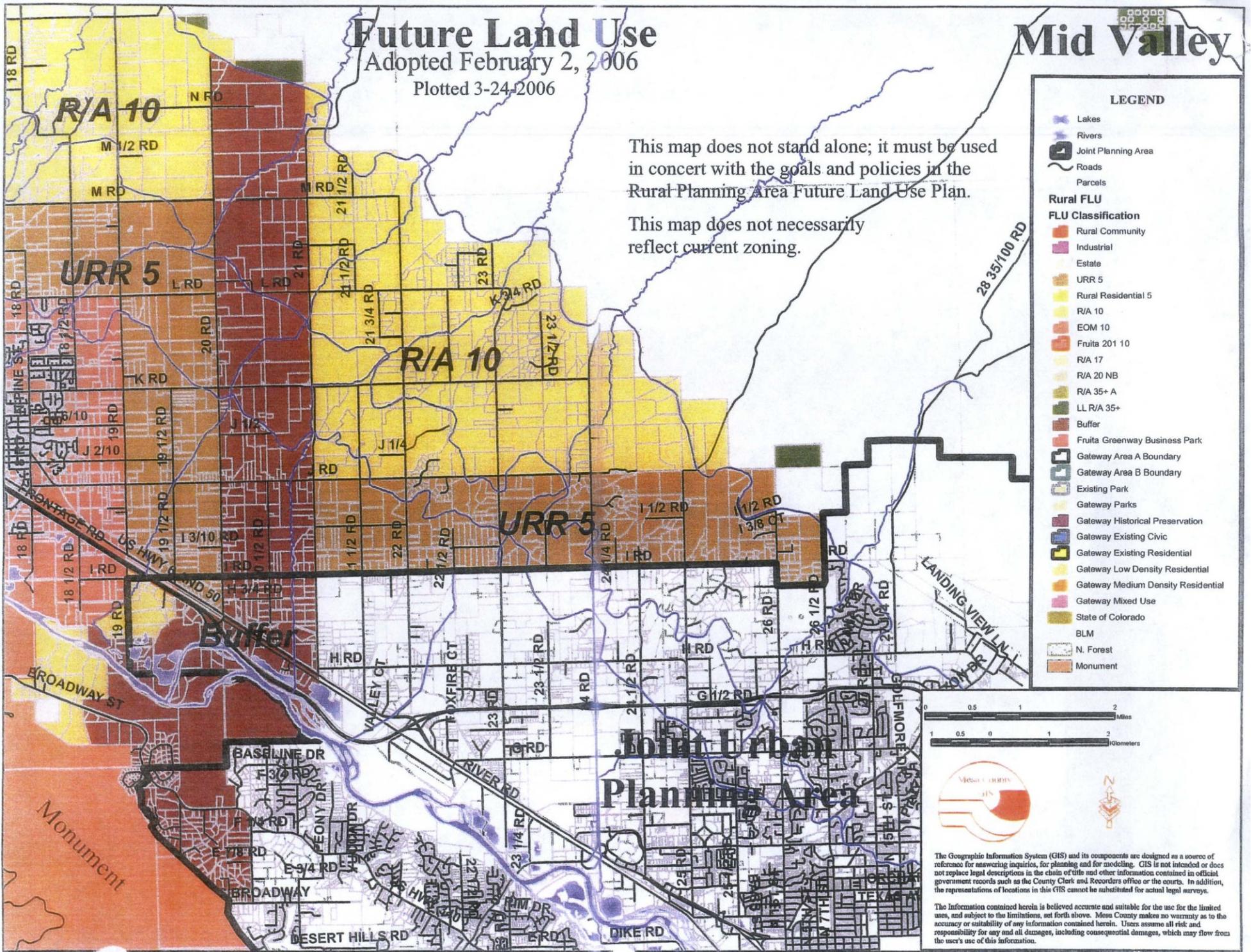
Adopted February 2, 2006

Plotted 3-24-2006

# Mid Valley

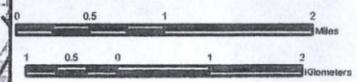
This map does not stand alone; it must be used in concert with the goals and policies in the Rural Planning Area Future Land Use Plan.

This map does not necessarily reflect current zoning.



## LEGEND

- Lakes
- Rivers
- Joint Planning Area
- Roads
- Parcels
- Rural FLU**
- FLU Classification**
- Rural Community
- Industrial
- Estate
- URR 5
- Rural Residential 5
- R/A 10
- EOM 10
- Fruita 201 10
- R/A 17
- R/A 20 NB
- R/A 35+ A
- LL R/A 35+
- Buffer
- Fruita Greenway Business Park
- Gateway Area A Boundary
- Gateway Area B Boundary
- Existing Park
- Gateway Parks
- Gateway Historical Preservation
- Gateway Existing Civic
- Gateway Existing Residential
- Gateway Low Density Residential
- Gateway Medium Density Residential
- Gateway Mixed Use
- State of Colorado
- BLM
- N. Forest
- Monument



The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal descriptions in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for the use for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

~~Residential Single Family Estate Future Land Use Classification~~

Classification	Density = Acres/lot (Minimum Acreage Eligible for Subdivision)		Lot Size (acres)		Density Bonus	Required Reserve %
	Base	Bonus	Minimum	Maximum		
RSF - E	2-5 (4)	None (N/A)	2	5	N/A	N/A

**C. Urban/Residential Reserve 5 (U/RR5) (5 Acre Average Lot Size)**

**Intent and Applicability**

The Urban/Residential Reserve 5 (five) Land Use Classification is intended to be applied to areas where there is potential in the future for public sewer to be extended (in the reasonable foreseeable future). Maximum rural densities can be achieved today and the allowance for urban development is provided for the future. New development has a mandatory reserve of 40% of the site so as to permit redevelopment when urban infrastructure/services (sewer, water for fire flow, roads that include pedestrian and bicycle facilities, increased traffic circulation, etc.) become available. Further, it requires a subdivision design and an open land reservation that will result in an overall project (including the residual lot) configuration that will reinforce its future redevelopment potential. The cumulative impact of the undeveloped reserved land will result in benefits to the community with respect to circulation and access and other public infrastructure requirements as the area population and density increases.

The density of this classification is applicable to the areas depicted on the 2006 Future Land Use Map.

**Considerations**

The character of these areas of the County is transitioning from farm and rural residential to urban residential uses. The areas are generally close to or adjacent to urban areas/centers. They do not have a public sewer system presently, but the intent of the classification is to allow sewer service to expand to these areas in the future. The roads are not currently designed or built to urban classifications and standards but will be required to be built as such to accommodate urbanization. Land owners are able to develop properties under this classification at the full rural density, and in addition, are allowed to develop the reserve area at full urban density when sewer service is available.

*Structure Grouping:* In the U/RR 5 Future Land Use Classification, non-agricultural development shall be grouped to retain the maximum amount of contiguous land in agricultural production or available for future agricultural/residential use. Homes, roads, residential support facilities, and other non-agricultural development, will be grouped on no more than sixty percent of the gross acreage of the parent parcel, with the remaining acreage retained in agricultural production and/or open land until sewer service is available and redevelopment is anticipated.

Development in the Urban/Residential Reserve 5 areas must conform to the Road Access Policy including all adopted circulation maps and adopted transportation plans. This shall include planning and design of road/streets to serve the future urban density developments on the reserved lands including access standards and road/street construction. In most cases this will preclude the ability to use shared driveways for access to the initial development. It will also require that road/street design and construction conform to urban standards and be completed to the limits of the developed area.

The reserve area is to be designed to avoid significant diminution of the existing or potential agricultural use of the land. Extensive grading is not consistent with the natural topography of the site, removal of significant vegetation, and degradation of the natural visual qualities of the site. Proposed development shall also be sited to minimize impacts on scenic resources, wildlife habitat and streams, and adjacent agricultural operations and infrastructure.

The minimum parcel size eligible for major subdivision in this classification is 10 acres.

**Implementation**

- New development must meet the zone district standards and Master Plan policies.
- Adopt specific subdivision/development design standards consistent with this future land use classification including provisions to allow for future road and urban infrastructure extensions as the area urbanizes.
- Seven years after platting a subdivision the reserved lot may be developed at a density of at least 1 unit per 2 acres if sewer service is not available at that time.
- Future redevelopment of the reserved lot with sewer service will be allowed only after an approved zone change to an urban zone district. New development must meet the zone district standards and Master Plan policies in place at that time.
- Allow density bonuses as part of the U/RR5 zone district consistent with the Master Plan.
- A density bonus may be achieved by meeting development design standards set forth in the *Mesa County Land Development Code*.

Urban/Residential Reserve 5 Future Land Use Classification

Classification	Density = Acres/lot (Minimum Acreage Eligible for Subdivision)		Lot Size (acres)		Density Bonus	Required Reserve %	Structure Grouping
	Base	Bonus	Minimum	Maximum			
Urban/Residential Reserve 5	5 (10)	2 (10)	Land Development Code Wastewater standards	N/A	Achieved through design	40%	Required

# Exhibit J

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE EXISTING PLANNED DEVELOPMENT ZONE BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT R-4 (RESIDENTIAL – 4) ZONE FOR THE DEVELOPMENT OF 362 DWELLING UNITS FOR THE WEEMINUCHE ESTATES SUBDIVISION, LOCATED NORTH OF H ROAD BETWEEN 26 ROAD AND 26 ½ ROAD, WEST OF THE 26 ½ ROAD AND SUMMER HILL WAY INTERSECTION

Recitals:

A request for an amendment to the existing Planned Development zone on approximately 151.38 acres by approval of a Preliminary Development Plan (Plan) approval with a default R-4 zone, including deviations, has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-4) and deviations and adopt the Preliminary Development Plan for Weeminuche Estates Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-4 zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the North Central Valley Plan and the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by proposing more usable public open space and recreational amenities throughout the development than required. In addition, the Planning Commission and City Council determined that the request for additional density (60 dwelling units) satisfied the criteria in Section 3.6.B.10. of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. A parcel of land situated in the S ½ NW ¼ and the N ½ SW ¼ of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S ½ NW ¼ to the NW 1/16 corner of said Section 26; thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner; thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H ¾ Road as recorded in Book 2139 at Page 647; thence N89°52'41"E a distance of 85.80 feet along said south line; thence S00°15'15"E a distance of 208.66 feet; thence N89°54'37"E a distance of 1043.64 feet; thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line; thence N89°52'41"E a distance of 157.63 feet along said south line; thence S00°02'15"W a distance of 1279.71 feet, running parallel with and 30.00 feet west of the east line of said S ½ NW ¼; thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.0 feet west of the east line of said N ½ SW ¼; thence S89°55'07"W a distance of 10.00 feet; thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N ½ SW ¼; thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses: 1) S85°55'46"W a distance of 246.52 feet; 2) N00°01'56"E a distance of 15.00 feet; 3) S86°59'39"W a distance of 23.87 feet; 4) S89°07'14"W a distance of 22.44 feet; 5) S88°22'07"W a distance of 196.46 feet; 6) S13°27'26"W a distance of 16.70 feet to the south line of said N ½ SW ¼; thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26; thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26; thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.38 acres more or less.

- B. Weemuniche Estates Subdivision Preliminary Development Plan is approved with the Findings of Facts and Conclusions listed in the Staff Presentations dated August 28, 2007 and December 12, 2007 including attachments and Exhibits, except for Exhibit F to the August 27, 2007 report which is composed of neighbors' letters with the correction of typographical errors in some attachments. Exhibit C to the December 12, 2007 is a contemplated phasing schedule. Exhibit C to the December 12, 2007 staff report may be changed as proposed by the applicant and as determined appropriate by the City Manager or her designee.

**INTRODUCED** on first reading on the 19<sup>th</sup> day of December 2007 and ordered published.

**ADOPTED** on second reading this 16<sup>th</sup> day of January 2008.

ATTEST:

---

James J. Doody  
President of the Council

---

Stephanie Tuin  
City Clerk

**Attach 3**

Designation Signatories for Banking and Financial Accounts and Transactions

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Designating Signatories for Banking and Financial Accounts and Transactions		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19 <sup>th</sup> , 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	December 13 <sup>th</sup> , 2007		
<b>Author Name &amp; Title</b>	John Shaver, City Attorney		
<b>Presenter Name &amp; Title</b>	John Shaver, City Attorney		

**Summary:** Based on the appointment of a new City Manager earlier this year and because of changes in job titles and responsibilities of other employees of the City it is necessary and proper to designate signature responsibility for banking and financial transactions.

**Budget:** n/a

**Action Requested/Recommendation:** Authorize the resolution designating signatories for banking and financial accounts and transactions.

**Attachments:** proposed resolution

**Background Information:** The City of Grand Junction ("City") has numerous bank and other financial accounts for the purposes of transacting City business. The majority of those accounts are with Alpine Bank in Grand Junction.

Alpine Bank also provides other banking services including lock box, merchant services, safety deposit boxes, and on-line banking as outlined in the contract between Alpine Bank and the City dated January 1, 2006.

In order to facilitate Alpine Bank's role as the depository for City funds, the proposed resolution in coordination with a current listing of staff by title, name, and other

identifying information will allow them the accept financial transactions on behalf of the City as conducted by authorized staff.

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

**A RESOLUTION DESIGNATING SIGNATORIES FOR BANKING AND FINANCIAL ACCOUNTS AND TRANSACTIONS FOR THE CITY OF GRAND JUNCTION, COLORADO**

**RECITALS:**

1. The City of Grand Junction ("City") has numerous bank and other financial accounts for the purposes of transacting City business. The majority of those accounts are with Alpine Bank in Grand Junction.
2. Alpine Bank provides banking services to the City which include General Operating, Accounts Payable Clearing, Payroll Clearing, Petty Cash Clearing, Worker's Compensation Clearing, Investigations Checking and additional services outlined in the contract between Alpine Bank and the City.
3. Because of the appointment of a new City Manager earlier this year and because of changes in job titles and responsibilities of other employees of the City it is necessary and proper to designate signature responsibility for banking and financial transactions.

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

- a) Alpine Bank is hereby authorized, as provided in that certain agreement dated January 1, 2006 by and between the Bank and the City to act as a depository for City funds, to accept on behalf of the City for credit and/or collection and all bills and notes payable when endorsed in the name of the City in writing, by rubber stamp or otherwise, and that all transactions in connection therewith shall be governed by the conditions, rules, regulations, customs and practices now or hereafter adopted or practiced by the Bank.
- b) The persons holding the positions with the following titles are authorized to sign demands against the various accounts are as follows:

PAYROLL CLEARING: Any two: City Manager, Financial Operations Manager, Deputy City Manager and Assistant Financial Operations Manager.

ACCOUNTS PAYABLE CLEARING: Any two: City Manager, Financial Operations Manager, Deputy City Manager and Assistant Financial Operations Manager.

WORKER'S COMPENSATION CLEARING: Any person as authorized and directed by the Financial Operations Manager.

INVESTIGATIONS CHECKING: Any person as authorized and directed by the Financial Operations Manager.

PETTY CASH CLEARING: Any employee of the City is authorized to sign a check for the Petty Cash Account. The Bank will not be held liable with the following stipulations:

- 1) No check will be honored if the amount is over \$100.
- 2) No check will be honored unless it has the employee's signature and Identification Number on the check.

SAFE DEPOSIT BOX: Any person authorized and directed by the Information Systems Manager.

- c) The Bank is hereby authorized to transact business and/or pay any such instruments so signed or endorsed as above written and presented to it for payment, including those drawn to the individual order of any officer or other person authorized to sign the same.

Adopted and approved this 19<sup>th</sup> day of December 2007.

---

James J. Doody  
President of the Council

ATTEST:

---

Stephanie Tuin  
City Clerk

**Attach 4**

Contract for Highway 50 Access Control Plan

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Highway 50 Access Control Plan Contract		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>x</b>	<b>Individual</b>
<b>Date Prepared</b>	December 4, 2007		
<b>Author Name &amp; Title</b>	Jody Kliska, Transportation Engineer		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** Approval of a professional design services contract with PBS&J, Inc. for the city's share of the Highway 50 Access Control Plan. The project is managed by CDOT and is jointly funded by CDOT, Mesa County and the City of Grand Junction.

**Budget:**

Project Costs: The City's share of the contract is \$70,000.

Project Funding: Funds are budgeted in 2008 in 100-6150-70410-30-107970.

**Action Requested/Recommendation:** Authorize the City Manager to sign a contract with PBS&J for professional services in an amount not to exceed \$70,000.

**Background Information:** In 2005, the Council Strategic Plan, Efficient Transportation Goal number 11, cited the development of a strategy and implementation plan for major corridors, specifying Highway 50-Orchard Mesa as one of the top priorities. Staff worked with the Regional Transportation Planning Office to coordinate with Mesa County and CDOT to formulate a scope of work to address the access on Highway 50 as the first step toward a plan for the corridor. The access control plan is timely, as development is occurring on Orchard Mesa and Mesa County recently adopted a plan for the Whitewater area.

The study kicked off this fall with an open house last month at the county fairgrounds. Two more open houses are planned and the study is expected to be completed by December, 2008.

**Attachments:**

1. Contract
2. Scope of Services.



**Contract No. \_\_\_\_\_**

This Contract is entered into this \_\_\_ day of \_\_\_\_\_, 2008, by **PBS&J, Inc.**, Englewood, CO, hereinafter called "**Consultant**" and the City of Grand Junction, Colorado, hereinafter called "**City.**"

The Consultant and the City, in consideration of the mutual covenants, promises, and agreements herein contained, agree as follows:

Contract Documents: The request for Proposals, the Consultant’s Proposal, the Notice of Award and the Contract as finally negotiated compose the Contract Documents, all of which are incorporated herein by this reference as if fully set forth.

Scope of Services: The Consultant shall provide all labor, materials, equipment, and insurance necessary and required to perform the services set forth in the Contract Documents, detailed in Exhibit "A", Scope of Services.

Compensation and Method of Payment: The Consultant shall be paid for services performed as described in Exhibit "A" under this agreement as a total not to exceed \$70,000. Fees shall be invoiced no more frequently than bi-weekly based upon the effort expended by the consultant on the tasks identified in Exhibit "A". The invoices shall document the hours spent on the project identifying, by task, the work performed for the period being billed, the hours worked by employee, and the hourly rate charged for that work. Expenses will be documented and billed as a separate line item on the invoice. The scope of services and payment thereof shall only be changed by a properly authorized amendment to this Agreement.

Contract Administrator: The Contract Administrator, Jody Kliska, City Transportation Engineer, is empowered by the City Manager to administer this Contract. The Contract Administrator shall render decisions in a timely manner pertaining to the work proposed or performed by the Contractor. The Contract Administrator shall be responsible for approval and/or acceptance of any City expenditures related to this Contract.

**In Witness whereof**, the parties hereto have caused this Contract to be duly executed, intending to be bound thereby.

**City of Grand Junction:**  
Authorized Signature:

**Consultant**  
Authorized Signature:

\_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

\_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

## **CITY OF GRAND JUNCTION**

### **US 50 ACCESS CONTROL PLAN (SH 141 A to Grand Mesa Road)**

#### **SCOPE OF WORK NOVEMBER 19, 2007**

#### **INTRODUCTION**

Region 3 of the Colorado Department of Transportation (CDOT) has identified a need to improve traffic operations on US 50 between Grand Junction and the Town of Whitewater by developing an access control plan (ACP). In particular, the region has tasked PBS&J with collection data, performing the necessary analysis, coordinating/facilitating necessary public outreach, and producing the necessary documentation to institute an ACP for the study corridor. The project termini for this ACP are Grand Mesa Road on the west and SH 141 A (Whitewater) on the east, a distance of approximately 8 miles.

The project will be a joint effort between CDOT, the City of Grand Junction (City), and Mesa County. The three participating agencies have agreed to share in the costs of conducting the study by work sharing the project efforts. CDOT initiated the study and is accountable for all data collection efforts, project initiation activities, coordination and conducting of the initial public open house, and for development of the base conditions analysis models without conducting any analysis. The remaining elements of the task order will be split as evenly as possible between the City and Mesa County. The County will be responsible for all work on the portion of the study area that is outside of the city limits, while the City will be responsible for the portion of the study area that is within city limits.

This scope of work discusses the elements of the project that will be included in a contract between the Consultant (PBS&J) and the City of Grand Junction.

#### **SCOPE OF WORK**

##### ***Task 1 – Traffic Analysis***

Data collected under a contract with CDOT will be used to complete a corridor traffic impact analysis study to identify the access needs along the corridor study area. The first step will be to identify existing traffic operations for intersections as well as mainline US 50. The analysis will be conducted through the use of a traffic analysis model, Synchro, which will form the basis for all future horizon year traffic analysis. The analysis includes the portion of the study area within city limits.

Next, the ACP will project future travel demand on the portion of the corridor within the City and determine the future capacity needs. The ACP will also develop, evaluate, and recommend future access for the US 50 corridor. Future land use assumptions will be reviewed to determine horizon year (2035 year) traffic volumes for US 50 and all

existing and planned access locations. Individual development traffic impacts will be consolidated into a comprehensive traffic impact assessment for the corridor. Future link volumes will be obtained from any sub-area travel demand model that may be available from Mesa County or other stakeholders. These future volumes will also be checked against volumes projected by the other reports collected in Task 3, as appropriate.

Finally, as part of the future traffic projections, PBS&J will work with the stakeholders to develop an appropriate background growth rate to be applied to all movements along US 50. Possible sources for approved background growth rates include historic CDOT data or data to be provided by the local agency planning departments. Design year link volume projections will be used to develop future turning movement volumes for detailed level of service analysis. Future roadway and other infrastructure changes will be considered in the assessment of future traffic impacts.

### ***Task 2 – Draft Access Control Plan Development***

Based on the results of the future condition analysis, PBS&J will develop up to two Access Control Plan concepts for the portion of the study area within the City, which will identify locations where existing driveways can be eliminated or consolidated, and where future driveways may be permitted. The control of access for US 50 is the responsibility of CDOT. The access management analysis will be in compliance with The State Highway Access Code (March 2002), and will be designed to facilitate the requirements identified in Task 1, Traffic Analysis. CDOT will provide guidance regarding access issues.

The access control study will identify locations where it is desirable to provide access or consolidate or eliminate driveways to reduce the number of traffic conflicts and improve the traffic flow and safety. Other improvements to be considered may include converting existing full-movement access into right-in/right-out access, signaling intersections, and providing raised medians on US 50.

Finally, a meeting with all stakeholders will be scheduled to review the draft ACP scenarios and to receive comments as well as input to the plans. The intent of this meeting will be to identify which ACP concepts will be carried forward into the public outreach portion of the project. PBS&J will take the comments received at the meeting and incorporate them into an ACP(s) for presentation to the public.

### ***Task 3 – Public Open House***

PBS&J will hold a Public Open House to present the draft Access Control Plan(s) developed in Task 2. The open house will be held at a location along the corridor and invitations for the open house will be mailed to property owners and tenants. The invitations will be in the form of a newsletter providing some generic information about the draft plan along with time and location for the event. The invitations will be distributed to the previously identified property owners (assume 750) immediately adjacent to the US 50 ROW.

The purpose of the open house is to ensure that all stakeholder interests are heard, to inform the local stakeholders about the project, and to solicit any recommendations regarding the project. Existing access and traffic condition information, and the recommended access plan will be presented at the open house and comments will be collected. The comments received at the open house will be incorporated into the development of the final ACP.

The costs to coordinate, advertise, and conduct the open house will be split between the City and Mesa County.

#### ***Task 4 – One-on-One Workshops with Property Owners***

As part of the open house, PBS&J and stakeholder staff will identify property owners that may require additional attention to ensure their concerns are heard and their issues are fully addressed. PBS&J will schedule these meetings with the affected stakeholders (property owners, tenants, and other interested parties). These meetings will be conducted in a workshop-type setting over a two day period of time at a location along the corridor to increase convenience to the attendees. Future access and overall access control recommendations will be discussed at these meetings. These workshops will allow property owners directly affected by the ACP to work with CDOT and other Stakeholders to discuss their traffic and access concerns.

For the purpose of budgeting, it is assumed that no more than 20 meetings will occur (20 invitations mailed) and that the meetings will occur on two consecutive days to minimize travel times and associated costs for the project team. Comments received from these meetings will be discussed with CDOT and the Stakeholders to determine if changes or additional analysis is required before finalizing the ACP.

The costs to coordinate, advertise, and conduct the one-on-one meetings will be split between the City and Mesa County.

#### ***Task 5 – Final Traffic Study and Access Control Plan***

Based on the comments received from the public and Stakeholders, and additional analysis, the traffic study and ACP will be finalized. A draft report will be submitted to all stakeholders for review. In addition, an Inter-Governmental Agreement (IGA) will be developed between CDOT and the appropriate agency stakeholders which specifies the terms of compliance with the adopted ACP. The consultant will draft said IGA for CDOT's use in negotiations with the Stakeholders. Consultant assistance in facilitation of negotiations with stakeholders is excluded from this scope, as the terms of acceptability and timing of execution by stakeholders is beyond the consultant's control. This assistance can be provided, but a separate task order is necessary should these services be desired.

A meeting will be scheduled to receive comments on the ACP and draft IGA. Comments received will be incorporated into a final ACP and final IGA to be distributed to all stakeholders. It is assumed a total of 5 hard copies of the draft and 5 hard copies plus 3 electronic copies of the final documents will be provided under this scope.

The costs to write and produce the report documents and IGA will be split between the City and Mesa County.

***Task 6 – Public Open House***

PBS&J will hold a Public Open House to present the final Access Control Plan developed in Task 5. The open house will be held at a location along the corridor and invitations for the open house will be mailed to property owners and tenants. The invitations will be in the form of a newsletter providing some generic information about the draft plan along with time and location for the event. The invitations will be distributed to the previously identified property owners (assume 750) immediately adjacent to the US 50 ROW.

The purpose of the open house is to inform the local public about the conclusions of the project and to provide the public with information regarding future steps in the adoption and implementation process. The recommended access plan will be presented at the open house and comments will be collected. The comments received at the open house will be provided to stakeholders, will be incorporated into the appendix of the final document, and if they involve minor changes to the plan will be incorporated provided budget is available.

