



**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
MONDAY, MARCH 31, 2008, 7:00 P.M.**

Call to Order

Pledge of Allegiance
Invocation—Rob Storey, River of Life Alliance Church

Proclamations

Proclaiming April 10, 2008 as “Salvation Army Day” in the City of Grand Junction

Proclaiming April 17, 2008 as “Arbor Day” in the City of Grand Junction

Council Comments

Citizen Comments

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meetings** [Attach 1](#)
Action: Approve the Minutes of the March 17, 2008 Regular Meeting and the March 19, 2008, Regular Meeting

2. **Purchase of Three ¾ Ton Pickup Trucks and Two, One Ton Utility Service Trucks** [Attach 2](#)

*** Indicates New Item

® Requires Roll Call Vote

This purchase is for three 3/4 ton pickup trucks which will be additions to fleet for the Parks and Recreation Forestry/Horticulture Division, and two 1 ton utility service trucks which will be fleet replacements in the Pipeline Maintenance and Parks Operations Divisions.

Action: Authorize the City Purchasing Division to Purchase Three 2008 Model ¾ Ton Ford F-250 Pickup Trucks, and Two Model 2008 1 Ton Ford F-350 Pickup Trucks with Rawson Koenig Service Bodies from Western Slope Auto, Grand Junction, Colorado, in the Amount of \$109,091.00

Staff presentation: Jay Valentine, Assistant Financial Operations Manager

3. **Setting a Hearing on Zoning the ThreeP Development Annexation, Located at 519 30 Road** [File #ANX-2008-019] [Attach 3](#)

Request to zone the 1.66 acre ThreeP Development Annexation, located at 519 30 Road, to B-1 (Neighborhood Business).

Proposed Ordinance Zoning the ThreeP Development Annexation to B-1, (Neighborhood Business), Located at 519 30 Road.