The costs to coordinate, advertise, and conduct the open house will be split between the City and Mesa County.

***Task 7 – Project Management/Coordination***

Project management services will be provided throughout the project. This includes monthly billings and invoices as well as progress reports detailing project progress, milestones, and issues and concerns. The consultant will manage sub consultants and vendors as needed throughout the project duration.

The consultant will provide quality control reviews of the conceptual plans for each submittal. The review will be in accordance with PBS&J's Quality Control Manual including documentation in the project files.

Additional public involvement will be coordinated during the study as necessary. This will include the production of newsletters after the open house and at the end of the project for mailing to the stakeholders along the corridor. In addition, PBS&J will coordinate with the stakeholders to provide electronic copies of the project newsletters and other key information for posting to websites. PBS&J will not host websites or post the information, but will merely be responsible for coordinating with the appropriate staff to ensure proper posting of the information occurs.

**SCHEDULE AND FEE**

Based on our current workload, PBS&J can begin work on this project immediately upon notice to proceed and will be complete by December 30, 2008 (excluding agency review

time). PBS&J will complete this work at our standard rates (attached) for a not to exceed fee of \$70,000 as displayed in the attached table.

WORK ELEMENTS	Sr. Eng IV	Engineer I	PI Specialist	Graphic Designer	Admin Assist.	Total	Cost
	\$166.00 /hr	\$65.00 /hr	\$85.00 /hr	\$75.00 /hr	\$58.00 /hr		
Task 1 - Traffic Analysis	20 hrs	60 hrs		40 hrs		80 hrs	\$7,220
Task 2 - Draft Access Control Plan Development	20 hrs	60 hrs				120 hrs	\$10,220
Task 3 - Public Open House	20 hrs	40 hrs	20 hrs	30 hrs	30 hrs	140 hrs	\$11,610
Task 4 - One on One Property Owner Workshops	20 hrs	20 hrs	20 hrs	20 hrs	20 hrs	100 hrs	\$8,980
Task 5 - Final Access Control Plan	20 hrs	40 hrs		20 hrs	20 hrs	100 hrs	\$8,580
Task 6 - Public Open House	20 hrs	40 hrs	20 hrs	30 hrs	30 hrs	140 hrs	\$11,610
Task 7 - Project Management/Admin	40 hrs				10 hrs	50 hrs	\$7,220
<b>TOTAL HOURS</b>	<b>160 hrs</b>	<b>260 hrs</b>	<b>60 hrs</b>	<b>140 hrs</b>	<b>110 hrs</b>	<b>730 hrs</b>	<b>\$65,440</b>
<b><u>DIRECT EXPENSES (INSIDE)</u></b>							
				<b>Quantity</b>	<b>Unit Cost</b>		<b>Cost</b>
				Mileage	2000 mi	\$0.485 /ea	\$970
				Copies	1500 sht	\$0.10 /sht	\$150
				Copies	1000 sht	\$1.00 /sht	\$1,000
				Copies	650 sht	\$1.50 /sht	\$975
				Lodging	3 each	\$85.00 /each	\$255
				Meals	6 each	\$30.00 /day	\$180
							<b>\$3,530</b>
<b><u>DIRECT EXPENSES (OUTSIDE)</u></b>							
				<b>Quantity</b>	<b>Unit Cost</b>		<b>Cost</b>
				Mailing/Postage	1000 each	\$0.35 /ea	\$350
				Misc - Meeting Room Rentals	1 each	\$250.00 /ea	\$250
				Misc - Open House Exhibits	13 each	\$10.00 /ea	\$130
				Misc - Open House Misc Costs	1 each	\$300.00 /ea	\$300
							<b>\$1,030</b>
							<b>\$4,560</b>
				<b>TOTAL EXPENSES AND OUTSIDE COSTS</b>			<b>\$70,000</b>
				<b>TOTAL PROJECT COST</b>			<b>\$70,000</b>

**Attach 5**

Construction Impact Fees for 2008

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	2008 Construction Inspection Fees		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	December 11, 2007		
<b>Author Name &amp; Title</b>	Tim Moore, Director, Public Works & Planning		
<b>Presenter Name &amp; Title</b>	Tim Moore, Director, Public Works & Planning		

**Summary:** Based on discussions with the development community, the City Construction Inspection Fees are proposed to be flat rates for 2008. This is an effort to simplify the determination of construction inspection costs and allow the Developer to better plan for and predict inspection costs associated with their project. The proposed 2008 rates are based on an average of actual fees charged on development projects completed between 2003-2006 and would be charged to the Developer at time of plat recordation.

**Budget:** The proposed change would be revenue neutral.

**Action Requested/Recommendation:** Adopt proposed Resolution.

**Attachments:**

1. Proposed Resolution.

**Background Information:** Historically, the City invoiced Developers for construction inspection of new developments based on total time spent at the site multiplied by the Construction Inspector's gross hourly salary. Challenges were presented when the Developer requested an itemization of the number of hours and details of what was inspected at the development site. Gathering this information was cumbersome and time consuming, would be based on looking at each timesheet of the Development Inspector and going through handwritten notebooks to search for information pertaining to the particular development site.

Two years ago the Public Works and Utilities Department purchased an asset management system called GBA that provides one system for all of the Public Works and Utilities Department's inventory and management of the City's infrastructure assets.

In 2008, the Construction Inspection Services Division is scheduled to include the GBA system in their daily activities. The GBA system will allow the Development Inspector to enter notes via computer regarding development inspection in the field; therefore, information regarding the inspection will be available electronically and more readily accessible than handwritten notes. This system could be tested during 2008, and during December 2008 a decision could be made by Council to either stay with flat fee construction inspection fees or return to hourly rate fees.

Staff of the Public Works & Planning Department have researched the costs of development inspections from 2003 through 2006 and determined average development inspection fees. From these averages, Staff is proposing a flat fee as indicated in the following table:

<b>CATEGORY</b>	<b>2003 - 2006 AVERAGE FEE</b>	<b>2008 PROPOSED FLAT FEE</b>
RESIDENTIAL SUBDIVISIONS	\$96/LOT	\$90/LOT
COMMERCIAL/INDUSTRIAL LESS THAN 1 ACRE	\$632/ACRE	\$450/ACRE
COMMERCIAL/INDUSTRIAL BETWEEN 1 & 5 ACRES	\$275/ACRE	\$260/ACRE
COMMERCIAL/INDUSTRIAL GREATER THAN 5 ACRES	\$ 94/ACRE	\$100/ACRE
COMMERCIAL/INDUSTRIAL SUBDIVISIONS	\$124/ACRE	\$100/ACRE

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**A RESOLUTION ESTABLISHING FLAT RATE DEVELOPMENT INSPECTION FEES**

Recitals:

The City of Grand Junction (“City”) presently charges Development Inspection Fees on an hourly basis. That approach has been difficult for both the City and owners to anticipate costs, track the time and costs incurred and to bill.

The City staff has considered a revision to the method of charging inspection fees and has recommended a flat fee system. The flat fee system is based on acreage and the type of development project. After review and consideration, it has been determined that fees as established in this Resolution are reasonable and should be assessed for development inspections.

The City has a legitimate governmental interest in assuring that development does not cause the public problems of inadequate, unsafe and inefficient public facilities and to that end has determined that there is a reasonable, demonstrable connection between the fees charged and the public benefit and protection of the public health, safety and welfare that is had by imposing the same on new growth and development.

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

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

The following schedule of inspection fees is hereby adopted:

<b>CATEGORY</b>	<b>2008 FLAT FEE</b>
RESIDENTIAL SUBDIVISIONS	\$90/LOT
COMMERCIAL/INDUSTRIAL LESS THAN 1 ACRE	\$450/ACRE
COMMERCIAL/INDUSTRIAL BETWEEN 1 & 5 ACRES	\$260/ACRE
COMMERCIAL/INDUSTRIAL GREATER THAN 5 ACRES	\$100/ACRE
COMMERCIAL/INDUSTRIAL SUBDIVISIONS	\$100/ACRE

PASSED and ADOPTED this 19<sup>th</sup> day of December 2007.

ATTEST:

\_\_\_\_\_  
Jim Doody, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Tuin  
City Clerk

**Attach 6**

## Construction Contract for 2007 Sewer Line Replacement

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Construction Contract for 2007 Sewer Line Replacement		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	December 10, 2007		
<b>Author Name &amp; Title</b>	Justin Vensel, Project Manager		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** The 2007 Sewer Line Replacement project consists of replacement of deteriorating sewer lines within the Persigo sewer agreement boundaries. The areas that were selected this year are as follows: 7<sup>th</sup> Street and Orchard Avenue, between Bookcliff Avenue and Manor Avenue from 20<sup>th</sup> Street to 22<sup>nd</sup> Street and in the Redlands area on Granite Court, Dinosaur Court and Meadows Way.

**Budget:** Project No.: 905-F10238

## Project costs:

Construction contract (low bid)	\$ 409,971.00
Design	\$33,815.00
Construction Inspection and Administration (est.)	\$24,000.00
<b>Total Project Costs</b>	<b>\$ 467,786.00</b>

## Project funding:

## Fund 905-F10200

Current Balance (2007 Rev)	\$ 765,000.00
This Contract	\$ (497,786.00)
Other Projects (Pepsi lift Station, etc.)	\$ (337,365.00)
<u>Transfer from Fund Balance</u>	<u>\$ 50,000.00</u>
<b>Remaining Balance 905-F10200</b>	<b>\$ 9,849.00</b>

We have \$5,346,884 remaining balance in this fund after transferring \$80,000 for this project.

**Action Requested/Recommendation:** Authorize the City Manager to sign a construction contract for the **2007 Sewer Line Replacement to Sorter Construction Inc.** in the amount of **\$ 409,971.00**.

**Attachments:** None

**Background Information:**

Approximately 50% of this project requires replacement of existing deteriorating sewer mains in residents' back yards. The project will utilize a pipe bursting procedure to install both 8 and 6 inch high density polyethylene pipe HDPE in areas where access is limited. The remaining 50% of the project will utilize conventional trenching. The total project will replace approximately 2500 lineal feet of both 8 inch truss pipe and both 8" and 6" vitrified clay pipe.

The contract is scheduled to begin on January 7, 2008 and be completed on April 11, 2008.

The following bids were opened on Tuesday, December 4, 2007:

Bidder	From	Bid Amount
Sorter Construction Inc.	Grand Junction	\$ 409,971.00
Downey Excavation	Montrose CO	\$ 429,665.00
T Lowell Construction Inc.	Castle Rock, CO	\$ 425,000.00
Engineer's Estimate		\$ 507,320.75

**Attach 7**

Transportation Impact Fees for 2008

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Transportation Impact Fee Review		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	December 10, 2007		
<b>Author Name &amp; Title</b>	Trent Prall, Interim Deputy City Manager Tim Moore, Public Works and Planning Director		
<b>Presenter Name &amp; Title</b>	Trent Prall, Interim Deputy City Manager		

**Summary:** The Grand Junction City Council has met previously and discussed increasing the valley wide Transportation Capacity Payment (TCP) for 2008. Council's from Fruita, Palisade and the Mesa County Commissioners have all had similar discussions. At the present time it does not appear that all of the area governments will adopt a similar fee schedule. At the December 17<sup>th</sup> meeting the City of Grand Junction will consider increasing the fee in 2008 to \$2554 per single family unit with proportionate increases for commercial and industrial uses.

**Budget:** It is anticipated the proposed fee would increase revenues by approximately \$1,000,000 in 2008.

**Action Requested/Recommendation:** City Council to discuss and adopt the 2008 Transportation Capacity Payment fee schedule.

**Attachments:**

1. Proposed Fee Schedule Including All Categories
2. Table Comparing All Fee's From Other Areas

**Background Information:** In 2004 the City of Grand Junction, City of Fruita, Mesa County and the Town of Palisade adopted a regional transportation impact fee. The original fee adopted by these entities was based on a 2002 study and was discounted by 49.2%. The model ordinance adopted by these agencies also included annual adjustments for inflation based on the Consumer Price Index for all urban consumers (CPI-U), Western Region published by the Department of Labor. Additionally, the local construction inflation rate has far exceeded the CIP-U over the last several years and as a result, the GVRTC has discussed a number of options for increasing the fee for 2008.

The City of Fruita, the Town of Palisade and the Mesa County Commissioners are all in the process of adopting a fee schedule and the range of options include increasing the fee for residential to approximately \$2554 per single family residence with proportional increases to commercial and industrial uses. Several agencies preferred increasing the residential fee but leaving commercial and industrial fees at the 2007 level. As a result, there will not be a uniform, valley wide fee for 2008.

As recommended by Grand Junction staff, the fee for single family residential would be increased to \$2554 and all commercial and industrial fees would increase a proportionate amount. By way of example, the following table illustrates the impact the increased fee would have on a recently proposed commercial development.

### **TCP Comparison Example**

#### **Proposed Commercial Development – 12<sup>th</sup> & Patterson**

Use	2007 Fee	Proposed Fee	Difference
50,000 Square foot Grocery	\$130,350	\$209,500	\$79,150
15,900 Square feet Retail	\$41,452	\$66,621	\$25,169
4,800 Square Feet Restaurant	\$15,375	\$24,710	\$9,335
Fuel Service	\$22,764	\$36,588	\$13,824
Totals	\$209,941	\$337,419	\$127,478

The estimated cost to develop the site as described above is approximately \$25,000,000 and the increased TCP amount of \$127,478 is approximately .5% of the total development cost.

Preliminary cost estimates for improvements to the intersection of 12<sup>th</sup> & Patterson are approximately **\$2,250,000**. It should be noted that improvements will be needed at this intersection in future years as a result of growth valley wide, and the additional traffic associated with this proposed development escalates the timetable for these improvements.

**Transportation Impact Fee Comparison with entities of similar size**

Jurisdiction	Single-Family (per unit)		Multi-Family (per unit)		Retail (per 1,000 sq ft)		Office (per 1,000 sq ft)		Industrial (per 1,000 sq ft)	
	2001	2007	2001	2007	2001	2007	2001	2007	2001	2007
Adams County	\$1,599	\$1,599	\$983	\$983	\$3,648	\$2,729	\$2,357	\$1,178	\$1,552	\$775
Boulder	\$1,634	\$5,401	\$986	\$3,477	\$1,440	\$2,400	\$1,440	\$2,400	\$1,440	\$2,400
Eagle County	\$1,600	\$1,600	\$1,109	\$1,109	\$3,504	\$5,805	\$1,887	\$2,218	\$1,166	\$1,166
Fort Collins	\$1,481	\$2,417	\$949	\$1,668	\$5,290	\$9,290	\$1,750	\$6,040	\$1,060	\$1,230
<b>Grand Junction</b>	<b>\$500</b>	<b>\$1,589</b>	<b>\$300</b>	<b>\$1,100</b>	<b>\$700</b>	<b>\$2,607</b>	<b>\$400</b>	<b>\$1,954</b>	<b>N/A</b>	<b>\$823</b>
Jefferson County	\$1,334	\$2,482	\$1,109	\$2,064	\$2,900	\$5,390	\$1,950	\$3,630	\$830	\$1,560
Larimer County	\$1,749	\$1,749	\$1,213	\$1,213	\$5,366	\$6,524	\$2,201	\$2,953	\$1,273	\$1,979
Weld County	\$1,955	\$1,987	\$1,355	\$1,377	\$5,949	\$3,182	\$2,461	\$2,430	\$2,461	\$1,149

## City of Grand Junction Transportation Impact Fee Calculations

			Current (2007)	2008 Proposed based on CDOT Construction Index*
Land Use Type	ITE Code	Unit	Fee	Fee
<b>Residential</b>				
Single Family	210	Dwelling	\$1,589	\$2,554
Multi-Family	220	Dwelling	\$1,100	\$1,769
Mobile Home/RV Park	240	Pad	\$799	\$1,284
Hotel/Motel	310/320	Room	\$1,498	\$2,407
<b>Retail/Commercial</b>				
Shopping Center (0-99KSF)	820	1000 SF	\$2,607	\$4,190
Shopping Center (100-249KSF)	820	1000 SF	\$2,448	\$3,935
Shopping Center (250-499KSF)	820	1000 SF	\$2,373	\$3,815
Shopping Center (500+KSF)	820	1000 SF	\$2,191	\$3,521
Auto Sales/Service	841	1000 SF	\$2,355	\$3,785
Bank	911	1000 SF	\$3,959	\$6,365
Convenience Store w/Gas Sales	851	1000 SF	\$5,691	\$9,149
Golf Course	430	Hole	\$3,704	\$5,954
Health Club	493	1000 SF	\$2,121	\$3,410
Movie Theater	443	1000 SF	\$6,584	\$10,584
Restaurant, Sit Down	831	1000 SF	\$3,203	\$5,150
Restaurant, Fast Food	834	1000 SF	\$7,173	\$11,532
<b>Office/Institutional</b>				
Office, General (0-99KSF)	710	1000 SF	\$1,954	\$3,142
Office, General >100KSF	710	1000 SF	\$1,665	\$2,675
Office, Medical	720	1000 SF	\$5,514	\$8,865
Hospital	610	1000 SF	\$2,561	\$4,117
Nursing Home	620	1000 SF	\$717	\$1,153
Church	560	1000 SF	\$1,220	\$1,961
Day Care Center	565	1000 SF	\$2,547	\$4,094
Elementary/Sec. School	520/522/530	1000 SF	\$398	\$641
<b>Industrial</b>				
Industrial Park	130	1000 SF	\$1,155	\$1,857
Warehouse	150	1000 SF	\$823	\$1,324
Mini-Warehouse	151	1000 SF	\$288	\$463

**Project: Impact Fee Analysis**

Assumptions: 2000 sq ft single family dwelling on 10,000 sq ft lot

City	Transportation Impact Fee	PIF(Parks)	SIF(School)	Water Tap	Sewer Tap	Road Impact fee	Community Fee	Stormwater	Capital Expansion Fee	Other Fees (Public Safety)	Total
Grand Junction / City Water	\$2,554	\$225	\$448	\$1,000	\$2,000	n/a	n/a	n/a	n/a	n/a	\$6,227
GJ / Ute Water	\$2,554	\$225	\$448	\$5,200	\$2,000	n/a	n/a	n/a	n/a	n/a	\$10,427
GJ / Ute Water / OMIID	\$2,554	\$225	\$448	\$5,200	\$3,250	n/a	n/a	n/a	n/a	n/a	\$11,677
GJ / Ute Water / CGVSD	\$2,554	\$225	\$448	\$5,200	\$4,000	n/a	n/a	n/a	n/a	n/a	\$12,427
Fruita	\$1,589	*see below	\$448	\$5,200	\$6,000	n/a	n/a	n/a	n/a	n/a	\$13,237
Glenwood Springs	\$3,402	\$3,909			\$10,000	\$1,321					\$18,631
Arvada	n/a	\$1,252	n/a	\$10,165	\$2,940	n/a	n/a	n/a	n/a	n/a	\$14,357
Broomfield (\$1/sf most items)	\$2,000	\$2,000	\$2,000	?	\$8,353	\$2,000	n/a	n/a	n/a	n/a	\$16,353
Westminster	Not available	\$1,597	\$876	\$14,598	\$3,430	n/a	n/a	n/a	n/a	n/a	\$20,501
Longmont	\$782	\$4,825	\$220	\$1,600	\$6,000 (1 inch)	\$220	\$920	\$691			\$9,259
Ft. Collins (low range)	\$2,417	\$917	\$1,200	\$3,890	\$2,223	n/a	n/a	\$520	n/a	\$566	\$11,733
Ft. Collins (high range)	\$2,417	\$2,139	\$1,342	\$3,890	\$2,223	n/a	n/a	\$520	n/a	\$1,322	\$13,853
Bozeman, MT	\$2,380	\$240	\$415	n/a	n/a	n/a	n/a	n/a	n/a	\$237 L/\$697 H	\$3,035

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

**A RESOLUTION AMENDING THE DEVELOPMENT FEE SCHEDULE MODIFYING  
THE TRANSPORTATION CAPACITY PAYMENT SCHEDULE**

**RECITALS:**

Pursuant to Section 6.2.B.2.d, the Transportation Capacity Payment ("TCP") shall be set by City Council. Minimally, the TCP is to be adjusted annually for inflation by Consumer Price Index for All Urban Consumers (CPI-U), Western Region, size B/C, published monthly by the United States Department of Labor. Based on CDOT Construction Index, Staff recommends the fee for single family residential be increased to \$2,554 and all commercial and industrial fees be increased a proportionate amount.

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

The City Council finds that there is a reasonable, demonstrable connection between the fees, charges and dedications and the public benefit and protection of the public health safety and welfare that is had by imposing the same on new growth and development. The community, in which the growth and development is occurring, is benefited as a whole by the receipt and expenditure of such revenues.

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

The Development Fee Scheduled is hereby amended as follows:

1. The attached Exhibit A is adopted as the Transportation Capacity Payment Schedule and replaces the previously adopted fee schedule as it appears in the Zoning and Development Code in Table 6.2.A. The remainder of Table 6.2.A concerning the factor set forth for each land use type shall remain in full force and effect.

2. These fee increases shall be effective January 1, 2008.

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

ATTEST:

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

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

Exhibit A

<b>City of Grand Junction Transportation Impact Fee Calculations</b>				
<b>Land Use Type</b>	<b>ITE Code</b>	<b>Unit</b>	<b>Current (2007) Fee</b>	<b>2008 Fee Based on CDOT Construction Index Fee</b>
<b>Residential</b>				
Single Family	210	Dwelling	\$1,589	\$2,554
Multi-Family	220	Dwelling	\$1,100	\$1,769
Mobile Home/RV Park	240	Pad	\$799	\$1,284
Hotel/Motel	310/320	Room	\$1,498	\$2,407
<b>Retail/Commercial</b>				
Shopping Center (0-99KSF)	820	1000 SF	\$2,607	\$4,190
Shopping Center (100-249KSF)	820	1000 SF	\$2,448	\$3,935
Shopping Center (250-499KSF)	820	1000 SF	\$2,373	\$3,815
Shopping Center (500+KSF)	820	1000 SF	\$2,191	\$3,521
Auto Sales/Service	841	1000 SF	\$2,355	\$3,785
Bank	911	1000 SF	\$3,959	\$6,365
Convenience Store w/Gas Sales	851	1000 SF	\$5,691	\$9,149
Golf Course	430	Hole	\$3,704	\$5,954
Health Club	493	1000 SF	\$2,121	\$3,410
Movie Theater	443	1000 SF	\$6,584	\$10,584
Restaurant, Sit Down	831	1000 SF	\$3,203	\$5,150
Restaurant, Fast Food	834	1000 SF	\$7,173	\$11,532
<b>Office/Institutional</b>				
Office, General (0-99KSF)	710	1000 SF	\$1,954	\$3,142
Office, General >100KSF	710	1000 SF	\$1,665	\$2,675
Office, Medical	720	1000 SF	\$5,514	\$8,865
Hospital	610	1000 SF	\$2,561	\$4,117
Nursing Home	620	1000 SF	\$717	\$1,153
Church	560	1000 SF	\$1,220	\$1,961
Day Care Center	565	1000 SF	\$2,547	\$4,094
Elementary/Sec. School	520/522/530	1000 SF	\$398	\$641
<b>Industrial</b>				
Industrial Park	130	1000 SF	\$1,155	\$1,857
Warehouse	150	1000 SF	\$823	\$1,324
Mini-Warehouse	151	1000 SF	\$288	\$463

**Attach 8**

Contract Extension for Colorado Avenue Reconstruction

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Contract Extension for Colorado Avenue Reconstruction		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	December 11, 2007		
<b>Author Name &amp; Title</b>	Don Newton, Engineering Projects Manager		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** The City and the Downtown Development Authority plan to reconstruct Colorado Avenue in 2008 between 2<sup>nd</sup> Street and 7<sup>th</sup> Street. Mays Concrete was the low bidder for the 7<sup>th</sup> Street/Main Street Reconstruction Project earlier this year. Mays Concrete has proposed to complete the Colorado Avenue improvements, which are very similar to 7<sup>th</sup> Street/Main Street, for the same unit costs. Council will consider execution of a contract extension for the 7<sup>th</sup> Street/Main Street contract with Mays Concrete for the reconstruction of Colorado Avenue.

**Budget:** \$3 million has been budgeted in Fund 2011, Activity F64800 for the reconstruction of Colorado Avenue in 2008.

**Action Requested/Recommendation:** Authorize the City Manager to negotiate and execute a contract extension to the **7<sup>th</sup> Street Corridor Project – Schedule B** with Mays Concrete for the reconstruction of Colorado Avenue between 2<sup>nd</sup> Street and 7<sup>th</sup> Street.

City staff met with the local contracting associations including Associated Builders and Contractors and Western Colorado Contracting Association to discuss the proposed contract extension. The only feedback received in opposition to proceeding with the contract extension was from United Companies who expressed concern that the City should not move away from the practice of competitive bidding projects.

**Attachments: N/A**

**Background Information:** The Downtown Development Authority (DDA) has designated Colorado Avenue (2<sup>nd</sup> Street to 7<sup>th</sup> Street) as its next priority for improvement of the downtown area. Focus groups representing the various interests along the street were formed and met in April, 2007 to identify needs and priorities for the Colorado Avenue Improvement Project. A Design Charette was held on April 26, bringing together the focus groups and other business and property owners. From this event, design concepts similar to those recent constructed on 7<sup>th</sup> Street and Main Street were developed for each block of Colorado Avenue between 2<sup>nd</sup> and 7<sup>th</sup> streets. Maps showing the design concepts were prepared and displayed at an open house meeting held on May 15, 2007. Public comments were received and the response to the design concepts was very favorable. Based these concepts, City staff started working on design of the Colorado Avenue street improvements in July, 2007. Final construction drawings will be complete by January 31, 2008.

In order to complete construction of the Colorado Avenue improvements by November, 2008, utility relocation work and storm sewer construction will need to begin in February. The City and the DDA would benefit from extending the construction contract for the 7<sup>th</sup> Street Corridor Project with Mays Concrete for the following reasons:

- The Colorado Avenue reconstruction is nearly identical in design and scope with the 7<sup>th</sup> Street project that Mays Concrete just completed
- The 7<sup>th</sup> Street project went out to bid eight months ago
- The City received a limited amount of bids on the project
- The Colorado Avenue project calls for concrete paving instead of asphalt, which reduces the number of contractors who are qualified to bid on the job
- Mays Concrete has agreed to hold their unit prices and apply those to the Colorado Avenue project
- The Downtown Development Authority (DDA) is funding the Colorado Avenue reconstruction and needs to remain within their budget. By extending the bid prices from the 7<sup>th</sup> Street project to the Colorado Avenue project, the DDA benefits by staying within their budget, and City taxpayers benefit from the cost savings, as well
- It would be more effective and efficient to use the same contractor on both projects because the projects are so similar in design, materials, and scope.
- Mays Concrete can apply lessons learned in the 7<sup>th</sup> Street project to Colorado Avenue, which should minimize impacts to adjacent businesses.
- Mays Concrete is available to begin the utility relocation and storm sewer construction in February and has the necessary resources to complete the project by November, 2008.

**Attach 9**

Construction Contract for Ranchmen's Ditch Flood Control Project Phase II

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Award Construction Contract for Ranchmen's Ditch Flood Control Project, Phase II					
<b>Meeting Date</b>	December 19, 2007					
<b>Date Prepared</b>	December 13, 2007				<b>File #</b>	
<b>Author</b>	Dave Donohue		Project Engineer			
<b>Presenter Name</b>	Tim Moore		Public Works and Planning Director			
<b>Report results back to Council</b>	X	No		Yes	<b>When</b>	
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		<b>Consent</b>	X <b>Individual Consideration</b>

**Summary:** Phase II of the Ranchmen's Ditch Flood Control Project (Big Pipe) will construct stormwater improvements along Patterson Road between 25 ½ Road and 26 Road. The work will consist of additional stormwater pipe as well as lining the existing pipe at 1<sup>st</sup> Street and Patterson. Also included in this contract are a few large concrete junction boxes and utility relocations that will help accelerate Phase III construction in late 2008-2009. Other improvements are indicated on the attached map.

**Budget:** \$4.38 million is anticipated to be carried forward from 2007 to complete Phase I and begin Phase II construction. \$1.4 million was appropriated in the 2008 budget for the continuation of the project through Phase II.

With the above mentioned carry forward, there are sufficient funds available to complete Phase I and II of the project including the award of this Phase II contract with Mendez, Inc as recommended.

The following bids were received for this project:

Mendez Inc.	\$2,449,231.25
Twin Peaks Utilities	\$2,699,899.50
T. Lowell	\$2,796,000.00
Pate Construction	\$2,796,289.00
Scott Contracting, Inc.	\$2,835,720.00
M.A. Concrete Construction, Inc.	\$4,147,654.90
Engineer's Estimate	\$2,427,547.50

**Action Requested/Recommendation:** Authorize the City Manager to Sign a Construction Contract for Ranchmen's Ditch Flood Control Project Phase II with Mendez, Inc., in the amount of \$2,449,231.25.

**Background Information:** When flood plain mapping for Ranchmen's Ditch was performed by the Federal Emergency Management Agency (FEMA) in the late 1980's, an error was made by FEMA that resulted in the mapped flood plain appearing much smaller than it actually was. This error was discovered by the City during the design of detention basins for the upper portion of Ranchmen's Ditch. Analysis performed by the City showed that flows associated with the 100 yr storm event would be more than three times as large as those estimated by FEMA. In 2002, the City undertook a project to remap the floodplain and prepare plans for a project to improve the capacity of the drainage way and reduce or eliminate the flood risk associated with the 100 yr storm event.

After examining several alternatives including detention and various alignments for large capacity storm sewers and open channels, the City selected the current "Big Pipe" alignment. The Big Pipe alternative entails construction of large diameter storm sewers along the current alignment of Ranchmen's Ditch and channel improvements to Leach Creek below the confluence of Leach Creek and Ranchmen's Ditch.

In 2005 the City filed a Conditional Letter of Map Revision request with FEMA to obtain assurance from FEMA that the improvements associated with the Big Pipe project would result in a proper remapping of the floodplain. In October of 2005, the City received the desired CLOMR for Ranchmen's Ditch from FEMA. The CLOMR showed that the number of properties included within the floodplain would drop from the current 386 to 3 following construction of the Big Pipe improvements.

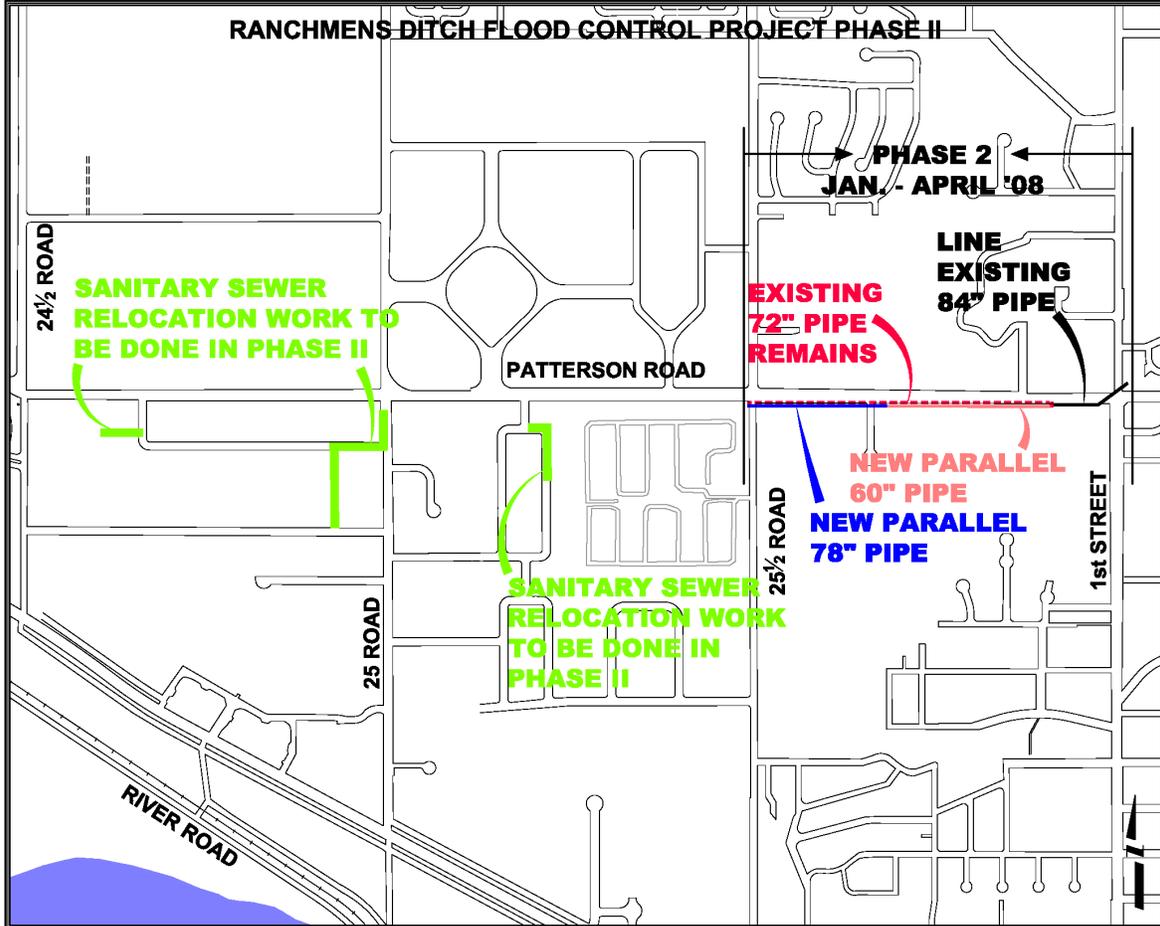
Phase II of the project includes the following work elements, described here from the eastern (upstream) end to the western (downstream end):

- Install 560 ft of cured-in-place pipe liner within the existing 84" corrugated metal pipe carrying Ranchmen's Ditch flows beneath the 1<sup>st</sup> St. and Patterson Rd. intersection.
- Construct a concrete junction box in the southern lane of Patterson Rd. near Meander Drive to connect the line 84" pipe with the existing 72" pipe and the proposed 60" pipe.
- Install approximately 1000 ft of 60" concrete pipe just south of the sidewalk on the south side of Patterson Rd., extending to near Colony Park Subdivision.
- Install an additional 36" pipe across Patterson Rd. at the confluence of the Beehive Drain and Ranchmen's Ditch, just east of Colony Park Subdivision.
- Install approximately 1000 ft of 78" pipe just south of the side walk on the South side of Patterson Rd., extending from Colony Park to 25 ½ Rd.
- Construct a concrete junction box just west of 25 ½ Rd. to join the 78" and 72" pipes coming in from the east with twin 90" pipes extending to the west.

Construction for Phase II will commence January 2, 2008 and extend into April, 2008.  
Phase III will include installing twin 90" storm sewers between 24 ½ and 25 ½ Rd.  
Work associated with Phase III will be performed between August 2008 and April 2009.

**Attachments:**

- 1. Map



**Attach 10**  
Pinnacle Ridge Subdivision

**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>			
<b>Subject</b>	Pinnacle Ridge Subdivision		
<b>File #</b>	PP-2005-226		
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	12 December 2007		
<b>Author Name &amp; Title</b>	David Thornton, Principal Planner		
<b>Presenter Name &amp; Title</b>	David Thornton, Principal Planner		

**Summary:** The City Planning Commission approved the Pinnacle Ridge Subdivision Preliminary Plan on November 13, 2007. As part of that approval there are certain approvals needed for the Preliminary Plan that under City codes and regulations require City Council action. These actions include Council approval of:

1. Proposed private streets;
2. Vehicular routes traversing greater than 30% slopes;
3. The acquisition of City property for necessary right-of-way for access to Mariposa Drive; and
4. The granting of a sewer easement across property owned by the Ridges Metro District.

**Budget:** N/A

**Action Requested/Recommendation:** Approved the proposed private streets and vehicular routes traversing greater than 30% slopes; and adopt resolutions approving right-of way acquisition and the granting of an easement.

**Background Information:** See attached Analysis/Background Information

**Attachments:**

1. Staff report/Background information
2. Site Location Map/Aerial Photo Map

3. Future Land Use Map/Existing City & County Zoning Map
4. Pinnacle Ridge Preliminary Subdivision Plan
5. Pinnacle Ridge Preliminary Subdivision Plan with Contours and Grades
6. Resolution for acquisition of Right-of-Way
7. Resolution for sewer easement

## ANALYSIS

BACKGROUND INFORMATION				
Location:		NE of Mariposa Dr. and Monument Rd.		
Applicants:		Bob Jones, Two R&D, LLC Robert Jones, Vortex Engineering		
Existing Land Use:		Undeveloped		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Public		
	East	Residential and Vacant		
	West	Residential		
Existing Zoning:		R-2 (Residential, 2 du/ac)		
Proposed Zoning:		R-2		
Surrounding Zoning:	North	PD (Planned Development, 4 du/ac)		
	South	CSR (Community Services and Recreation)		
	East	R-2 (Residential, 2 du/ac) and County RSF-4		
	West	PD (Planned Development, 4 du/ac)		
Growth Plan Designation:		Residential Low (1/2 – 2 ac/du)		
Zoning within density range?		x	Yes	No

### 1. Background

The City Planning Commission approved the Pinnacle Ridge Subdivision Preliminary Plan on November 13, 2007 consisting of 69 single family lots on 45.36 acres in an R-2 (Residential, 2 du/ac) zone district, with an overall density of 1.52 units per acre. That approval was conditioned upon the City Council's review and action on the four items discussed in this report, as well as upon development of future secondary access sites.

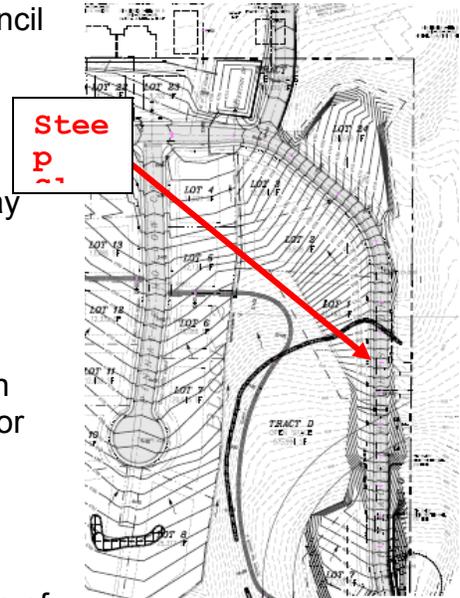
A previous preliminary plan for this area was rejected by the Planning Commission. Subsequently, the Applicant and City staff worked diligently to put together a plan that addressed the problems with the prior plan. The result is the current conditionally approved Pinnacle Ridge Preliminary Subdivision Plan (hereinafter the Plan), reviewed as part of file number PP-2005-226, and attached hereto. Both the Plan and the file are incorporated herein as fully set forth. The applicant sought Transportation Engineering Design Standards (TED's) exceptions for maximum block length, maximum street grade, maximum grades through an intersection, and maximum cul-de-sac length in

January and March of 2007. All of these exceptions requests have been approved and are included in the approved Preliminary Plan by Planning Commission.

The Plan includes four proposals which require City Council Action:

1. Proposed private streets;
2. Vehicular routes traversing greater than 30% slopes;
3. The acquisition of necessary right-of-way for access to Mariposa Drive; and
4. The granting of a sewer easement.

A request to vacate right-of-way and public easements shown on a prior plat of this area (the Energy Subdivision Plat) will come before the City Council at a later date, prior recording of Pinnacle Ridge Filing 1.



Private Streets

The Applicant requests the use of Private Streets. This requires City Council approval and a maintenance agreement to be executed prior to the Final Plat being recorded.

Private Streets are proposed in Tract F and Tract I. Tract F meets the standards of TEDS and Tract I, as proposed, was a part of the TEDS exception approved to exceed cul-de-sac length. TEDS requires that private streets include pedestrian access. A sidewalk is being proposed on one side of both tracts. In addition an off-street trail system is being proposed which provides additional pedestrian access. Private streets must be approved by the City Council, and Planning Commission recommended approval of the proposed private streets.

Slopes greater than 30%

The Applicant proposes a short section of road traversing a grade of more than 30%. The



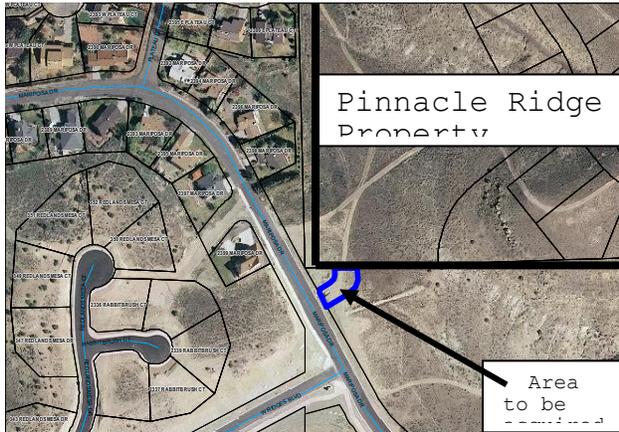
Planning Commission has reviewed this and recommends approval. Pursuant to Section 7.2.G.7 of the Zoning and Development Code, streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than thirty percent (30%) unless, after review by the Planning Commission and approval by the City Council, it is determined that;

- (1) Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and storm water runoff consistent with the purposes of this Section; and
- (2) The Developer has taken reasonable steps to minimize the amount of hillside cuts through the use of landscaping and other mitigation measures acceptable to the Director.

The Applicant has minimized the amount of hillside cuts by proposing a ring-type road configuration, traversing only a few small areas of greater than 30% slope, and leaving more than 90% of the slopes greater than 30% within the subdivision preserved and not adversely affected. Engineering measures will be taken to minimize the impacts of cuts, fills, erosion and storm water runoff where 30% or greater slopes are proposed to be impacted. Exact measures that will be taken will be determined and approved at the final plan stage.



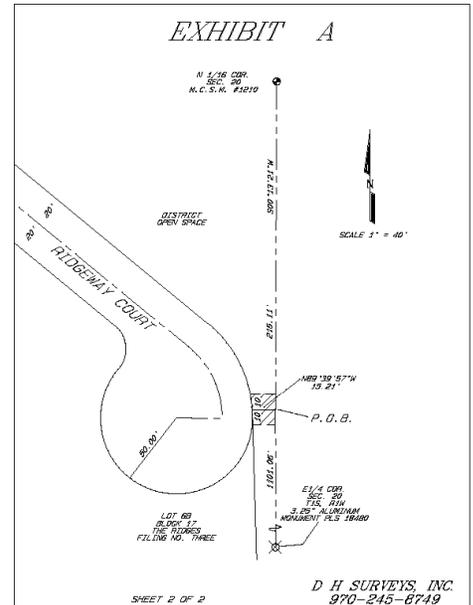
### Acquiring Right-of-Way from City



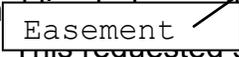
To address the landlocked condition of this parcel (the parcel does not presently adjoin any public right of way), the Applicant negotiated with the City to obtain access to the proposed subdivision across adjacent City-owned property, known as Painted Bowl, from Mariposa Drive. An appraisal by Arnie Butler & Company has been completed and reviewed by the City's Real Estate staff. The value established for the Right-of-Way is \$1,500 per acre. The land area required for the Right-of-Way is 6,530

square feet in size. The total price to be paid by the developer is \$224.86.

Development of the Pinnacle Ridge property also requires two additional secondary accesses to the underdeveloped property to the north and northeast which may be to Hidden Valley Drive or one of three other alternate locations as shown on the Plan. The selection between and completion of these secondary accesses is a requirement of the Plan approval.



### Granting of a sewer easement

City Council acting as the Metro District Board is being requested to grant to the City of Grand Junction a sewer easement. The Pinnacle Ridge subdivision proposes to tie into the existing sewer line in Ridgeway Court. There is a small sliver of Ridges Metro District open space approximately 16 ft. wide that is located between the Ridgeway Court Right-of-Way and the Pinnacle Ridge property.  This requested sewer easement, approximately 16 ft. by 20 ft. in size, is being requested by the developer and is needed for this development.

### **FINDINGS OF FACT/CONCLUSIONS/CONDITIONS:**

In its approval of the Pinnacle Ridge Subdivision Preliminary Plan, File No. PP-2005-226, the Planning Commission made the following findings of fact, conclusions and conditions:

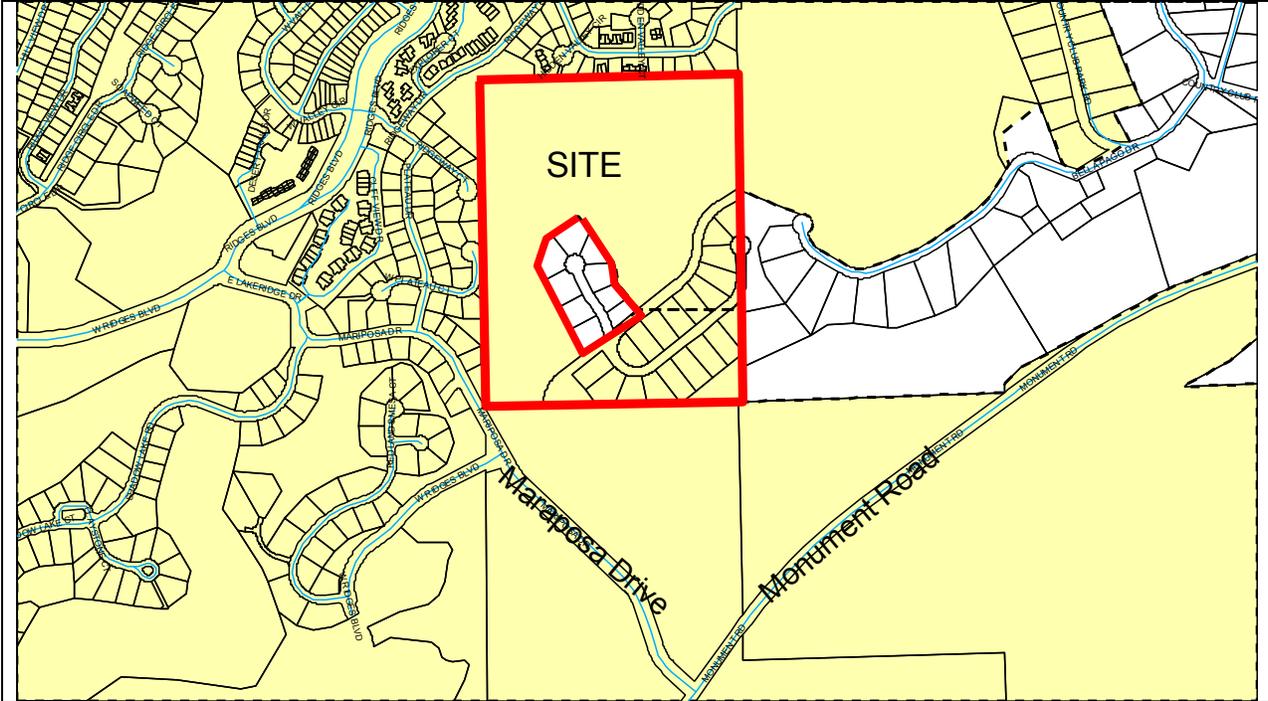
5. The proposed Preliminary Subdivision Plan is consistent with the goals and policies of the Growth Plan and Future Land Use Map, the Grand Valley Circulation Plan and Urban Trails Plan, Redlands Area Plan.
6. The proposed Preliminary Subdivision Plan satisfies the review criteria in Section 2.8.B.2 of the Zoning and Development Code.
7. The proposed Preliminary Subdivision Plan meets applicability requirements of Section 2.8.B.1 of the Zoning and Development Code.
8. Subject to the City Council approving the private streets and vehicular routes traversing greater than 30% slopes; and the acquisition of necessary right-of-way for access to Mariposa Drive.
9. All existing right-of-way and dedicated easements to be vacated prior to recording the Pinnacle Ridge Filing 1 Plat.

### **PLANNING COMMISSION RECOMMENDATION:**

Planning Commission recommends that City Council approve the three actions required by their approval of the Pinnacle Ridge Preliminary Subdivision Plan, PP-2005-226.

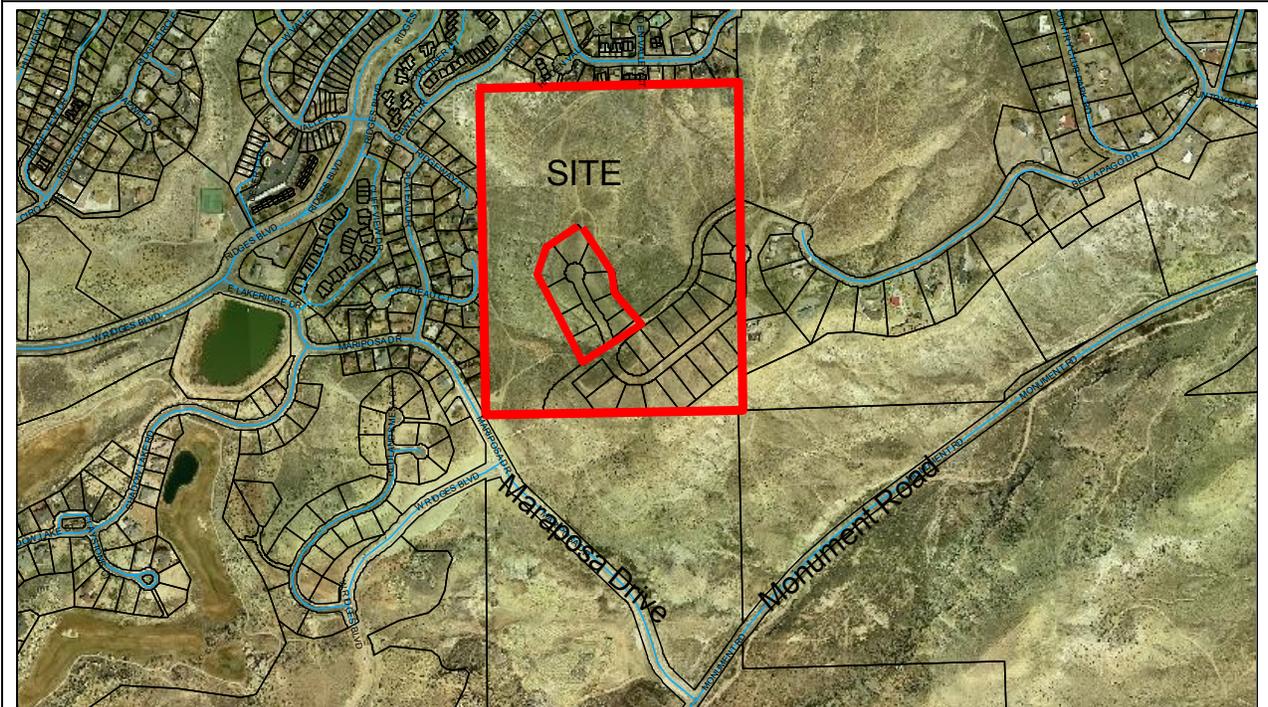
**Site Location Map**

**Figure 1**



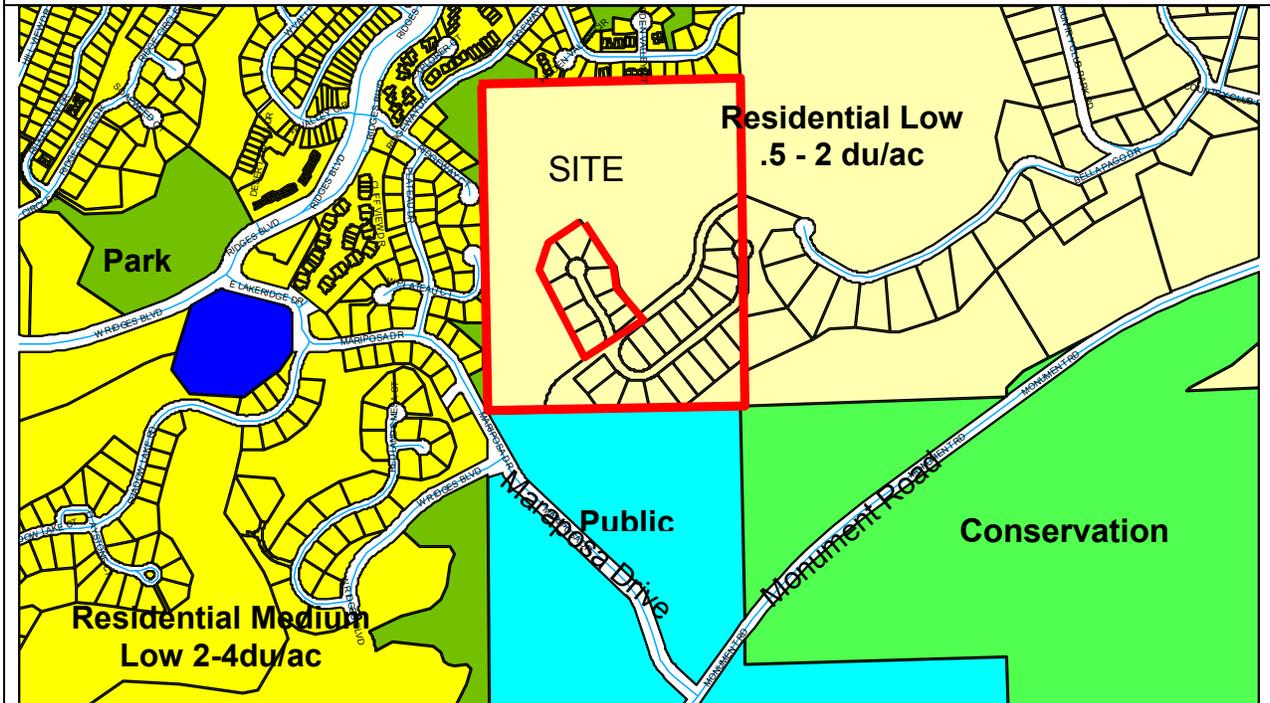
**Aerial Photo Map**

**Figure 2**



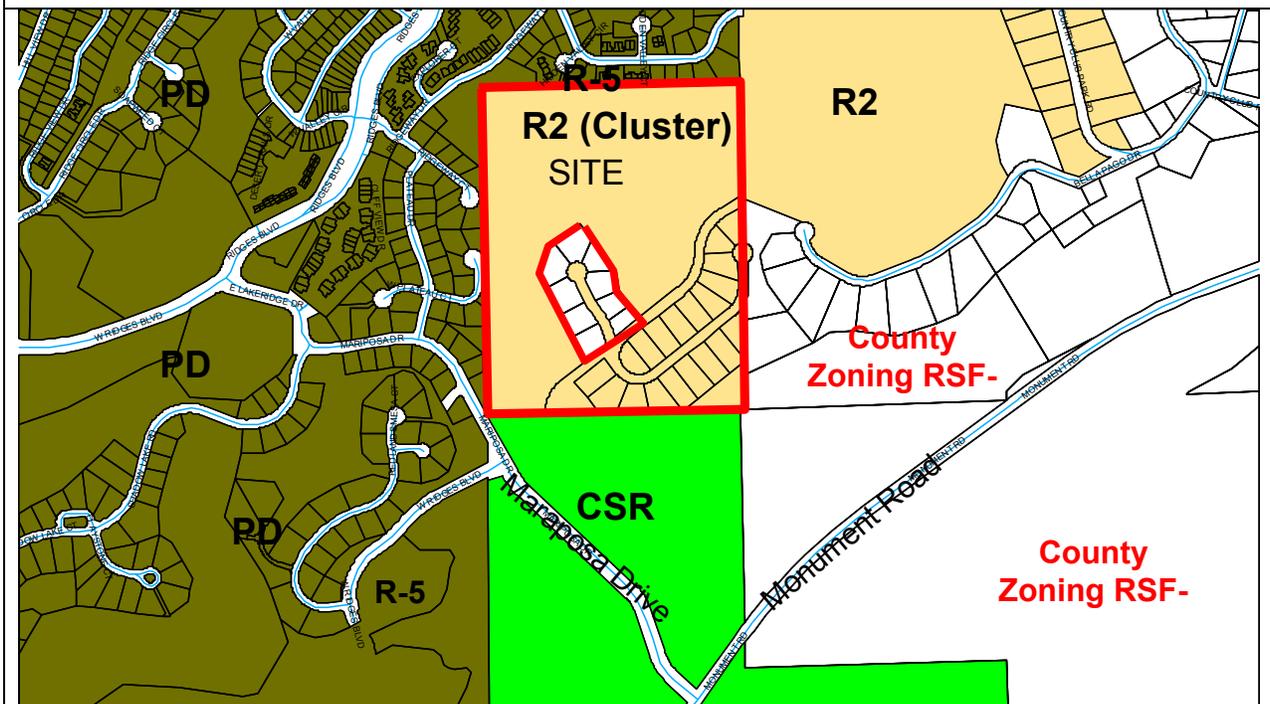
# Future Land Use Map

## 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."

THIS PROJECT INCLUDES PARCEL NUMBERS 2945-212-00-011, 2945-212-08-001 THRU 008 & 010, AND 2945-212-010-001 THRU 009.

CURRENT CITY OF GRAND JUNCTION ZONING IS RSF-2.

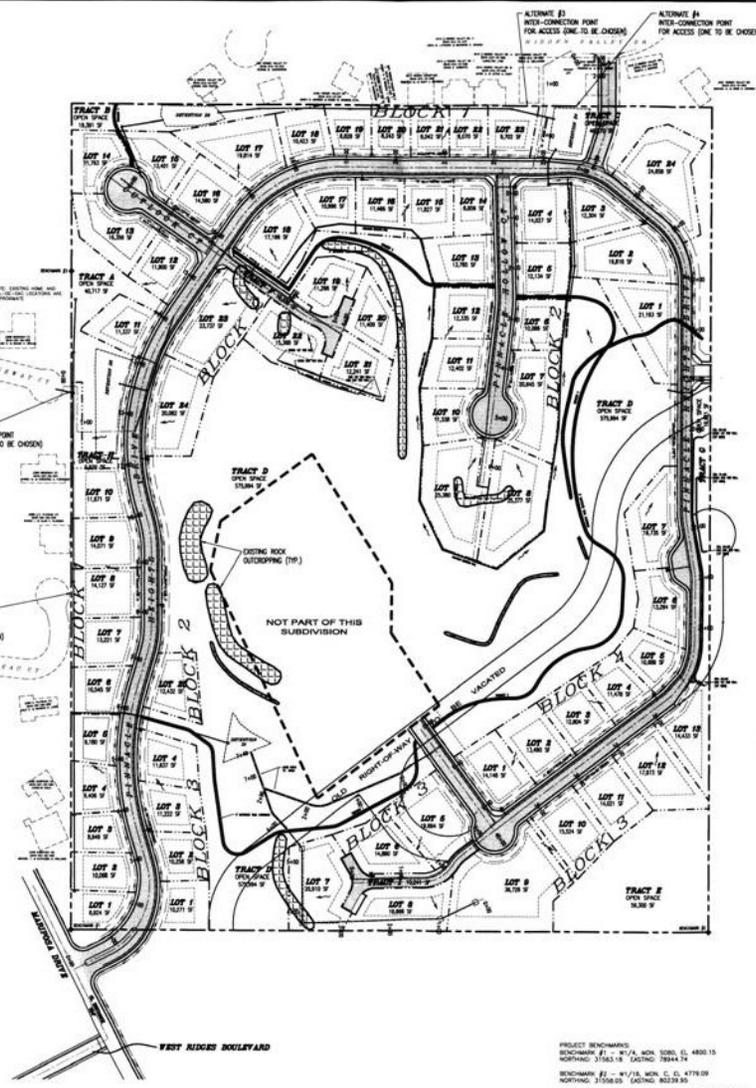
**UTILITY VENDORS**

ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
WATER	UTE WATER
SEWER	CITY OF GRAND JUNCTION
CABLE	BRENNAN COMMUNICATIONS
IRRIGATION	NONE

- NOTES:
- ACCESS TO PINNACLE RIDGE SUBDIVISION WILL BE FROM MARIPOSA DRIVE. MARIPOSA DRIVE CONNECTS MONUMENT ROAD WITH THE RIDGES DEVELOPMENT.
  - PINNACLE RIDGE SUBDIVISION WILL PROVIDE A STUBBED TRAIL TO UNDEVELOPED PROPERTY ON THE EAST VIA PINNACLE HEIGHTS DRIVE.
  - ALL UTILITIES SERVING PINNACLE RIDGE SUBDIVISION WILL BE EXTENDED FROM EITHER MARIPOSA DRIVE OR THE RIDGES DEVELOPMENT.
  - A PRIVATE STREET IS PLANNED FOR LOTS 21-24 OF BLOCK 2 AND LOTS 5-9 OF BLOCK 3.
  - IMPROVED WALKING TRAIL TO FOLLOW EXISTING TOPOGRAPHY FOR MINIMAL DISTURBANCE DURING CONSTRUCTION. SHORT STEEP GRADES ARE ANTICIPATED TO MINIMIZE CUT AND FILL SLOPES.
  - ALL TRACTS (OPEN SPACE AREAS AND PRIVATE STREETS) ARE TO BE UNDER THE OWNERSHIP AND MANAGEMENT OF THE SUBDIVISION'S HOMEOWNERS ASSOCIATION.
  - LOTS 1-4 OF BLOCK 4 AND LOTS 5-13 BLOCK 3 SHALL HAVE SPRINKLER SYSTEMS INSTALLED IN THE HOUSES. THE SPRINKLER SYSTEM SHALL BE AN APPROVED FIRE SPRINKLER SYSTEM DESIGNED TO MEET THE MINIMUM DESIGN STANDARDS OF NFPA 130 AND THE INTERNATIONAL FIRE CODE, 2006 EDITION, AS AMENDED BY THE CITY OF GRAND JUNCTION.

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTUR LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- BUILDING SETBACK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROJECT BENCHMARK



**SITE PLAN COMPOSITION**

TOTAL ACRES	45.38 ACRES	100.00%
OPEN SPACES	22.53 ACRES	49.67%
TRACT A	0.70 ACRES	1.55%
TRACT B	0.40 ACRES	0.88%
TRACT C	1.08 ACRES	2.38%
TRACT D	13.24 ACRES	29.18%
TRACT E	1.40 ACRES	3.09%
TRACT F	0.24 ACRES	0.53%
TRACT G	0.38 ACRES	0.84%
TRACT H	0.24 ACRES	0.53%
TRACT I	0.24 ACRES	0.53%
ROADWAY ROW	4.88 ACRES	10.76%

(NOTE: ACRES ARE APPROXIMATE)

**LAND USE BREAKDOWN SUMMARY:**

LOTS	48,878
OPEN SPACE	12,308
RIGHT OF WAY	10,985

**R-2 ZONING BUILDING SETBACKS:**  
FRONT - 30'  
BACK - 30'  
SIDE - 15'

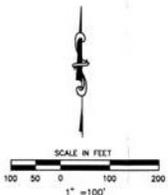
**POST DEVELOPMENT DRAINAGE CONCEPT:**

- HISTORIC DRAINAGE WILL BE MAINTAINED AS DETERMINED EXISTS ON PROPERTY. DEVELOPED PEAK RELEASE RATES WILL BE LESS THAN HISTORIC RATES.
- FOUR PRINCIPAL DRAINAGE BASINS ARE PROPOSED WITHIN DEVELOPMENT ACTIVITIES. EACH DRAINAGE BASIN WILL HAVE A DETENTION BASIN, REFER TO DRAINAGE AND DRAINAGE PLAN FOR DRAINAGE BASIN LOCATIONS.
- BEST MANAGEMENT PRACTICES INCLUDE:
  - DAMSEL FILTERS AT EACH CATCH BASIN INLET AND DETENTION OUTLET STRUCTURE UNTIL FRAME OF SITE GRADING IS COMPLETE.
  - SOFT FINISHING OR TREATMENT WILL BE PLACED PRIOR TO ANY CONSTRUCTION AT ALL BOUNDARY LOCATIONS WHERE DISTURBANCE IS PROPOSED. SECONDARY SOFT FINISHING IS ALSO PLANNED AT LOCATIONS WITH SIGNIFICANT LENGTHS OF CONTIGUOUS SLOPES.
  - NO SURFACE DISTURBANCE IS PLANNED WITHIN OPEN SPACE AREAS OTHER THAN THE DETENTION AREAS.
  - SEEDING WILL BE IMPLEMENTED ON DISTURBED AREAS WITHIN RIGHT-OF-WAY AND OPEN AREAS THAT ARE DETURBABLE.
- DETENTION BASIN SLOPES SHALL BE GRASS LINED OR USE WALL STABILIZED. THE BOTTOM OF THE BASIN WILL BE EITHER GRADES OR ROCK.

STRUCTURAL SECTION FOR RESIDENTIAL STREETS IN AREAS OF NON-EXPANSIVE SOILS



STRUCTURAL SECTION FOR RESIDENTIAL STREETS IN AREAS OF EXPANSIVE SOILS



**Vortex Engineering, Inc.**  
CONSTRUCTION MANAGERS & SITE PLANNERS ••• PROJECT MANAGERS ••• CIVIL & CONSULTING ENGINEERS

290 Vista Valley Drive Phone: (970) 240-8661  
Public, Colorado 81522 Fax: (970) 240-7659

**PRELIMINARY PLAN**

PROJECT: Pinnacle Ridge Subdivision Mariposa Drive Grand Junction, Colorado	TITLE: PRELIMINARY PLAN
R.W. JONES II	C. S. PARKER
PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER

DATE: 11-1-2009	SCALE: AS SHOWN	SHEET NO: 3
DRAWN BY: J.R.	CHECKED BY: J.R.	OF 32
DESIGNED BY: J.R.	APPROVED BY: J.R.	REV. NO: 2

PROJECT BENCHMARKS:  
BENCHMARK #1 - N/T/A, MON. 5580, E.L. 4800.15  
NORTHING: 3748.18 EASTING: 7894.74  
BENCHMARK #2 - N/T/A, MON. C. E.L. 4779.09  
NORTHING: 3758.05 EASTING: 8029.93  
BENCHMARK #3 - N/T/A, MON. #110, E.L. 4790.81  
NORTHING: 3788.25 EASTING: 7849.85

THIS PROJECT INCLUDES PARCEL NUMBERS 2945-212-00-011, 2945-212-08-001 THRU 008 & 010, AND 2945-212-010-001 THRU 009.  
CURRENT CITY OF GRAND JUNCTION ZONING IS RSF-2.

**UTILITY VENDORS**

ELECTRIC	XCEL ENERGY
GAS	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
WATER	UTE WATER
SEWER	CITY OF GRAND JUNCTION
CABLE	BREXMAN COMMUNICATIONS
IRRIGATION	NONE

**NOTES:**

- ACCESS TO PINNACLE RIDGE SUBDIVISION WILL BE FROM MARIPOSA DRIVE. MARIPOSA DRIVE CONNECTS MONUMENT ROAD WITH THE RIDGES DEVELOPMENT.
- PINNACLE RIDGE SUBDIVISION WILL PROVIDE A STUBBED STREET TO UNDEVELOPED PROPERTY ON THE EAST VIA PINNACLE HEIGHTS DRIVE.
- ALL UTILITIES SERVING PINNACLE RIDGE SUBDIVISION WILL BE EXTENDED FROM EITHER MARIPOSA DRIVE OR THE RIDGES DEVELOPMENT.
- A PRIVATE STREET IS PLANNED FOR LOTS 21-24 OF BLOCK 2 AND LOTS 5-9 OF BLOCK 3.
- IMPROVED WALKING TRAIL TO FOLLOW EXISTING TOPOGRAPHY FOR MINIMAL DISTURBANCE DURING CONSTRUCTION. SHORT STEEP GRADES ARE ANTICIPATED TO MINIMIZE CUT AND FILL SLOPES.
- ALL TRACTS (OPEN SPACE AREAS AND PRIVATE STREETS) ARE TO BE UNDER THE OWNERSHIP AND MANAGEMENT OF THE SUBDIVISION'S HOMEOWNERS ASSOCIATION.
- LOTS 1-4 OF BLOCK 4 AND LOTS 5-13 BLOCK 3 SHALL HAVE SPRINKLER SYSTEMS INSTALLED IN THE HOUSES. THE SPRINKLER SYSTEM SHALL BE AN APPROVED FIRE SPRINKLER SYSTEM DESIGNED TO MEET THE MINIMUM DESIGN STANDARDS OF NFPA 13D AND THE INTERNATIONAL FIRE CODE, 2006 EDITION, AS AMENDED BY THE CITY OF GRAND JUNCTION.

**LEGEND**

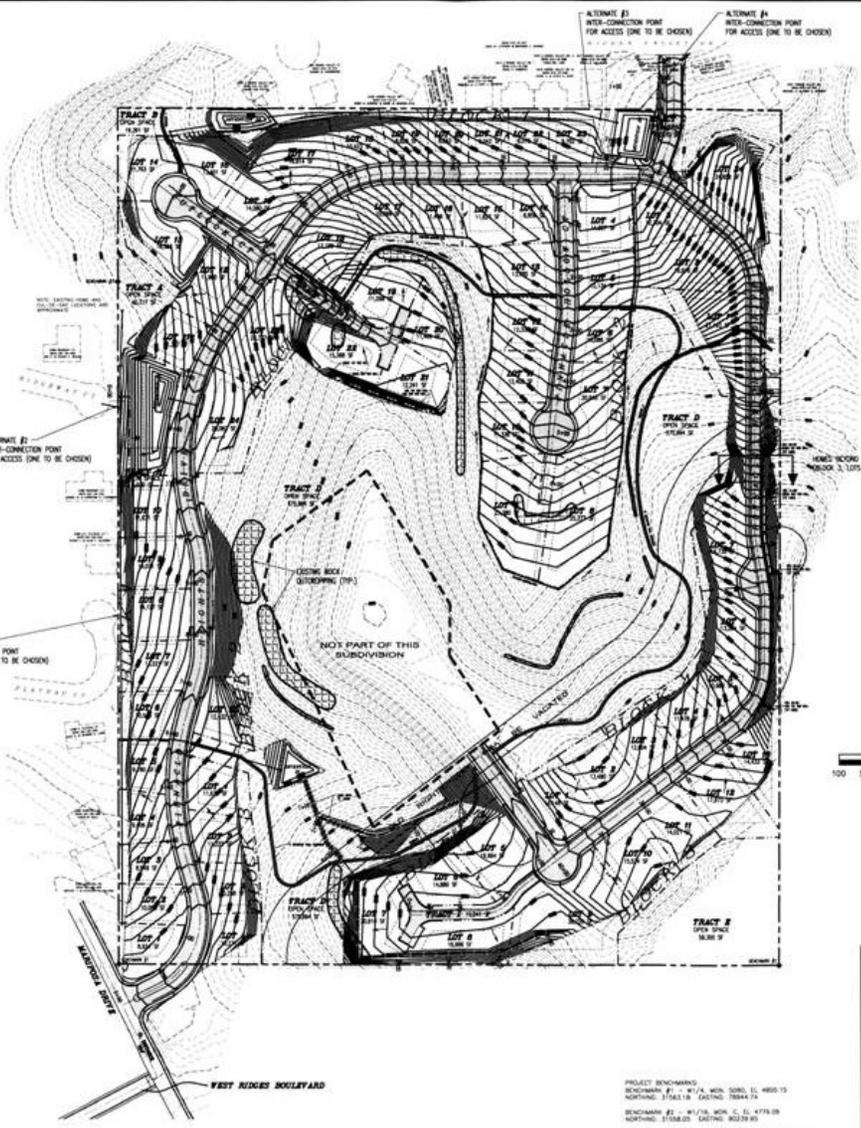
- EXISTING PROPERTY LINE
- - - - PROPOSED LOT LINES
- - - - PROPOSED RIGHT-OF-WAY
- - - - EXISTING CONTOUR LINE
- - - - EASEMENT LINE
- - - - PROPOSED CURB & GUTTER
- ▭ BUILDING SETBACK
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED ASPHALT
- ⬇ PROJECT BENCHMARK



**TYPICAL SECTION FOR PRIVATE STREETS**



**MARIPOSA CONNECTION CROSS-SECTION**



**SITE PLAN COMPOSITION**

TOT. ACRES	43.38 ACRES	100.00%
69 LOTS	22.53 ACRES	49.87%
TRACT A	0.75 ACRES	1.00%
TRACT B	0.40 ACRES	0.90%
TRACT C	1.88 ACRES	2.00%
TRACT D	13.22 ACRES	29.14%
TRACT E	1.48 ACRES	3.00%
TRACT F	0.24 ACRES	0.50%
TRACT G	0.28 ACRES	0.60%
TRACT H	0.28 ACRES	0.60%
TRACT I	0.28 ACRES	0.60%
ROADWAY ROW	4.98 ACRES	10.90%

(NOTE: ACRES ARE APPROXIMATE)

**LAND USE BREAKDOWN SUMMARY:**

LOTS	49.51%
OPEN SPACE	49.51%
RIGHT OF WAY	19.90%

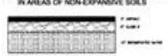
**R-2 ZONING BUILDING SETBACKS:**

FRONT - 20'
BACK - 20'
SIDE - 15'

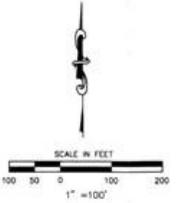
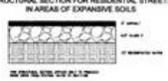
**POST DEVELOPMENT DRAINAGE CONCEPT:**

- HISTORIC DRAINAGE WILL BE MAINTAINED AS EXISTING EXCEPT IN THOSE AREAS DEVELOPED FROM RELEASE SLOPES WILL BE LESS THAN HISTORIC SLOPES.
- FOUR PRINCIPAL DRAINAGE BASINS ARE PROPOSED WITHIN DEVELOPMENT ACTIVITIES. EACH DRAINAGE BASIN WILL HAVE A DETENTION BASIN. REFER TO GRADING AND DRAINAGE PLAN FOR DRAINAGE BASIN LOCATIONS.
- BEST MANAGEMENT PRACTICES INCLUDE:
  - A. DRAINAGE FILTERS AT EACH CATCH BASIN INLET AND DETENTION OUTLET STRUCTURE UNIL FACING OR SITE DRAINING IS COMPLETE.
  - B. Silt FENCE OR SOIL MAT WILL BE PLACED PRIOR TO ANY CONSTRUCTION AT ALL BROADWAY LOCATIONS WHERE DISTURBANCE IS PROPOSED. SECONDARY Silt FENCING IS ALSO PLANNED AT LOCATIONS WITH SIGNIFICANT LENGTHS OF CONTIGUOUS SLOPES.
  - C. NO SURFACE DISTURBANCE IS PLANNED WITHIN OPEN SPACE AREAS OTHER THAN THE DETENTION AREAS.
  - D. SEEDING WILL BE IMPLEMENTED ON DISTURBED AREAS WITHIN RIGHT-OF-WAY AND OPEN AREAS THAT ARE OCCUPIED.
- DETENTION BASIN SLOPES MAY ALL BASINS WILL BE GRADES LINED OR WEI WALL STABILIZED. THE BOTTOM OF THE BASIN WILL BE EITHER GRASS OR ROCK.

**STRUCTURAL SECTION FOR RESIDENTIAL STREETS IN AREAS OF NON-EXPANSIVE SOILS**



**STRUCTURAL SECTION FOR RESIDENTIAL STREETS IN AREAS OF EXPANSIVE SOILS**



PROJECT BENCHMARKS:  
BENCHMARK #1 - N+174, MON. 5085, E. 4800.15  
NORTHING: 5364.18, EASTING: 78944.74  
BENCHMARK #2 - N+178, MON. C, E. 4779.09  
NORTHING: 5364.09, EASTING: 80239.93  
BENCHMARK #3 - N+175, S21, MON. #2710, E. 4760.83  
NORTHING: 5366.35, EASTING: 78942.83

<p><b>Vortex Engineering, Inc</b> CONSTRUCTION MANAGERS &amp; SITE PLANNERS • • • PROJECT MANAGERS • • • CIVIL &amp; CONSULTING ENGINEERS</p> <p>2810 W. 14th Street Grand Junction, CO 81505 Phone: (970) 242-8801 Fax: (970) 242-7828</p>		<p><b>PRELIMINARY PLAN</b></p>	
		<p>PROJECT: Pinnacle Ridge Subdivision Mariposa Drive Grand Junction, Colorado</p>	<p>TITLE: <b>PRELIMINARY PLAN W/GRADES</b></p>
<p>R.W. JONES II</p>	<p>C. S. PARKER</p>	<p>DATE: 11/20/2012</p>	<p>DATE: 11/20/2012</p>
<p>PROFESSIONAL ENGINEER</p>	<p>PROFESSIONAL ENGINEER</p>	<p>SCALE: 1" = 100'</p>	<p>NO. OF SHEETS: 2</p>
<p>DATE: 11/20/2012</p>	<p>DATE: 11/20/2012</p>	<p>DATE: 11/20/2012</p>	<p>DATE: 11/20/2012</p>

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

A RESOLUTION APPROVING DESIGNATION OF CITY OWNED LAND IN THE RIDGES AS RIGHT-OF-WAY

Recitals

Two R&D Development LLC ("TRD") has applied to the City to develop a project in the Ridges. The project is known as Pinnacle Ridge.

TRD requires access to Mariposa Drive for the Pinnacle Ridge project.

City staff has reviewed the proposed designation of the City land as right-of-way. Staff recommends that the City Council designate the land included in the legal description set forth in the attached Exhibit A and depicted in the accompanying sketch, incorporated herein as if fully rewritten, as right-of-way for the use and benefit of the public.

The City Council has reviewed the proposed conveyance and has agreed to grant the necessary right-of-way on payment of fair market value by TRD to the City.

TRD has completed an appraisal and found the fair market value of the right of way to be \$224.86.

NOW, THEREFORE BE IT RESOLVED THAT:

The City does hereby designate by a dedication or other suitable means as determined by the City Attorney, the land described in the attached Exhibit A as right-of-way for the use and benefit of the public.

The developer shall be responsible for the construction of the road to City standards and requirements, which shall not begin unless and until the development project is finally approved.

Upon the receipt of \$224.86 from TRD or its successor(s) or assigns, the land shall be designated as right-of-way. The City must receive the funds within one year of the date of the signing of this Resolution.

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

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

\_\_\_\_\_  
James J. Doody  
President of City Council

ATTEST:

\_\_\_\_\_  
Stephanie Tuin, City Clerk

# EXHIBIT A

## RIGHT-OF-WAY DESCRIPTION

A parcel of land for right-of-way purposes, situated in the NW 1/4 SW 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 21, the basis of bearing being S01°17'29"W to the southwest corner of said Section 21;  
thence S89°46'23"E a distance of 89.68 feet along the north line of said NW 1/4 SW 1/4 to the point of beginning;  
thence S89°46'23"E a distance of 76.20 feet;  
thence along the arc of a non-tangent curve to the right 106.20 feet, having a central angle of 33°48'13" and a radius of 180.00 feet, the chord of which bears S46°55'03"W a distance of 104.66 feet;  
thence S63°49'09"W a distance of 38.69 feet to the northerly right-of-way line of Mariposa Drive as recorded in Book 1136 at Page 301 of said Mesa County records;  
thence N26°01'41"W a distance of 60.00 feet along said northerly right-of-way;  
thence N63°49'09"E a distance of 38.53 feet;  
thence along the arc of a curve to the left 32.29 feet, having a central angle of 15°24'56" and a radius of 120.00 feet, the chord of which bears N56°06'42"E a distance of 32.19 feet to the point of beginning.  
Said parcel contains 6,530 square feet more or less.

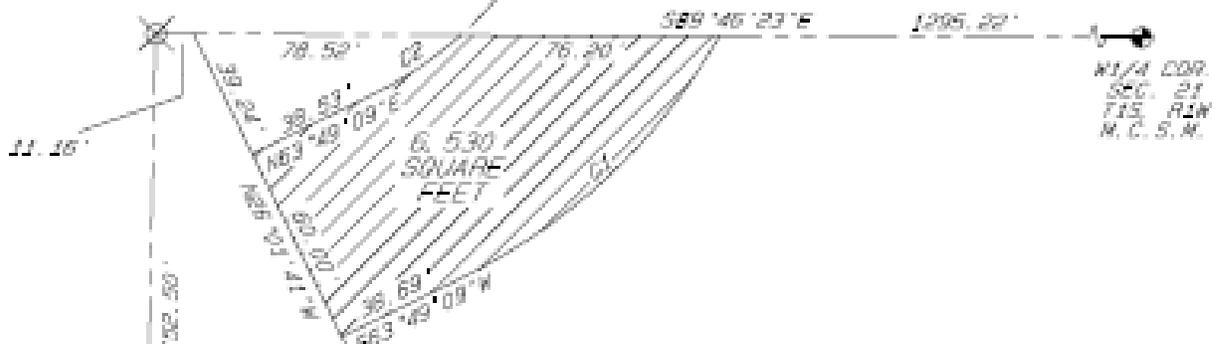
This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

SHEET 1 OF 2

# EXHIBIT A

N1/4 COR.  
SEC. 21  
T15, R1W  
3.25" ALUMINUM  
MONUMENT PLS 18480

P. O. B.



N1/4 COR.  
SEC. 21  
T15, R1W  
N. C. S. M.

C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	33°48'13"	105.20'	150.00'	104.86'	S46°59'03"W
C2	15°24'56"	32.29'	120.00'	32.19'	N56°06'42"E

RECORDED  
MARTINEZA DRIVE-WAY  
DEDICATED TO BOOK  
1136 AT PAGE 3011  
300.53'



SW COR.  
SEC. 21  
T15, R1W  
B. L. M. MONUMENT

SHEET 2 OF 2

D H SURVEYS, INC.  
970-245-8749



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

A RESOLUTION OF THE RIDGES METROPOLITAN DISTRICT AUTHORIZING THE CONVEYANCE OF A SEWER EASEMENT TO THE CITY OF GRAND JUNCTION

Recitals

Two R&D Development LLC ("TRD") has applied to the City to develop a residential development project in the Ridges. The project is known as Pinnacle Ridge.

TRD requires a small easement across Ridges Metropolitan District ("District") land in order to connect sewer to the project.

The District has considered the value of the land and the benefit of granting the easement and consents to the same without payment of additional consideration by TRD.

The City Council sitting as the District Board has reviewed the proposed conveyance and has agreed to grant the necessary easement. .

NOW, THEREFORE BE IT RESOLVED THAT:

The land described in the attached Exhibit A shall be conveyed by the District to the City, for the use and benefit of TRD, as a sewer easement. The conveyance shall be at no cost.

The developer shall be responsible, at no cost to the City, for the construction of any and all necessary improvements to make the easement serviceable.

PASSED, ADOPTED AND SIGNED this day of 2007.

\_\_\_\_\_  
James J. Doody  
Chair of the Ridges Metropolitan District Board

ATTEST:

\_\_\_\_\_  
Stephanie Tuin  
City Clerk

# EXHIBIT A

## SEWER LINE EASEMENT DESCRIPTION

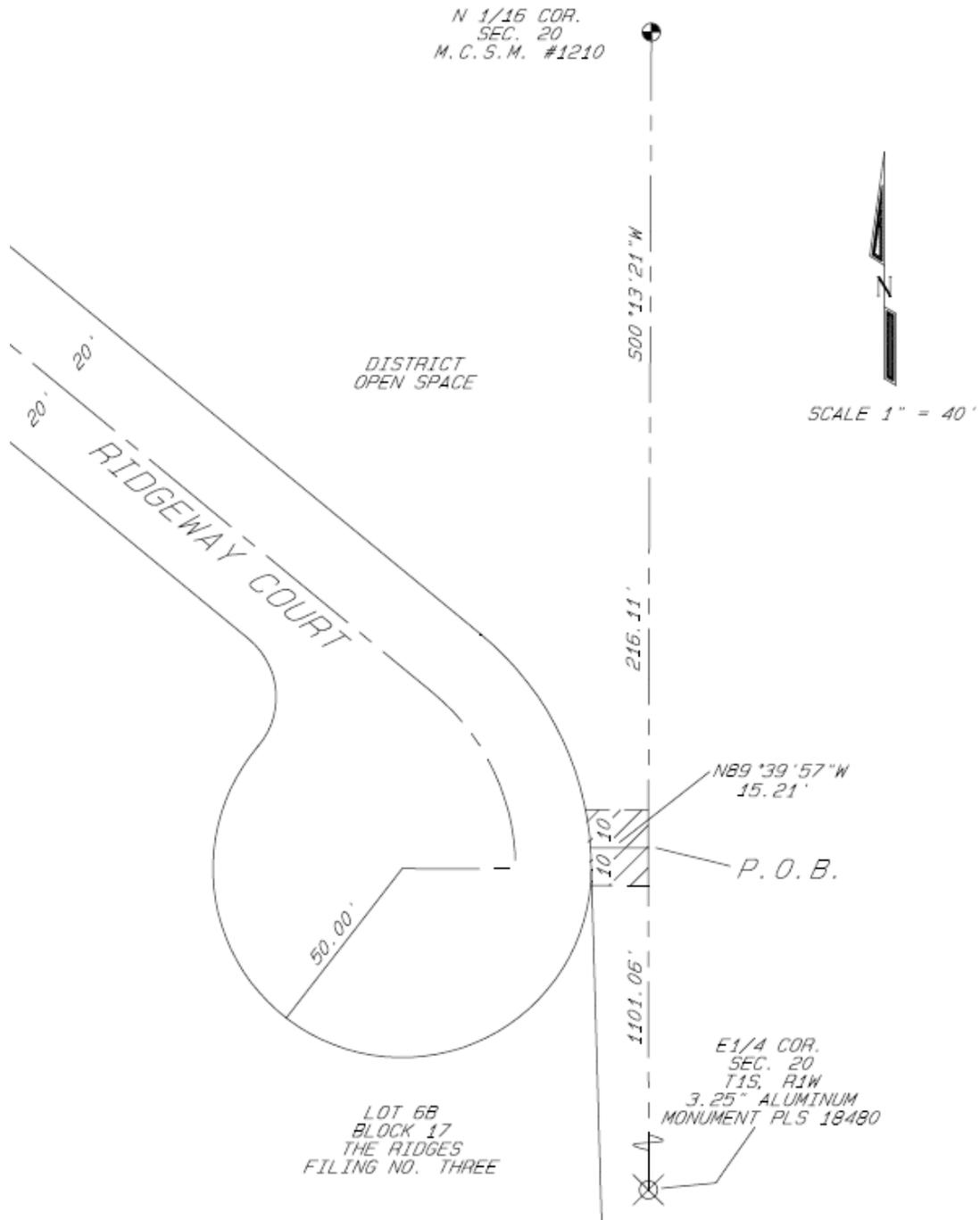
A strip of land of a sewer line easement, situated in the SE 1/4 NE 1/4 of Section 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being 10.00 feet on each side of the following described center line:

Commencing at the N 1/16 corner of said Section 20, the basis of bearing being S00°13'21"W along the east line of said SE 1/4 NE 1/4 to the E 1/4 corner of said Section 20;  
thence S00°13'21"W a distance of 216.11 feet to the point of beginning;  
thence N89°39'57"W a distance of 15.21 feet to the easterly right-of-way of Ridgeway Court as dedicated on the recorded subdivision plat of The Ridges Filing No. Three as recorded in Plat Book 12 at Pages 180 & 181 of said Mesa County records, also being the point of terminus.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

SHEET 1 OF 2

# EXHIBIT A



SHEET 2 OF 2

D H SURVEYS, INC.  
970-245-8749

**Attach 11**

Public Hearing – Sura Growth Plan Amendment

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Sura Growth Plan Amendment – Located at 405 25 Road		
<b>File #</b>	GPA-2007-276		
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	3 December 2007		
<b>Author Name &amp; Title</b>	David Thornton, Principal Planner		
<b>Presenter Name &amp; Title</b>	David Thornton, Principal Planner		

**Summary:** A request to amend the Growth Plan, changing the Future Land Use designation from "Residential Low" (Residential, 0.5 to 2 acres per lot) to "Residential Medium Low" (Residential, 2 to 4 units per acre) for 1.032 acres, located at 405 25 Road.

**Budget:** N/A

**Action Requested/Recommendation:** Hold a public hearing and consider a Resolution amending the Growth Plan.

**Background Information:** See attached Analysis/Background Information

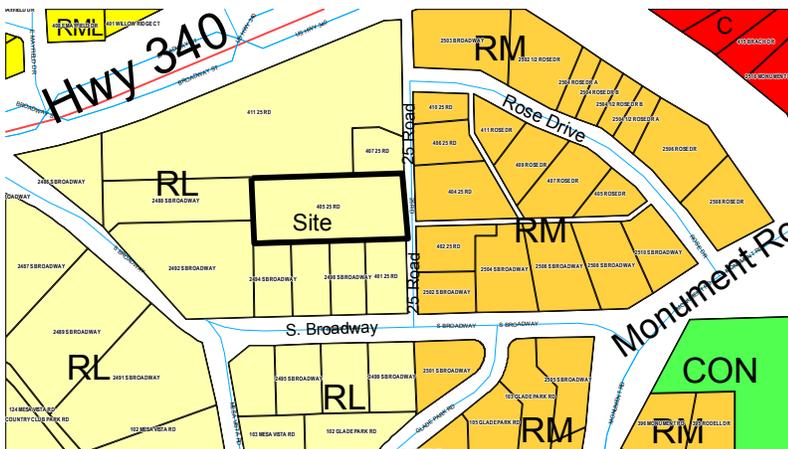
**Attachments:**

- 8. Staff report/Background information
- 9. Site Location Map/Aerial Photo Map
- 10. Future Land Use Map/Existing City & County Zoning Map
- 11. August 29, 2007 Neighborhood Mtg. notes
- 12. Petitioner's General Project Report
- 13. Resolution

BACKGROUND INFORMATION			
Location:		405 25 Road	
Applicants:		Matthew M. Sura	
Existing Land Use:		Residential	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential and Vacant	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		Mesa County RSF-4	
Proposed Zoning:		R-2 (Residential 2 du/ac)	
Surrounding Zoning:	North	Mesa County RSF-4	
	South	Mesa County RSF-4	
	East	Mesa County RSF-4	
	West	Mesa County RSF-4	
Growth Plan Designation:		Residential Low (.5 to 2 acres per lot)	
Zoning within density range?		Yes	X No

## 1. Background

This proposed Growth Plan Amendment (GPA) to Residential Medium Low (RML) has been reviewed under file number GPA-2007-276 which file is incorporated herein by this reference as if fully set forth.



### Issues with the Current Land Use Designation:

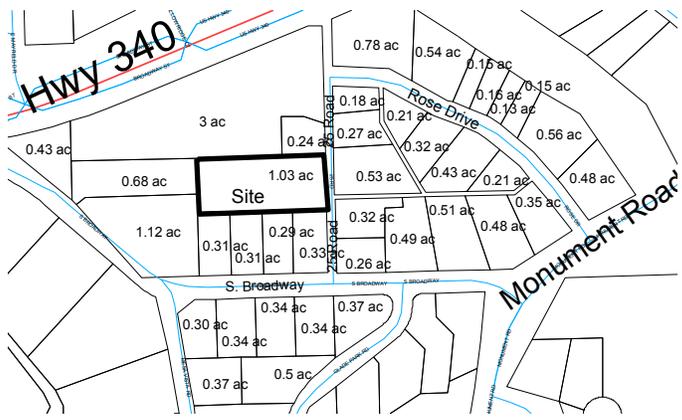
There is currently one single family detached dwelling on this property. This property is 1.032 acres in size. On the block including this property there are 10 parcels with 5 of them at 1/3 or less of an acre in size.

The property owners are asking for a Residential Medium Low (RML) land use designation



which allows 2 to 4 units per acre densities. This designation is being requested to allow them to further subdivide their approximately 1 acre lot into 2 or 3 total lots creating lot sizes that are compatible with the R-4 zone district and similar in size with 5 of the 10 parcels on their block. The current land use designation for the Sura property as well as the entire block around them is Residential Low which allows densities with lot sizes between 1/2 acre and 2 acres in size, a designation that did not consider existing lot

sizes in this area when it was adopted as part of the Growth Plan in 1996. The RML would bring many existing parcels surrounding the Sura property into conformance with the land use designation. A GPA should probably be considered for the entire block at a future time. With half of the parcels nonconforming with the minimum lot size required in the RL designation, an argument can be made that the current designation of RL was done in error.



To the east across the street is Residential Medium (RM) with densities allowed between 4 and 8 units per acre. Many of those lots are less than 1/3 of an acre in size, but are not nonconforming to the RM designation.

A neighborhood meeting was held on August 29, 2007 and attended by ten Lot people, a copy of the meeting notes is included with this staff report as an attachment. At the time of this staff report there has been no noted public opposition to this Growth Plan Amendment request.



## **2. Section 2.5.C of the Zoning and Development Code**

The Growth Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

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

When looking at 405 25 Road and the surrounding block of parcels there is a strong argument that there was an error made at the time of the 1996 Growth Plan adoption for this block. With half the of ten parcels consisting of less than ½ acre in size, the RL designation which requires lot sizes between ½ acre and 2 acres or more in size, was not the appropriate land use designation for this area.

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

With the continued growth in the community, infill development often with the further subdivision of larger parcels continues to be done and is needed as the community grapples with growth demands.

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

The character of this Redlands neighborhood has been and continues to be developing with urban land uses including but not limited to greater residential density.

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

The amendment is consistent with the following goals and policies of the Growth Plan. It is important to ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category.

### Growth Plan Goals and Policies:

Goal1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development.

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

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

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

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

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

Adequate public facilities are currently available or can be made available and can address the impacts of any development consistent with a RML designation.

**f. An inadequate supply of suitably designated land is available in the proposed land use; and**

There are areas in the Grand Junction city limits that have a supply of available RML lands; however in this area of the Redlands which has a large percentage of existing lots sizes that reflect the RML densities, but are shown on the Future Land Use Maps as something else, there is not the RML designation. Establishing a RML area in this part of the Redlands can bring these nonconforming lots sizes into conformance with the land use designation.

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

The community as a whole will benefit by allowing for the redevelopment of a larger lot located within a neighborhood of many smaller lots already meeting the standards of the RML designation; and setting the stage for potential future changes to the future land use map for this area for the many smaller lots in this neighborhood that should be designated as RML.

**FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Sura application, GPA-2007-276, for a Growth Plan Amendment approval, I make the following findings of fact and conclusions:

10. The proposed Growth Plan Amendment is consistent with the goals and policies of the Growth Plan.
11. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

**STAFF RECOMMENDATION:**

I recommend approval of the requested Growth Plan Amendment, GPA-2007-276 with the findings and conclusions listed above.

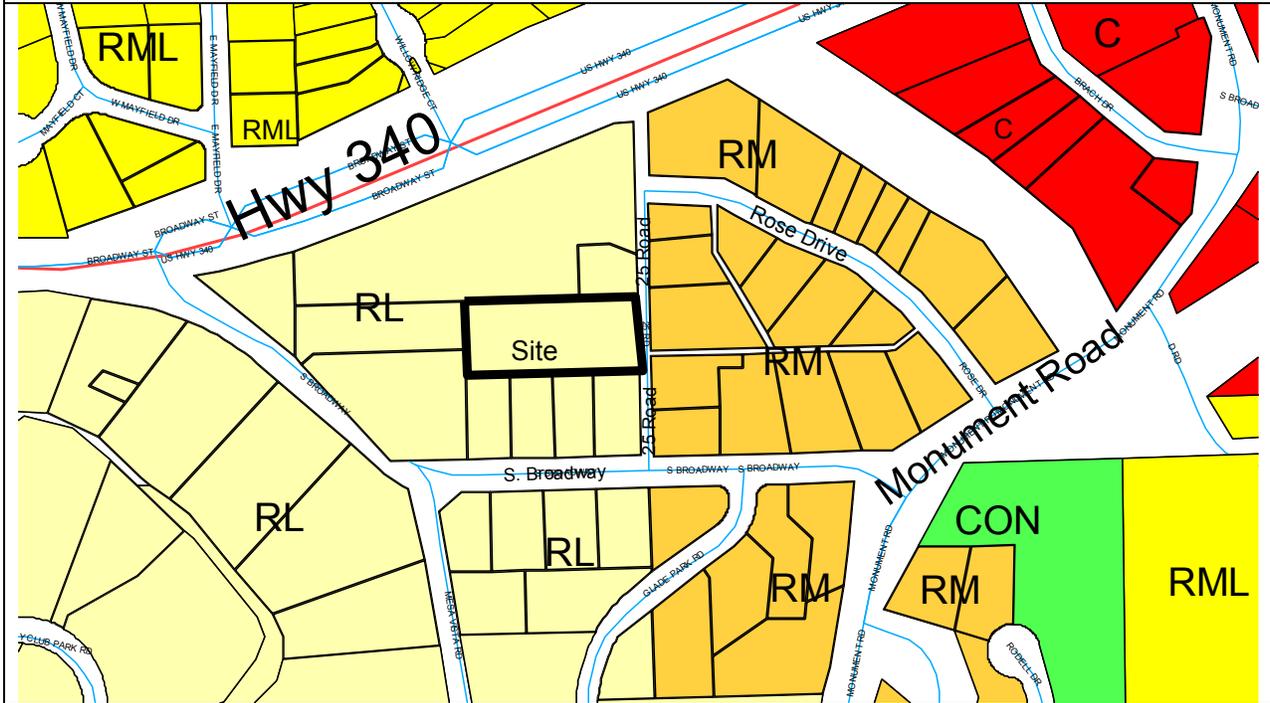
**PLANNING COMMISSION RECOMMENDATION:**

On November 27, 2007, as part of their consent agenda, Planning Commission recommended approval of the requested Growth Plan Amendment, GPA-2007-276, with the findings and conclusions listed above.



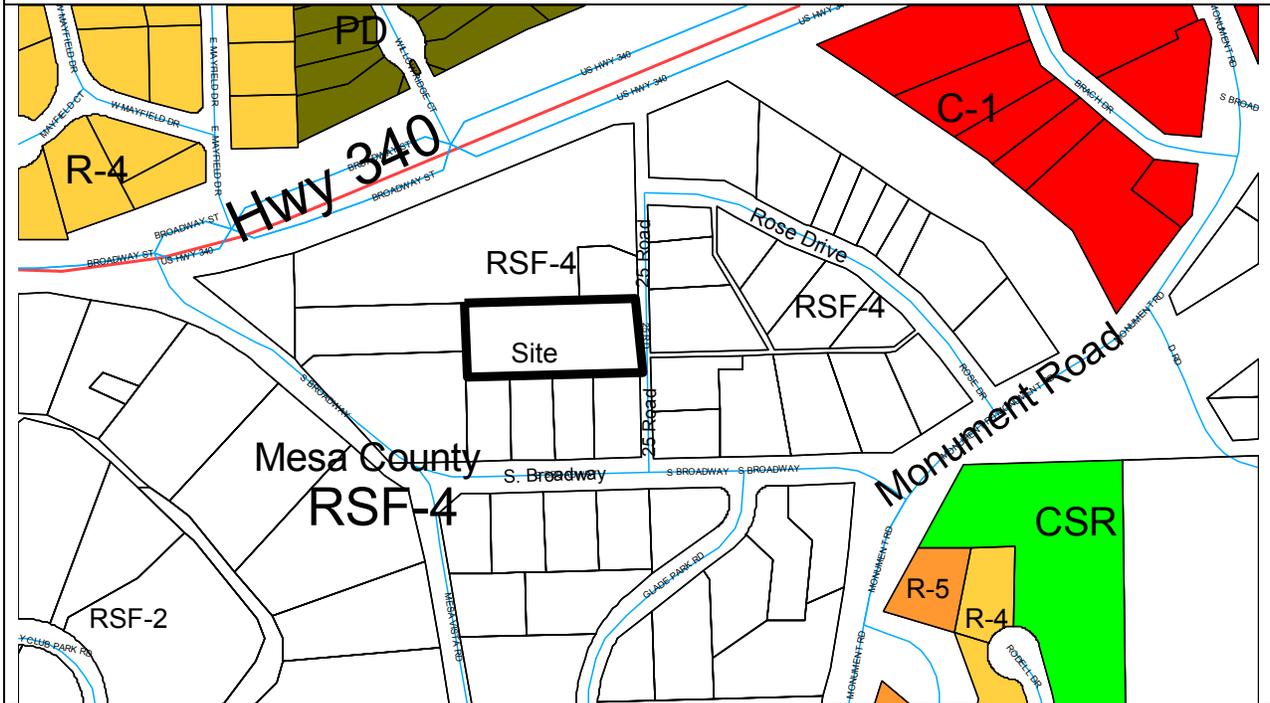
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



**Notes from the NEIGHBORHOOD MEETING  
For the Sura Annexation and Growth Plan Amendment**

**Meeting was held: Riverside Multicultural Community Center (Old Riverside School)  
552 West Main St, August 29, 2007 from 7:00 – 8:00 PM**

**In attendance: were nine neighbors and City Planner Dave Thornton (see attached sign-in)**

**Meeting minutes:**

Matt Sura (applicant) thanked the neighbors for coming and gave a brief description of what his plans are for the property. He handed out maps and a description of the R-2 and R-4 designations from the Growth Plan.

Matt stated that the request for the growth plan amendment was necessary because of the requirement that an R-2 you must have 50 feet of street frontage for every property and in R-4 you only need 20 feet. Because of the shape of the lot, the 50 foot requirement would take up a large portion of the front yard of the existing residence.

There were a number of questions about this requirement and they were ably handled by Dave Thornton.

Lois asked why the applicant had to annex into the City at all. Dave responded with a quick description of the Persigo Wash agreement.

The applicant mentioned that he believed that the growth plan designation was in error since most of the properties on our side of the street were less than a half acre and the other side of the street was considered R-8. Having one side of the street R-8 and the other R-2 seemed arbitrary at best.

There was some general discussion about neighborhood issues unrelated to the application such as drug use, police response and disagreement among the people in attendance whether or not annexation was a good thing for the neighborhood.

Jeff Smith who lives across the street from the property commented that he had no problem with one additional house on the property but opposed more than that. His concerns were storm water run-off onto his property from additional paving of two residences, only a 25 ft right of way for the road, increased traffic and headlights shining into his window.

Wayne Allen mentioned that he was concerned that the changes in density would change the character of the neighborhood. Was opposed to two additional homes but could deal with one.

Ric Gaines who lives immediately to the North of the property thought changing the density would change the character of the neighborhood, was concerned about the safety of the streets for his children, and was concerned about his privacy since the new driveway is proposed next to his property. Ric did not want to see more than one new house.

Dale Lucero was opposed to any new homes because they might limit his view of the Bookcliffs and "put him in a hole".

Sally Crum was concerned about her privacy, additional noise and stated that she only would support one additional home on the property.

Dave Thornton mentioned that the zoning given for 405 25 rd would probably set a precedent for the neighborhood. People responded by stating that their real concern was the development of a three-acre parcel at the end of the street owned by Butch Jarvis. They did not want to see 14 new homes there.

Dave reminded the crowd that the area, if it was in the city already, would probably be eventually zoned at R-4 anyway given the existing lot sizes.

Matt Sura, the applicant, stated that given the concerns about rezoning he wanted to do a simple land division in the current R-2 but ask for a variance for the 50 foot street frontage.

Dave told him that a variance would not likely be granted because the applicant had to prove a "hardship" and "extreme circumstances".

The meeting adjourned at 8:10 PM.

**GENERAL PROJECT REPORT**  
**For the Sura Annexation and Growth Plan Amendment**  
8-30-2007

**PROJECT DESCRIPTION:**

The project is located at 405 25 Rd, Grand Junction, CO. The parcel is approximately 1.01 acre in size. The current use is residential with one 100 year-old farm house. The applicant is living in the residence. The proposal is to change the Growth Plan designation from R-2 to R-4 to eventually allow for a split of the property. Because the property is within the Persigo Wash service area it must be annexed before any change in use or development could occur.

**PUBLIC BENEFIT**

The public benefit is providing additional infill housing, near the City of Grand Junction, in compliance with the goals outlined in the Growth Plan and the Redlands Neighborhood Plan. The highest and best use for the property is infill development in keeping with lot sizes in the neighborhood.

NEIGHBORHOOD MEETING was held on August 29, 2007 at the Riverside Multicultural Community Center (Old Riverside School) 552 West Main St, from 7:00 – 8:00 PM. The sign-in sheet is attached.

**PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT**

The project is in full compliance with the Growth Plan and the Redlands Neighborhood Plan. It is clear that the existing zoning was in error. Of the ten parcels in our block, five of them are a 1/3 of an acre or less. The block on the other side of the 25 Road is zoned R-8. As you can see from the attached map, one or two more units (the most we have ever considered) would not change the character of the neighborhood in the slightest.

Another issue that should be considered is that since the Growth Plan was completed the neighborhood of the property in question has been hooked up to the Persigo Wash waste water treatment plant and Ute Water is in the process of replacing the Bruner water system to serve the area. Ute has also added fire hydrants to the neighborhood.

The property is well within the Urban Growth Boundary.

Given the existing density and lot sizes in the area, the addition of new infrastructure to serve the area, and its close proximity to the City of Grand Junction, this lot highest and best use is infill development.

**GROWTH PLAN COMPLIANCE**

**V. 20 Growth Plan**

***Goal 4: To coordinate the timing, location and intensity of growth with the provision of adequate public facilities.***

***Policy 4.1: The City and County will place different priorities on growth, depending on where proposed growth is located within the Joint Planning Area, as shown in Exhibit V.3. The City and County will limit urban development in the Joint Planning Area to locations within the Urban Growth Boundary with adequate public facilities as defined in the City and County Codes.***

***Policy 4.6: The City will develop and maintain a supply of water and a distribution system that will meet existing and future domestic and fire protection demands throughout the City's water service area.***

Comment: Given that Ute water is now (or will soon be) providing reliable water to the area, and the area has been hooked up to City Sewer for the last four years, this area is now more able to accept development.

#### **V. 41 Growth Plan**

***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 28.2: The City shall identify specific geographic areas appropriate to implement the general goal of facilitating infill and redevelopment, while enabling the City to prioritize its focus and target limited resources in as efficient a manner as possible.*

*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.*

Comment: The area in question is within the Urban Growth Boundary and 1.8 miles drive (Google maps) from GJ City Hall. Splitting of the property into two parcels or even three will create density that is consistent with the adjacent properties.

### **LAND USE CODE COMPLIANCE**

#### **3.1 PURPOSE**

The City is zoned into areas referred to as zones or districts. The purpose of establishing zones is to:

- A. Implement the Growth Plan;
- B. Encourage the most appropriate use of land throughout the City and to ensure logical and orderly growth and development of the physical elements of the City;
- C. Prevent scattered, haphazard growth and guide orderly transition of urban areas;
- D. Conserve and enhance economic, social and aesthetic values;
- E. Protect and maintain the integrity and character of established neighborhoods;
- F. Facilitate provision of adequate public facilities and services, such as transportation, water, sewerage, schools and parks;
- G. Promote the development of convenient and beneficial clusters of uses, including business and shopping facilities where satisfactory proof is made that the same are reasonably necessary and desirable for the public convenience and welfare;
- H. Provide for adequate light and clean air;
- I. Aid in preventing traffic congestion in the streets and public ways of the City;
- J. Prevent unduly noisome and/or injurious substances, conditions and operations;
- K. Secure safety from fire, panic and other dangers; and
- L. Promote the public health, safety and welfare.

Comment: The changing of this parcel from R-2 to R-4 helps achieve all of the above objectives. It is "logical and orderly growth" - it provides "orderly transition of urban areas". Rather than jumping from R-8 to R-2 our neighborhood will now have some transitional R-4 zoning. The "character of the neighborhood" is R-4 although it is zoned R-2. An R-4 designation will be in keeping with the densities and uses that are already there.

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE 1.032 ACRES, LOCATED AT 405 25 ROAD, FROM "RESIDENTIAL LOW" TO "RESIDENTIAL MEDIUM LOW" (Sura)**

Recitals

A request for the Growth Plan amendment has been submitted in accordance with the Zoning and Development Code to the City of Grand Junction. The applicant has requested that one property located at 405 25 Road be changed from "Residential Low" to "Residential Medium Low" on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan amendment and determined that it satisfied the criteria as set forth and established in Section 2.5.C of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:** The area described below is redesignated from Residential Low to Residential medium Low on the Future Land Use Map.

Certain parcels of land located in the County of Mesa, State of Colorado and being more particularly described as follows:

BEG SE COR SEC 16 1S 1W N 330FT W 340.5FT S 137FT E328FT S 193FT E 12.5FT TO BEG.

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

ATTEST:

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

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

**Attach 12**

Public Hearing–Reigan Growth Plan Amendment

**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>			
<b>Subject</b>	Reigan Growth Plan Amendment – Located at 2202, 2202 1/2, 2204 H Road and 824 22 Road		
<b>File #</b>	GPA-2007-279		
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	30 November 2007		
<b>Author Name &amp; Title</b>	David Thornton, Principal Planner		
<b>Presenter Name &amp; Title</b>	David Thornton, Principal Planner		

**Summary:** A request to amend the Growth Plan, changing the Future Land Use designation from "Rural" (one unit per 5 to 35 acres) to "Mixed Use" for 26.443 acres, located at 2202, 2202 1/2, 2204 H Road and 824 22 Road.

**Budget:** N/A

**Action Requested/Recommendation:** Hold a public hearing and consider a Resolution amending the Growth Plan.

**Background Information:** See attached Analysis/Background Information

**Attachments:**

- 14. Staff report/Background information
- 15. Site Location Map/Aerial Photo Map
- 16. Future Land Use Map/Existing City & County Zoning Map
- 17. August 28, 2007 Neighborhood Mtg. notes
- 18. Petitioner's General Project Report
- 19. Letter from Lyn Street neighbors
- 20. Resolution

BACKGROUND INFORMATION			
Location:		2202, 2202 1/2, 2204 H Road, & 824 22 Road	
Applicants:		Jerry D. Patterson, owner of 2202 H Road TEK Leasing LLC, owner of 2202 1/2 Road Robert & Marie Reigan, Owners of 2204 H Road Leah Morario, owner of 824 22 Road	
Existing Land Use:		Residential	
Proposed Land Use:		Mixed Use (MU)	
Surrounding Land Use:	North	Residential	
	South	Industrial	
	East	Residential	
	West	Residential	
Existing Zoning:		Mesa County AFT and Estate	
Proposed Zoning:		Mixed Use (MU)	
Surrounding Zoning:	North	Mesa County AFT and PD Residential	
	South	Mesa County PD Industrial and AFT	
	East	Mesa County AFT	
	West	I-1 (Light Industrial)	
Growth Plan Designation:		Rural	
Zoning within density range?		Yes	X No

**1. Background**

This proposed Growth Plan Amendment (GPA) to Mixed Use (MU) has been reviewed under file number GPA-2007-279 which file is incorporated herein by this reference as if fully set forth.



The applicants are asking for a Mixed Use (MU) designation for four parcels located at 2202, 2202 1/2, 2204 H Road and 824 22 Road and consisting of 26.443 acres collectively (referred to as “the property”). The property,

currently zoned Agricultural Forestry Transitional (AFT) and Estate in Mesa County, was part of a change to the Persigo 201 sewer service boundary (“201 Boundary”) adopted on August 2, 2007, adding five parcels in this area to the 201 Boundary. Discussion at the August Persigo meeting included noise and other impacts on these parcels from the industrial uses on the south side of H Road. This GPA application affords an opportunity to consider what intensity of development should occur in this urbanizing area.

There are currently three single family detached dwellings on the four parcels. To the north is a residential subdivision that was rezoned to Planned Development (PD) and approved by Mesa County in the 1990’s. To the east there is large lot residential. To the south there are various industrial businesses. To the west, across 22 Road is currently agricultural, but this area was include in the H Road/Northwest Area Plan and the future land use has changed to Commercial/Industrial. This area is already transitioning, as is evidenced by the recent I-1 zone of annexation for the 44 acre Younger property located at 2172 and 2176 H Road to the west.



The current land use designation in the Growth Plan is Rural, a designation which may have been appropriate in 1996 when the growth Plan was adopted, but which does not reflect the urban character of the area acknowledged by the City and County when they adjusted the 201 Boundary. In addition, the H Road/Northwest Area Plan designates the adjacent area to the west and south as Commercial/Industrial. These changes create a need for a transitional area between the present and future intense industrial development to the west and south and the present and future residential land uses to the north and east. The requested MU designation creates just a transition. Likely uses for an area with this designation include, but are not limited to single family attached and/or multi-family residential, medical office, parks, professional office, health clubs, limited retail, repair and manufacturing.

A neighborhood meeting was held on August 28, 2007 and attended by thirteen people, a copy of the meeting notes is included with this staff report as an attachment. At the time of this staff report there has been no noted public opposition to this Growth Plan Amendment request.

## **2. Section 2.5.C of the Zoning and Development Code**

The Growth Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

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

There was no error at the time of the 1996 Growth Plan adoption. At that time, this area was agricultural and not included within the Urban Growth Boundary or the Persigo 201 Boundary.

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

With the decision to add this area to the Persigo 201 boundary on August 2, 2007 the City Council and Mesa County Board of County Commissioners have in effect established this area for some type of urban intensity land use.

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

The character of this neighborhood has been and continues to be developing with urban land uses; specifically industrial uses that bring with them noise and traffic. The interface with these industrial uses and the existing residential uses has become an ongoing problem for area residents. The need for a transitional area between these two contrasting land uses is desirable and being requested with this GPA request to MU. The MU will become that transition.

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

The amendment is consistent with the following goals and policies of the Growth Plan. It is important to ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category in particular for this neighborhood to help accommodate the transition from industrial impacts to single family residential impacts.

Growth Plan Goals and Policies:

Goal1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development.

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

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

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

Policy 11.1: The City and County will promote compatibility between adjacent land uses by addressing traffic, noise, lighting, height/bulk differences, and other sources of incompatibility through the use of physical separation, buffering, screening and other techniques.

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

Adequate public facilities are currently available or can be made available and can address the impacts of any development consistent with a MU designation.

**m. An inadequate supply of suitably designated land is available in the proposed land use; and**

There are areas in the Grand Junction city limits that have a large supply of available MU lands, however in this area the desire to create a transition between industrial and residential is very important and establishing a MU area can accomplish that.

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

The community as a whole will benefit by allowing for a transition from the industrial to the residential areas by establishing a mixed use area. If the Growth Plan is not changed to reflect a MU designation, the area requesting the MU will continue to experience the high impacts from the industrial land uses, which will only increase as additional industrial is planned and developed to the west and south. Such impacts will continue to be heavy on the residents residing at this 22 Road and H Road location.

**FINDINGS OF FACT/CONCLUSIONS/CONDITIONS:**

After reviewing the Reagan application, GPA-2007-279, for a Growth Plan Amendment approval, I make the following findings of fact and conclusions:

12. The proposed Growth Plan Amendment is consistent with the goals and policies of the Growth Plan.
13. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

**STAFF RECOMMENDATION:**

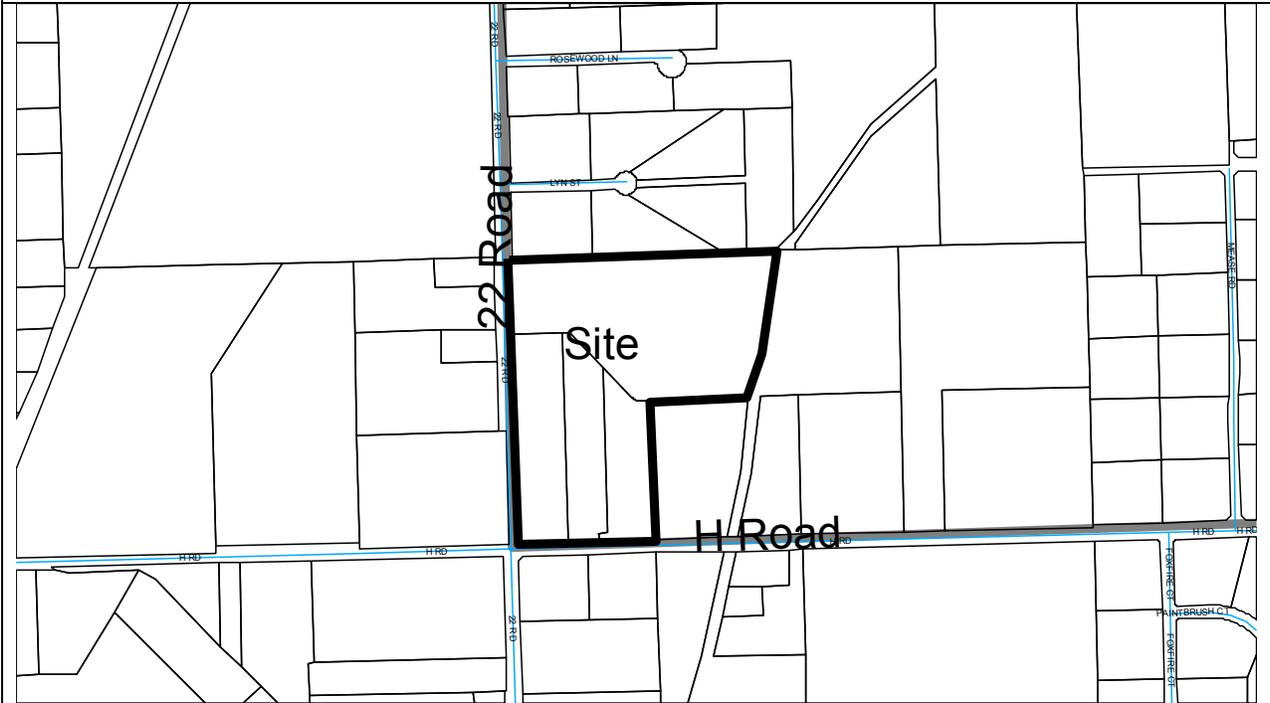
I recommend approval of the requested Growth Plan Amendment, GPA-2007-279 with the findings and conclusions listed above.

**PLANNING COMMISSION RECOMMENDATION:**

On November 27, 2007, as part of their consent agenda, Planning Commission recommended approval of the requested Growth Plan Amendment, GPA-2007-279, with the findings and conclusions listed above.

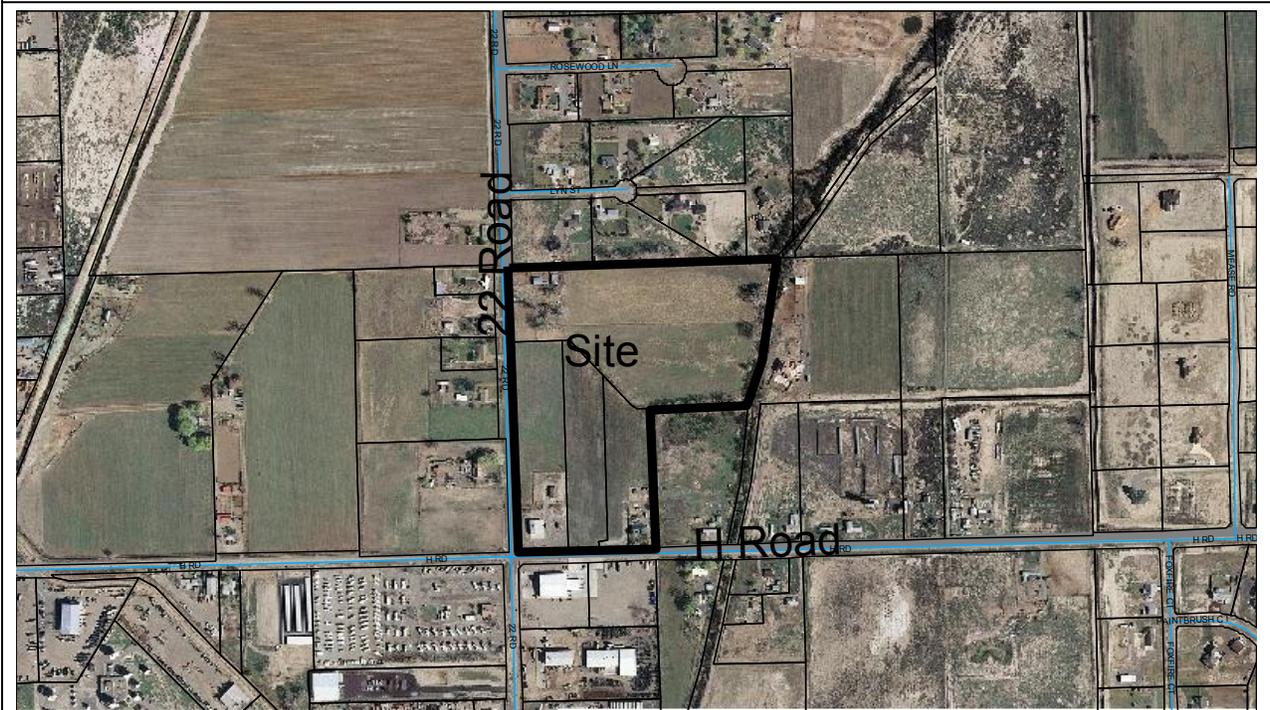
# Site Location Map

Figure 1



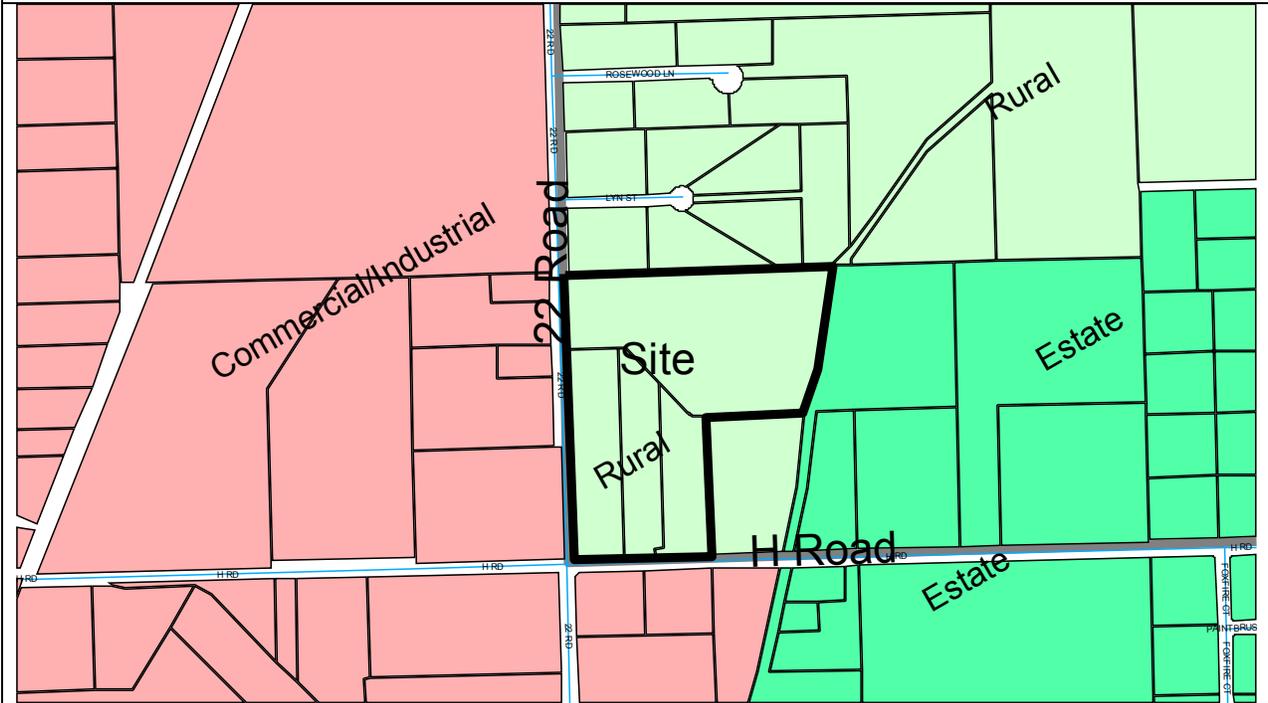
# Aerial Photo Map

Figure 2



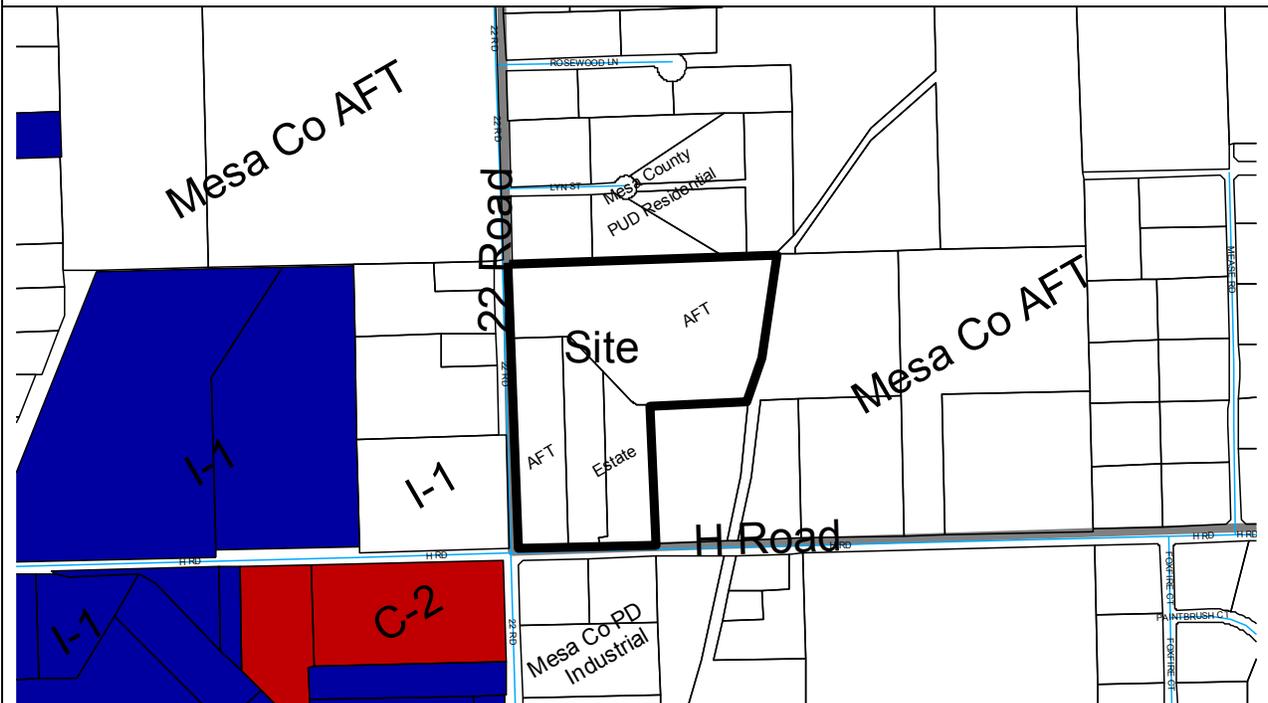
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



August 28, 2007 6:00pm

NEIGHBORHOOD MEETING FOR:

REIGAN/PATTERSON/TEK/MORARIO/ANNEXATION

ATTENDANCE SHEET

Marci Johnson 2202 H Road  
Glen Swan 2202 1/2 H Road  
Joy Patterson 2202 H Road  
ROBERT REIGAN 2204 H ROAD  
Marie Reigan 2204 H Road  
\* Wayne Juede 2208 Lynn St. (Keep up dated) Thank you!  
Jackie Pinkham 2224 H Rd.  
Dennis Pinkham 2224 H Rd.  
DAVE THORNTON City of GJ  
Bob Allen 811-22 Rd  
\* Doreen Cramford 241-0905.  
Lash Morario 2503708  
Mari L. Garland 793 22 Road bldg heights, density  
Junction West RV  
(970) 245-8531

Minutes of the Neighborhood Meeting  
August 28, 2007 6:00 P.M.  
2202 H. Road

The meeting was called to order at 6:12 P.M. Tuesday August 28, 2007

Robert Reigan was the speaker for the evening; Dave Thornton of the City of Grand Junction was also in attendance and addressed specific questions from the public regarding codes and regulations for Multi Use properties, as well as current traffic issues.

**Purpose for the Meeting**

Explain to the attendees the vision we have for our properties and how a M.U. zoning would accomplish that vision. To express our desire to see our properties act as “transitional properties” to be both a visual and sound buffer between existing commercial-industrial and rural residential properties. To ask for input from those in attendance hoping that any concerns could be answered and or considered.

**Present:**

Marcie Johnson, Glenn Larson, Jerry Patterson, Robert Reigan, Marie Reigan, Wayne Tiede, Jackie Pinkham, Dennis Pinkham, Dave Thornton, Dan Allen, Doreen Crawford, Leah Morario, Mari L. Garland

Robert advised participants of the new 201 Sewer boundary changes, the areas current zonings and foreseeable zoning changes. He also addressed how the present CI zonings were currently affecting residents in the area, and how future changes could help negate or contribute to the problems homeowners were experiencing. Robert stated that the proposed M.U. zoning of the four petitioner’s properties would create a buffer zone between CI properties and the Residents in the area. He also gave the City of Grand Junction’s web address, [gcity.org](http://gcity.org) so that attendees could further investigate what an M.U. zoning could mean for the area. A City of Grand Junction GIS Growth Plan Map of the area was provided to all attendees.

**Existing Uses and zoning of properties surrounding 22/H roads**

Commercial    Residential    Agriculture    Industrial

Attendees had an opportunity to speak and ask questions about the affects of the zoning and annexation changes and there were some concerns about the following:

Traffic issues, road conditions, building appearance, landscaping, future rezoning and uses of the properties.

Dave Thornton addressed traffic issues and road conditions informing the attendees that CDOT was studying the idea of moving business traffic west on H road away from residential areas and out onto HWY 6&50 at 21 1/2 road. Dave informed those in attendance that the future buildings exteriors would have to visually conform to the residential character of the area, and that there were landscaping requirements that would have to be met.

Robert Reigan read from the City's USE/ZONE MATRIX the "Allowed" uses for a M.U. zoning. He also addressed the concerns about future rezoning of the properties to commercial or industrial after being zoned M.U; he stated that with the current problems caused by CI properties being adjacent to rural residential properties, he thought it highly unlikely that the City and County would approve any future changes that would place them back into the position they currently are trying to remedy.

There were also concerns about current traffic and noise problems from existing businesses in the area. Robert advised attendees to contact the county in order to file complaints about current noise and traffic problems.

Although there were concerns about the M.U. zoning most in attendance understood why we were pursuing annexation and an M.U. rezone, and many wished us well and appreciated the fact that we were not requesting a commercial or industrial zoning.

No further meetings were addressed

The neighborhood meeting ended at 7:22 P.M.

## GENERAL PROJECT REPORT AND OUTLINE

### A. Project Description:

1. Location: 824 22 RD, Parcel #2701-303-00-514, Acres-14.245  
2202 H RD, Parcel #2701-303-00-524, Acres-5.208  
2202 ½ H RD, Parcel #2701-303-12-001, Acres-3.61  
2204 H RD, Parcel #2701-303-12-002, Acres-3.38

2. Total Acreage: 26.443

3. Proposed use: Multi-Use

**B. Public Benefit:** It provides a much needed increase of suitable properties for business growth in the Grand Valley. The development of these properties as M.U. would allow for controlled business expansion in an area in need of transitional properties to separate CI and Rural-residential properties.

**C. Neighborhood Meeting:** See attached minutes of meeting.

### D. Project Compliance, Compatibility, and Impact:

1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code: Citing the Zoning and Development Code **3.1 PURPOSE**

A. Implement the Growth Plan;

B. Encourage the most appropriate use of the land throughout the City and to ensure logical and orderly growth and development of the physical elements of the City;

C. Prevent scattered, haphazard growth and guide orderly transition of urban areas;

D. Conserve and enhance economic, social and aesthetic values;

E. Protect and maintain the integrity and character of established neighborhoods;

J. Prevent unduly noisome and/or injurious substances, conditions and operations;

L. Promote the public health, safety and welfare;

Please note the attached **Approval and Review Criteria Responses for Annexation and the Growth Plan Amendment** which directly address Project Compliance, Compatibility, and Impact.

2. Land use in the surrounding area: Land use in this area is comprised of commercial, industrial, and rural residential.
3. Site access and traffic patterns: CDOT has recently begun to study and address the traffic flow in this area with an eye on the expansion of businesses to the west and north of our properties. Traffic along H Road and parts of 22 Road would be routed to the west on H Road through an area envisioned for business expansion; this moves traffic away from rural residential properties to the north and east of our project.
4. Availability of utilities, including proximity of fire hydrants: Utilities are present on or at the property line of all parcels involved with the nearest fire hydrant at the SW corner of 22 & H Road.
5. Special or unusual demands on utilities: With an M.U. zoning we would not expect any unusual demands on utilities or their infrastructures.
6. Effect on public facilities: With the varied uses allowed by an M.U. zoning it would be pure speculation on our part as to what the effect of this zoning would be on public facilities. However we do know that business growth funds the capital costs for which it is directly responsible. Businesses add tremendously to the tax base of a community which directly funds and supports necessary public facilities.
7. Site soils and geology: The NRCS shows two predominant soil types on the properties, (BcS) and (Bc). This information is cited from "**REPORT OF GEOLOGICAL HAZARDS INVESTIGATION**" pages 3-4. Prepared for Robert and Marie Reigan, July 30, 2002 by David W. Schaer Consulting Geologist.
8. Impact of project on site geology and geological hazards if any: "Geological Hazards at this property are very minimal." Citing page 7 from "**REPORT OF GEOLOGICAL HAZARDS INVESTIGATION**" prepared by David W. Schaer Consulting Geologist for Robert and Marie Reigan, dated July 30, 2002.

**2.5 GROWTH PLAN AMENDMENT (GPA)**

**C. Review Criteria.** The City and County shall amend the plan if each find that the amendment is consistent with the purpose and intent of the plan and if:

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

**Response:** At the time the Growth Plan was formulated in the area of these four Parcels the plan was not likely to have been done in error.

2. Subsequent events have invalidated the original premises and findings;

**Response:** With the expansion of Commercial and Industrial zonings in this area the original premises and findings no longer reflect the nature and character of the area.

3. 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;

**Response:** The character and condition of the neighborhood has changed substantially in the past 10 years. The requested (GPA) and subsequent rezoning of the petitioning properties would bring the area into compliance with the stated goals and policies, as outlined in the Grand Junction and Mesa County Growth Plan Document.

4. The change is consistent with the goals and policies of the plan, including applicable special area, neighborhood and corridor plans;

**Response:** Citing page V.5 "Ensuring Land Use Compatibility". We the concerned petitioners have experienced excessive traffic and noise from commercial-industrial encroachment, thus degrading the quality of life in our neighborhood. The marketability of our properties as presently zoned has been greatly diminished because of the incompatibility of our properties with these commercial-industrial zoned properties. We are aware of the proposed expansion of CI zoned properties to the west of our properties which would further exacerbate the existing problems we are presently experiencing. An amendment to the "Growth Plan" that would enable the re-zoning of our properties to an M.U. zone would provide for a much needed transition from CI to Rural Residential in our area, and would enable us to successfully market our properties. The increase in traffic that will accompany the envisioned expansion of CI property to the west and north has been noted by Mesa County and the City of Grand Junction. CDOT is currently studying and planning the movement of that traffic to the west away from Rural Residential properties, any increase of traffic caused by our rezone would follow that planned routing.

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

**Response:** Our properties have direct access to U.S. HWY 6&50 and I-70, just 1/2 mile to the south. In August 2007 our properties were added to the "201 Sewer District", at that time the representatives of the sewer district stated that the facilities in place could adequately serve our properties knowing our intention to pursue rezoning the properties for business use. GVP has recently replaced and upgraded their electric lines running along the south side of our properties. Ute water has the capacity, and their line could be extended from the SW corner of H & 22 to meet the possible increased needs of our properties. XCEL Energy is committed to "Service the needs of the Community."

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

**Response:** As stated and acknowledged by various members of the Grand Junction City Council and the Mesa County Commissioners at the August 2<sup>nd</sup> 2007 Persigio 201 Sewer Boundary meeting, there is an inadequate amount of available land suitable for business use in the Grand Valley.

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

**Response:** Amending the Growth Plan to allow for the re-zoning of our properties to M.U. would benefit the community as a whole. It would bring this area into compliance with the stated goals and policies of the "Growth Plan" by creating a zone of "transition" between intense commercial- industrial use and rural residential properties. Business growth funds the capital costs for which it is directly responsible, then local taxes and user fees can be set at more moderate levels. New businesses add greatly to the tax base of the City, County, and the State. New businesses employ residents providing for a stronger local economy with less dependence on social programs. Knowing the shortage of suitable land available in the Grand Valley for business expansion, approving this amendment to the Growth Plan would promote much needed business growth in our community in an area well suited for that growth.

Lyn Street Subdivision  
2209 Lyn St.  
Grand Junction, Co. 81505

November 21, 2007

Public Works & Planning Department  
250 North 5<sup>th</sup> Street  
Grand Junction, Co. 81501

To David Thornton,

We are writing this letter in regards to The Reigan Growth Plan Amendment. Once again the planning department of Grand Junction has in no way considered the effect this change of zoning will have on our country side and especially our neighborhood. We have in the past attempted to stop the zoning changes (directly across the street from our neighborhood), from agricultural to commercial /Industrial to no avail. We were devastated to see how the City of Grand Junction and Mesa County, steam rolled over any argument we had against the change. And in fact we felt invisible at the public hearing. So this time around , we know not to go to all the trouble of petitioning the surrounding neighborhoods or have meetings organizing together to let the city and county know what we want to see happen with the changing country side surrounding our homes. We have learned that this is a big waste of time and energy, so here is what we propose.

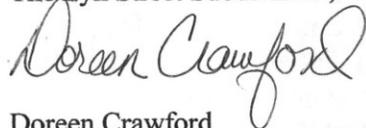
Understandably with the horrific ear deafening noise of the air compressor industry and the ridiculously bright lights of the Fedex freight business, not to mention the awakening beep-beep-beep of the forklifts backing up at 3:45a.m. every morning, we can understand why our neighbors at 2202, 2202 ½, and 2204 H. Road want to move and get away from this terrible situation. Grand Junction and the county has allowed to happen right across the street from their homes. Of course no one in their right mind would ever buy such a property for their residence, so what is there to do but change their zoning to mix use. We are not happy about this, but we can understand it.

As you know the property at 824 22 Road borders four of the seven properties in the Lyn Street Subdivision. We are requesting that this property remains agricultural

and serve as a buffer zone to keep the commercial properties out of our backyards. Please understand that the owner of 824 22 Road bought it for investment purposes and have no interest in the well being of our neighborhood. Their present renter are more than happy to continue renting indefinitely, and don't want to see this horse property taken over with businesses of any kind either.

We believe that the planning department is not aware of the beautiful properties and custom homes in the Lyn Street Subdivision. We plead that you tour the properties in person so you can understand for your selves how important this buffer property is to our neighborhood. This change in the amendment would allow us to have a little country left to our otherwise commercially infested area. We were here first, please be reasonable.

Thank you,  
The Lyn Street Subdivision,



Doreen Crawford  
Sec/Tres. 970-241-0905

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE 26.443 ACRES, LOCATED AT 2202, 2202 1/2, 2204 H ROAD AND 824 22 ROAD, FROM "RURAL" TO "MIXED USE" (Reigan)**

Recitals:

A request for the Growth Plan amendment has been submitted in accordance with the Zoning and Development Code to the City of Grand Junction. The applicant has requested that four properties located at 2202, 2202 1/2, 2204 H Road and 824 22 Road be changed from Rural" to "Mixed Use" on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan amendment and determined that it satisfied the criteria as set forth and established in Section 2.5.C of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:** The area described below is redesignated from rural to mixed use on the Future Land Use Map:

Certain parcels of land located in the County of Mesa, State of Colorado and being more particularly described as follows:

PARCEL A REIGAN SIMPLE LAND DIVISION SEC 30 1N 1W; and LOT 1 RAM'S SUBDIVISION SEC 30 1N 1W; and LOT 2 RAM'S SUBDIVISION SEC 30 1N 1W; and BEG AT NW COR SW4SW4 SEC 30 1N 1W N 89DEG57' E 271FTS 06DEG35'46SEC W 295.99FT S 89DEG57' W 237FT N 294FTTO BEG & BEG N 1026.98 & N 89DEG57' E 30FT FR SW CORSD SEC 30 N 89DEG57' E 207FT N 06DEG35'46SEC E 295.15FT N 89DEG56'21SEC E 960.33FT TO C-LI PERSIGO WASH ALGSD C-LI S 09DEG16' W 436.92FT S 15DEG31' W 237.80FTS 89DEG56'14SEC W 440.93FT S 0DEG21' W 5.40FT TO C-LIOF A DITCH ALG SD DITCH N 88DEG58'04SEC W 43.88FT TO ACVE TO RIGHT CENTRAL ANG 46DEG34'52SEC RADIUS 60FTCHD BRS N 65DEG40'38SEC W 47.45FT N 42DEG23'12SEC W408.24FT LVG SD DITCH S 89DEG57' W 264.01FT N 50FT TOPOB

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

ATTEST:

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

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

**Attach 13**

Public Hearing – Belford Triplex Growth Plan Amendment

**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>			
<b>Subject</b>	Belford Triplex Growth Plan Amendment – Located at 1005, 1011, 1013 and 1015 Belford Avenue		
<b>File #</b>	GPA-2007-264		
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	3 December 2007		
<b>Author Name &amp; Title</b>	David Thornton, Principal Planner		
<b>Presenter Name &amp; Title</b>	David Thornton, Principal Planner		

**Summary:** A request to amend the Growth Plan, changing the Future Land Use designation from "Residential Medium" (4-8 du/acre) to "Residential High" (12+ du/acre) for 0.432 acres, located at 1005, 1011, 1013 and 1015 Belford Avenue.

**Budget:** N/A

**Action Requested/Recommendation:** Hold a public hearing and consider a Resolution amending the Growth Plan.

**Background Information:** See attached Analysis/Background Information

**Attachments:**

21. Staff report/Background information
22. Site Location Map/Aerial Photo Map
23. Future Land Use Map/Existing City Zoning Map
24. August 15, 2007 Neighborhood Mtg. notes
25. Letter from Neighbor
26. Petitioner's General Project Report
27. Resolution

## ANALYSIS

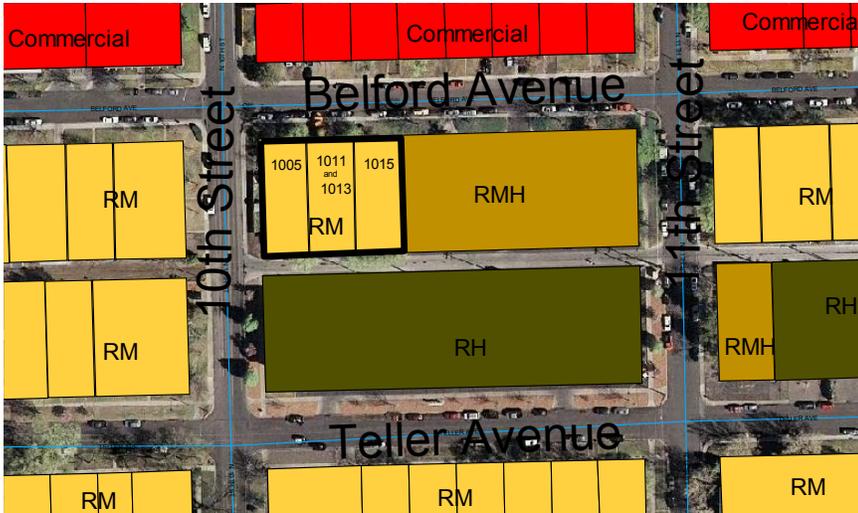
BACKGROUND INFORMATION			
Location:		1005, 1011, 1013 and 1015 Belford Avenue	
Applicants:		Caleb Boutilier, owner of 1005 Belford Av Jose Ismael Salgado, owner of 1011/1013 Belford Jason Adragna, owner of 1015 Belford Av	
Existing Land Use:		Residential	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential Multi-family	
	East	Residential Multi-family	
	West	Residential	
Existing Zoning:		R-24 (Residential, 24 du/ac)	
Proposed Zoning:		R-24 (Residential, 24 du/ac)	
Surrounding Zoning:	North	C-1 (Commercial)	
	South	R-24 (Residential, 24 du/ac)	
	East	R-24 (Residential, 24 du/ac)	
	West	R-8 (Residential, 8 du/ac)	
Growth Plan Designation:		Residential Medium (4 – 8 du/ac)	
Zoning within density range?		Yes	X No

### 1. Background

This proposed Growth Plan Amendment (GPA) to Residential High (RH) has been reviewed under file number GPA-2007-264 which file is incorporated herein by this reference as if fully set forth.

Three parcels located at 1005, 1011 & 1013 (duplex) and 1015 Belford Avenue consisting of 0.432 acres were zoned R-24 in the year 2000 when the City adopted a new zoning map as part of the implementation of the 1996 Growth Plan. At that time it was determined that the R-24 zone district was preferred for the entire city block even though the Future Land Use Map showed the 1000 block, south side, of Belford Avenue

with three different land use categories. In a sense this GPA application is a “house keeping” request to change the Future Land Use Map to reflect the decision made in 2000 by Planning Commission and City Council when the zoning for these three parcels was changed to R-24.



There are currently four dwellings on the three parcels. The property at 1005 has a single family residence, a duplex encompasses the property addressed 1011 and 1013 and the property at 1015 has a single family residence. To the east there is an apartment complex with 24 units and to the south is an apartment complex with 56 units. To the west, across 10<sup>th</sup> Street is mostly single family

detached housing and across the street to the north is single family detached on the south side of the alley, abutting commercial along North Avenue.

#### Issues with the Current Land Use Designation:

The property owners currently are unable to develop their property to the intended intensity of the current zoning of R-24. Sections 3.3.J.3.c & d of the Zoning and Development Code requires that in the R-24 zone district the “Minimum net density shall not be less than sixteen (16) dwellings per acre; and Density shall also conform to the minimum and maximum densities identified in the Growth Plan.” The Future Land Use Map shows the three parcels as Residential Medium (RM) which allows 4 to 8 du/ac. A development can be no less than 80% and no greater than 120% of that range in densities as per the City’s Zoning and Development Code. This calculates to a range of 3.2 to 9.6 du/ac. However, the zone district is R-24 with allows a maximum of 24 units per acre and a required minimum density of 16 du/ac. This issue affects any future development on these three parcels. Future development can not conform to both of these requirements. Therefore, the applicants are requesting to amend the Growth Plan’s Future Land Use Map to RH.

A neighborhood meeting was held on August 15, 2007 and attended by two neighborhood residents, no major issues arose and the overall response from attendees was positive. At the time of this staff report there has been no noted public opposition to this Growth Plan Amendment request.

## **2. Section 2.5.C of the Zoning and Development Code**

The Growth Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

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

There was no error at the time of the adoption of the Growth Plan in 1996. The land use category at that time reflected existing land use on the properties. These three parcels on Belford Avenue were zoned Residential, 24 du/ac in 2000 (R-24) and would be brought into conformance with the Growth Plan with the proposed change to Residential High.

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

With the conscious decision to rezone these three properties to R-24 in 2000, it contradicted the original premise that Residential Medium (RM) was the appropriate land use category for this area on the Future Land Use Map. In 2000 it was anticipated that the land use category would be amended to reflect the R-24 zone district.

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

The character of this neighborhood has been and continues to be developing as higher density residential with numerous apartments and multi-family dwellings that afford many college students at Mesa State College and other residents of the community housing. With a change in the Future Land Use Map for these three parcels, additional multi-family housing will be possible. It will also allow the property owners to bring their properties into conformance with zoning and to developer their property to the intended intensity of the current zoning.

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

The amendment is consistent with the following goals and policies of the Growth Plan. Zoning for this site was established as R-24 to allow for high density development near Mesa State College and to reflect existing conditions in the neighborhood.

It is important to ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category in particular for this neighborhood to help accommodate the anticipated growth of students at Mesa State College in the years to come. In addition, development of additional units on these

properties will further promote infill in a neighborhood that has opportunities for redevelopment.

Growth Plan Goals and Policies:

Goal1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development.

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

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

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

Policy 15.1: The City and County will encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities.

Policy 15.3: Prior to any future plan amendments, the City and County will ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category for the next ten years.

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.

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

Adequate public facilities are currently available and can address the impacts of any development consistent with a RH designation.

- t. An inadequate supply of suitably designated land is available in the proposed land use; and**

There is a limited supply of R-24 zoned land within the community and in this case these three parcels are unable to develop at R-24 densities due to the conflict with the adopted land use category designation. This current nonconformity actually limits development on these three parcels to existing nonconforming uses (densities much lower than allowed under the current R-24 zoning). A change to the RH land use category will allow for better infill development opportunity in this area.

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

The community as a whole will benefit by allowing for increased housing density in an area that has been planned for and zoned accordingly in 2000. If the Growth Plan is not changed to reflect a RH designation, the R-24 zone district will continue to be nonconforming and not allow for infill residential high density development to occur on these three parcels.

## **FINDINGS OF FACT/CONCLUSIONS/CONDITIONS:**

After reviewing the Belford Tri-Plex application, GPA-2007-264, for a Growth Plan Amendment approval, I make the following findings of fact and conclusions:

14. The proposed Growth Plan Amendment is consistent with the goals and policies of the Growth Plan.
15. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

## **STAFF RECOMMENDATION:**

I recommend approval of the requested Growth Plan Amendment, GPA-2007-264 with the findings and conclusions listed above.

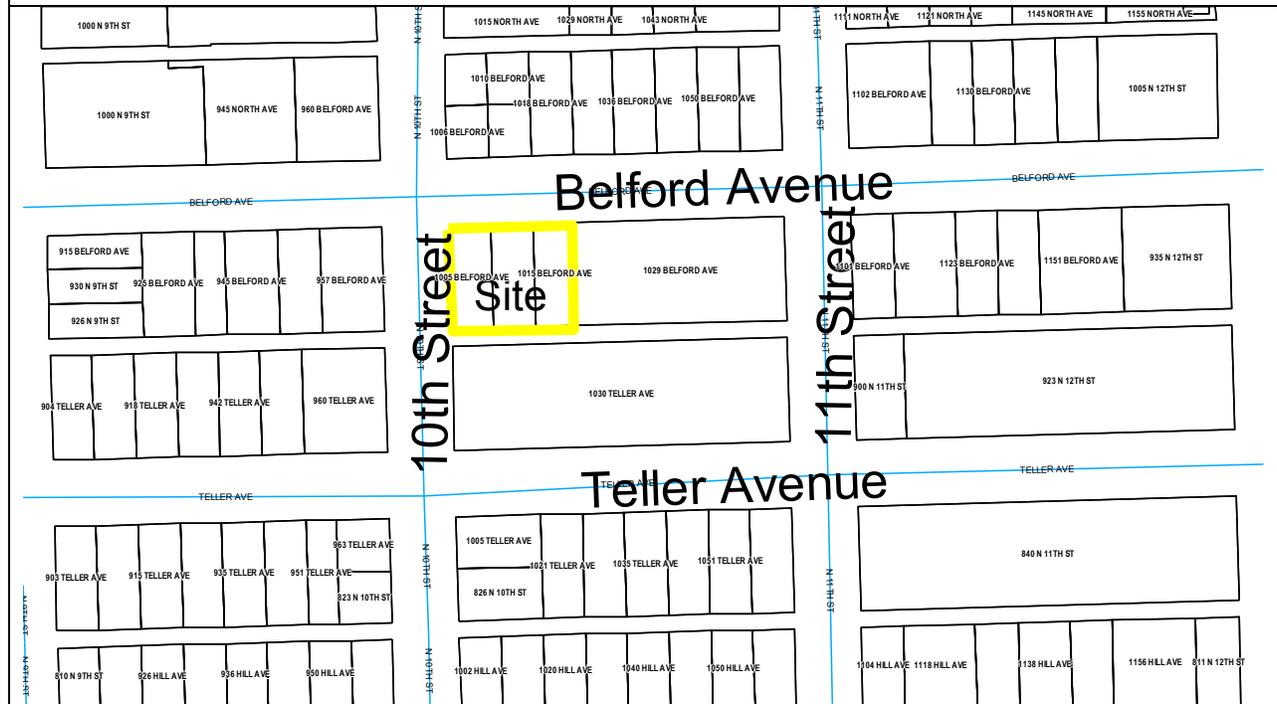
## **PLANNING COMMISSION RECOMMENDATION:**

On November 27, 2007, as part of their consent agenda, Planning Commission recommended approval of the requested Growth Plan Amendment, GPA-2007-264, with the findings and conclusions listed above.



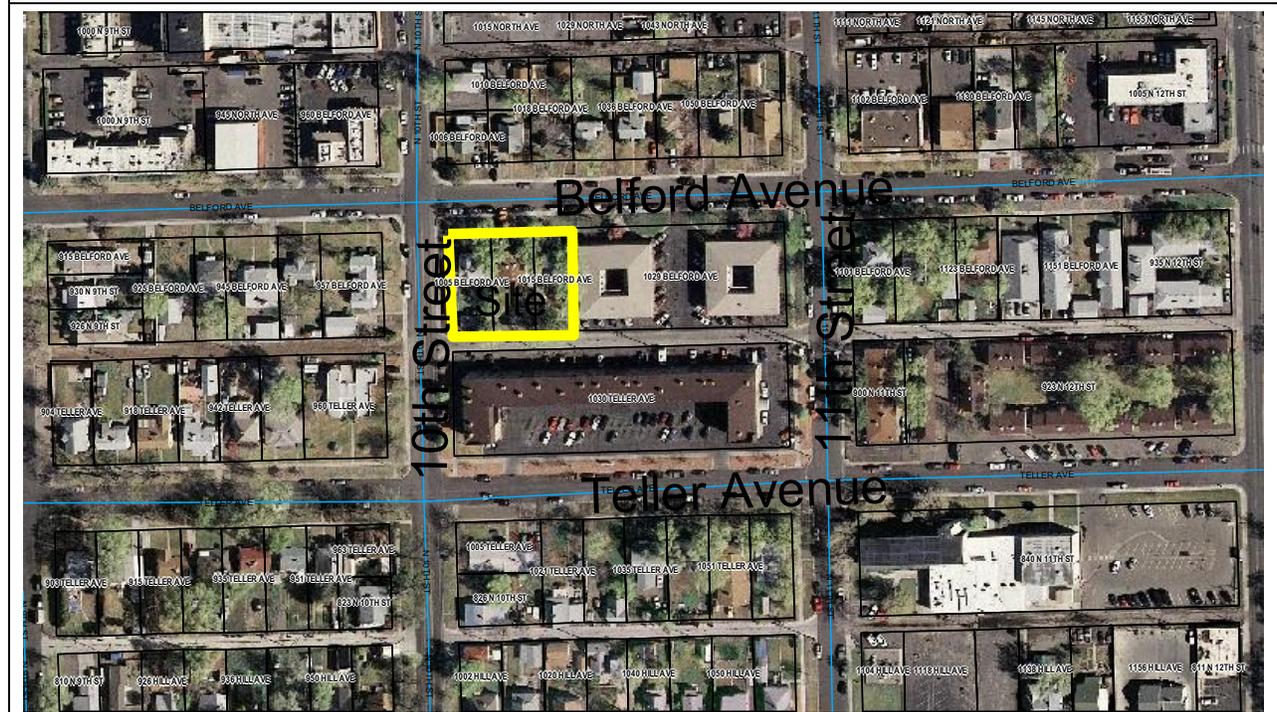
# Site Location Map

## Figure 1



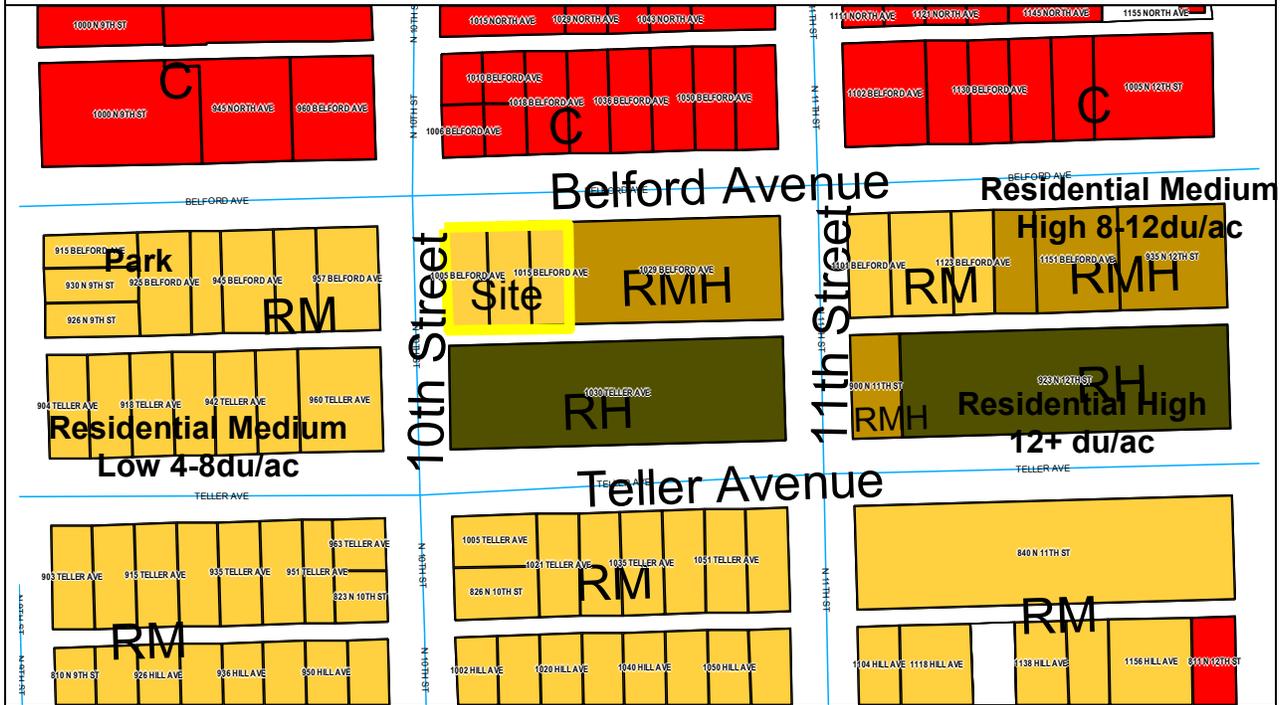
# Aerial Photo Map

## Figure 2



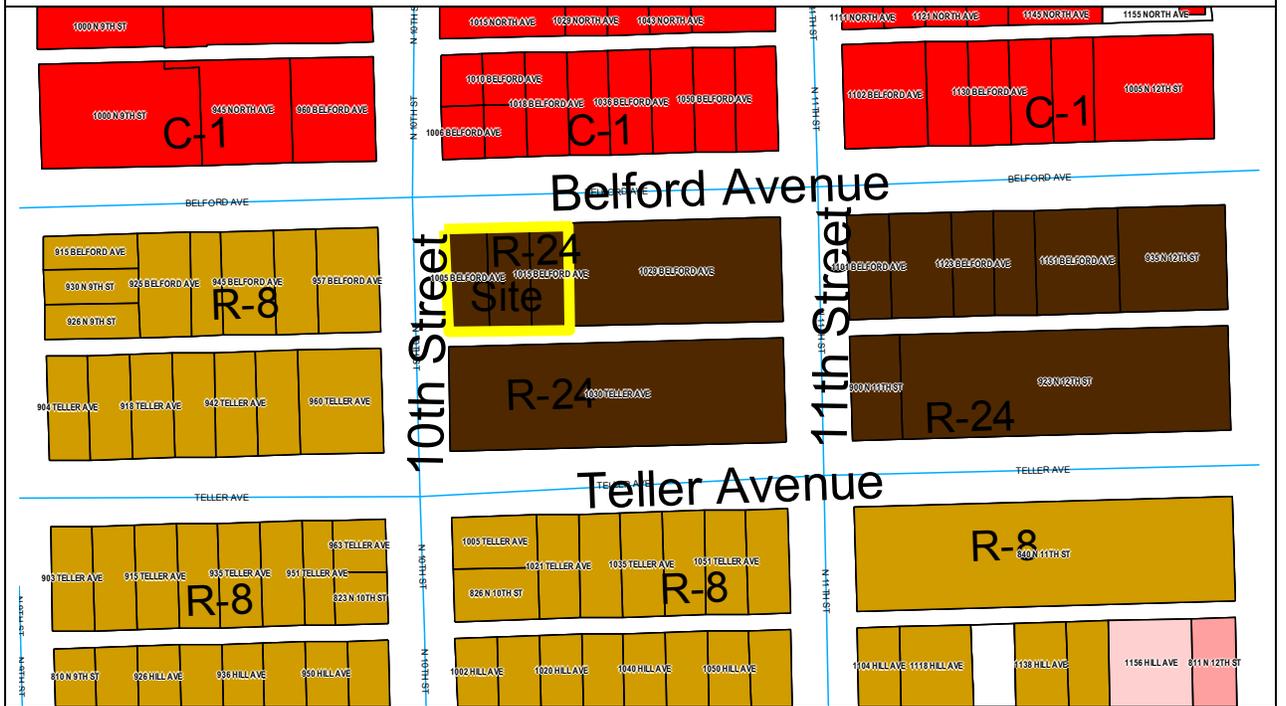
# Future Land Use Map

## Figure 3



# Existing City Zoning Map

## Figure 4



Caleb Boutilier  
921 Catalpa Ct  
Fruita, CO 81521  
(970)250-5213

**RECEIVED**

JUL 30 2007

COMMUNITY DEVELOPMENT  
DEPT.

Dear Neighbor,

I am the owner of 1005 Belford Ave, Grand Junction, CO. Currently I am working on plans to improve and add on to this property. The residence is zoned R-24, but unfortunately the City's Future Growth Plan does not support this density on our block. My plan is to add a two story duplex in the rear of the property, and I will need to obtain a Growth Plan Amendment to continue with the project. I will be holding a meeting to discuss any questions you may have on August 15, 2007 @ the Lutheran Church located at 840 N 11<sup>th</sup>. The meeting will start at 5:30 and run until 6:30. Senta Costello from the city planning board will be attending also.

Thank you,

Caleb Boutilier

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RECEIVED

SEP 25 2007

COMMUNITY DEVELOPMENT  
DEPT.

September 21<sup>st</sup>, 2007

The Grand Junction Community Development Department  
at City Hall  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81502

City Planning Staff:

Re: GPA-2007-264 Belford Tri-Plex - 1005 Belford Avenue

I, Vera Morse - living at 910 Teller Avenue would like to express my consent toward a structure to be built at 1005 Belford Avenue. It would be a credit & addition for living quarters for Mesa State College students. I speak for myself, Vera Morse, along with Desire' Hamilton and Laura Hamilton in the ownership of 910 Teller Avenue..

Sincerely,  
Vera Morse



# GENERAL Project Report

## 1005 Belford Tri-Plex Project

The proposed project on 1005 Belford Ave located on the corner of 10<sup>th</sup> St and Belford Ave will include adding a duplex rental property to the existing single family rental unit. This addition will help meet the demands for housing near Mesa State College.

A neighborhood meeting was held on August 15, 2007 at the Lutheran Church located on 840 N 11<sup>th</sup> St. A list of attendees and comments are attached. No major issue arose, and over all response was positive. Direct neighbors on 1011 Belford and 1015 Belford Ave are supporting the Amendment and their properties are listed to be included in the change. Property owners of 1029 Belford, a high density rental multiplex, are not currently in support of a Growth Plan Amendment due to the possibility of rents dropping if more rental units are built in the area; neither of the owners attended the neighborhood meeting.

Due to the density of the surrounding area, and the existing R-24 zoning, a Growth Pan Amendment to RH 12+ will match the Future Land Use map to the properties.

Site access will be from the alley directly south of the property, reducing congestion by providing on property parking. Utility demands will not be out of the ordinary, and will tie into the existing water, sewer, and electric supply. Normal household loads should be expected. The addition of two residential rental units should not increase the demands on any public facilities.

The project will move into the site plan review stage after the Growth Plan Amendment is obtained.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE 0.432 ACRES, LOCATED AT 1005, 1011, 1013 AND 1015 BELFORD AVENUE, FROM "RESIDENTIAL MEDIUM" TO "RESIDENTIAL HIGH" (Belford Triplex)**

Recitals:

A request for the Growth Plan amendment has been submitted in accordance with the Zoning and Development Code to the City of Grand Junction. The applicant has requested that three properties located at 1005, 1011, 1013, and 1015 Belford Avenue be changed from "Residential Medium" to "Residential High" on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan amendment and determined that it satisfied the criteria as set forth and established in Section 2.5.C of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:** The area described below is redesignated from Residential Medium to Residential High on the Future Land Use Map:

Certain parcels of land located in the County of Mesa, State of Colorado and being more particularly described as follows:

LOTS 1 THROUGH 6, BLOCK 21, GRAND JUNCTION

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

ATTEST:

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

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

**Attach 14**

Public Hearing—Create Alley Improvement District 2008

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Public Hearing of a Resolution to Create Alley Improvement District ST-08		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, December 19, 2007		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>x</b>
<b>Date Prepared</b>	December 14, 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:** Successful petitions have been submitted requesting an Alley Improvement District be created to reconstruct the following three alleys:

- East/West Alley from 3rd to 4th, between Gunnison Avenue and Hill Avenue
- East/West Alley from 9th to 10th, between Teller Avenue and Belford Avenue
- North/South Alley from 14th to 15th, between Hall Avenue and Orchard Avenue

**Budget:**

Alley	Footage	Cost	Assessments	Net to City	% paid by property owner
E/W 3rd-4th, Gunnison to Hill	800	\$ 66,000	\$ 10,037	\$ 55,963	15%
E/W 9th-10th, Teller to Belford	800	\$ 66,000	\$ 7,800	\$ 58,200	12%
N/S 14th-15th, Hall to Orchard	406	\$ 34,500	\$ 3,280	\$ 31,220	10%
<b>Totals</b>	<b>2006</b>	<b>\$ 166,500</b>	<b>\$ 21,117</b>	<b>\$ 145,383</b>	<b>13%</b>
2008 Alley Budget		\$ 200,000			
Estimated cost to construct 2008 Alleys		\$ 166,500			
Estimated Balance		\$ 33,500			

**Action Requested/Recommendation:** Conduct public hearing and review and adopt proposed Resolution.

**Attachments:**

1. Resolution
2. Summary Sheets
3. Maps

**Background Information:** People's Ordinance No. 33 authorizes the City Council to create improvement districts and levy assessments when requested by a majority of the property owners to be assessed. Council may also establish assessment rates by resolution. The present rates for alleys are \$8.00 per abutting foot for residential single-family uses, \$15.00 per abutting foot for residential multi-family uses, 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. The public hearing is for questions regarding validity of the submitted petitions.
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 a first reading of a proposed Assessing Ordinance.
7. Council conducts a public hearing and second reading of the proposed Assessing Ordinance. The public hearing is for questions about the assessments.
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.





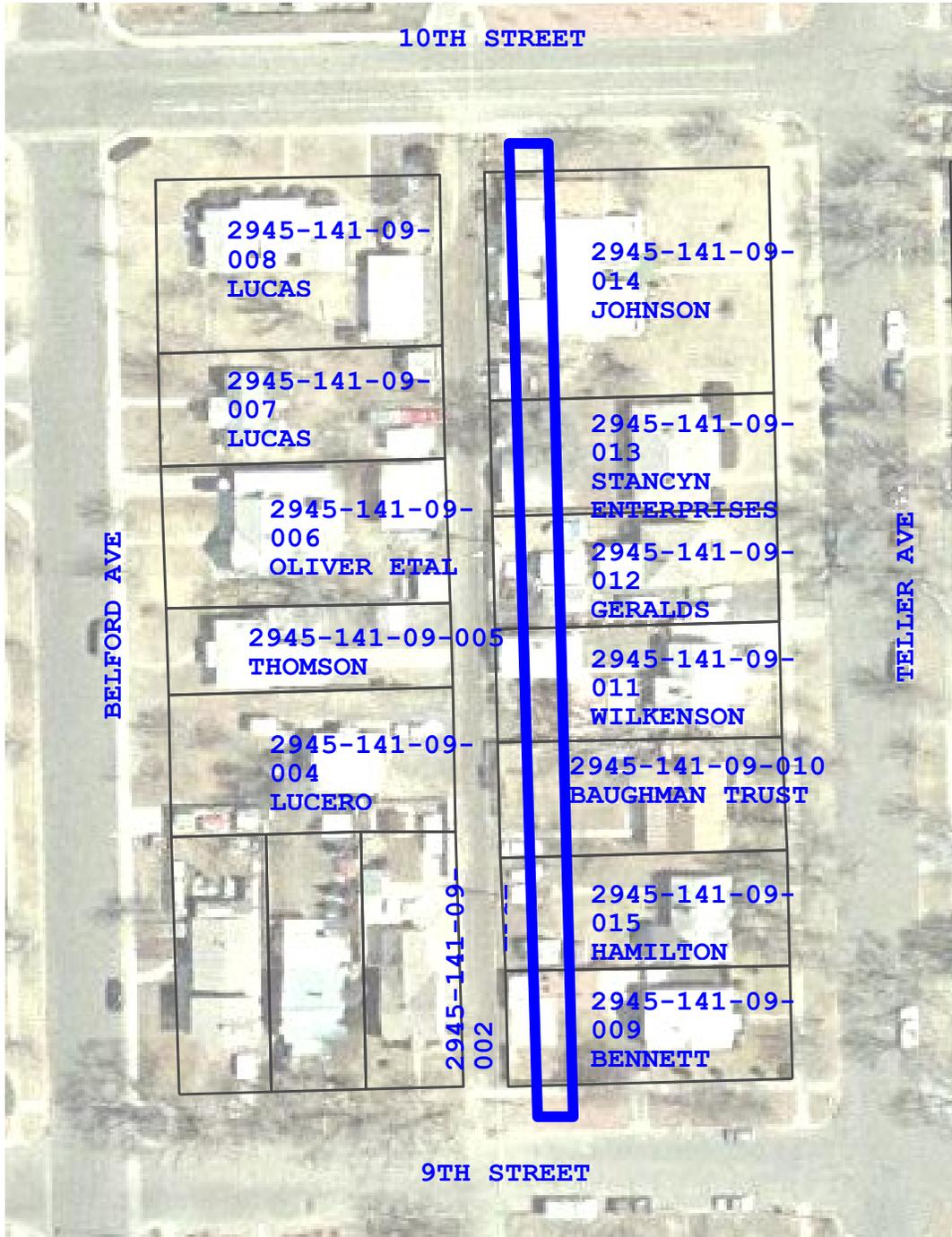




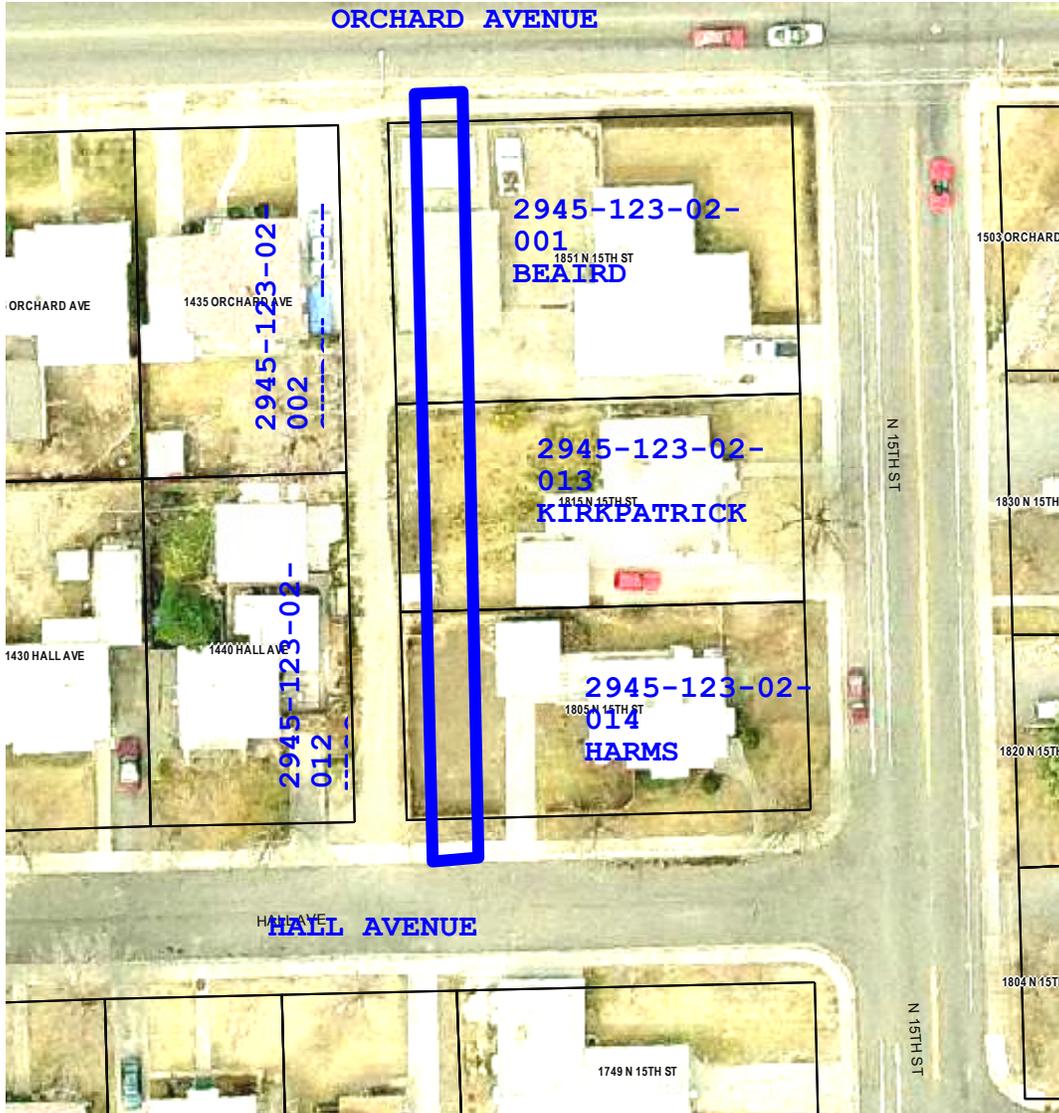
# PROPOSED ALLEY IMPROVEMENT DISTRICT 3RD STREET TO 4TH STREET GUNNISON AVENUE TO HILL AVENUE



**PROPOSED ALLEY IMPROVEMENT DISTRICT  
9TH STREET TO 10TH STREET  
TELLER AVENUE TO BELFORD AVENUE**



**PROPOSED ALLEY IMPROVEMENT DISTRICT  
14TH STREET TO 15TH STREET  
HALL AVENUE TO ORCHARD AVENUE**



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO.**

**A RESOLUTION CREATING AND ESTABLISHING  
ALLEY IMPROVEMENT DISTRICT NO. ST-08  
WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND JUNCTION,  
COLORADO, AUTHORIZING THE RECONSTRUCTION OF CERTAIN ALLEYS,  
ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR THE PAVING  
THEREON AND PROVIDING FOR THE PAYMENT THEREOF**

**WHEREAS**, a majority of the owners of the property to be assessed have petitioned the City Council, under the provisions of Chapter 28 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that an Alley Improvement District be created, for the special benefit of the real property hereinafter described, to construct and install improvements to the following described alleys:

- East/West Alley from 3rd to 4th, between Gunnison Avenue and Hill Avenue
- East/West Alley from 9th to 10th, between Teller Avenue and Belford Avenue
- North/South Alley from 14th to 15th, between Hall Avenue and Orchard Avenue

**WHEREAS**, the City Council has found and determined, and does hereby find and determine, that the construction of alley improvements as petitioned for is necessary for the health, safety and welfare of the residents of the territory to be served and would be of special benefit to the property included within said District; and

**WHEREAS**, on the 7th day of November, 2007, the City Council of the City of Grand Junction, Colorado, passed a Resolution Stating its Intent to Create Alley Improvement District No. ST-08, authorizing the City Engineer to prepare full details, plans and specifications for the paving thereon together with a map of the District to be assessed, and authorizing Notice of Intention to Create said District; and

**WHEREAS**, the City Engineer has fully and strictly complied with the directions so given, and has filed such specifications and map, all in accordance with said Resolution and the requirements of Ordinance No. 178, as amended, of said City; and

**WHEREAS**, Notice of Intention to create said District was duly published.

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

1. That the real property (also known as the “District Lands”) to be assessed with a portion of the costs of the proposed services, labor, materials and improvements which the City may deem appropriate, is described as follows:

Lots 1 through 32, inclusive, Block 36, City of Grand Junction; and also, The South 41.72 feet of Lots 1 through 5, inclusive, and all of Lots 6 through 32, inclusive, Block 20, City of Grand Junction; and also, Lots 8 through 13, inclusive, Block 1, Eastholme-in-Grandview. All in the City of Grand Junction, and Mesa County, Colorado.

2. That the proposed services, labor, materials and improvements necessary to accommodate the request of the owners of the District Lands shall include, but may not be limited to, the design, construction, installation, placement and inspection of base course material and concrete paving, together with any other services or facilities required to accomplish this request as deemed necessary by the City Engineer (“District Improvements”), all of which shall be installed in accordance with the General Conditions, Specifications and Details for Public Works and Utility Projects of the City of Grand Junction.

3. That the assessments to be levied against and upon each respective property which is part of the District Lands shall be determined by multiplying the linear footage that each respective property abuts the alley right-of-way by the appropriate Residential Single-Family, Residential Multi-Family or Non-Residential assessment rate as defined by City Resolution No. 16-97, passed and adopted on the 17<sup>th</sup> day of February, 1997, and as established by City Resolution No. 57-99, passed and adopted on the 21<sup>st</sup> day of April, 1999, as follows:

(a) The Residential Single-Family assessment rate shall be \$8.00 per each linear foot of property abutting the alley right-of-way. The Residential Single-Family assessment rate shall apply to all properties having only one residential housing unit which is arranged, designed and intended to be occupied as a single housekeeping unit, and all vacant properties located within a residential single-family residential zone;

(b) The Residential Multi-Family assessment rate shall be \$15.00 per each linear foot of property abutting the alley right-of-way. The Residential Multi-Family assessment rate shall apply to all properties having a structure or structures which are arranged, designed and intended to be the residence of more than one housekeeping unit independent of other housekeeping units, and properties which are necessary for and appurtenant to the use and occupancy of multi-family residential uses, such as parking lots, clubhouses

and recreation facilities, and all vacant properties located within a multi-family residential zone;

(c) The Non-Residential assessment rate shall be \$31.50 per each linear foot of property abutting the alley right-of-way. Except as provided in Section 3(d) below, the Non-Residential assessment rate shall apply to all properties which are used and occupied for any purpose other than single-family or multi-family residential purposes, and all vacant properties located within any zone other than residential;

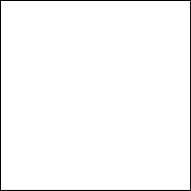
(d) Properties from which a business or commercial use is conducted ("home occupation") which also serve as a single-family or multi-family residence may be assessed the applicable single-family or multi-family assessment rate if such home occupation conforms with or has been authorized by the Zoning and Development Code of the City;

(e) Pursuant to City Resolution No. 61-90, passed and adopted on 19<sup>th</sup> day of September, 1990, properties having alley frontage on more than one side shall be assessed the applicable assessment rate for the frontage on the longest side only.

(f) The assessment rates described above shall be applicable as of the date of the final reading of the assessing ordinance.

4. That the assessments to be levied against the District Lands to pay a portion of the costs of the District Improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs against and upon the District Lands becomes final. The failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay such owner's assessment in ten (10) annual installments, in which event an additional six percent (6%) one-time charge for costs of collection and other incidentals shall be added to the principal amount of such owner's assessment. Assessments to be paid in installments shall accrue simple interest at the rate of eight percent (8%) per annum on the unpaid balance and 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 until paid in full.

5. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for the District Improvements, together with a map of the District depicting the District Lands to be assessed from which the amount of the assessments to be levied against each individual property may be



readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

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

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

**Attest:**

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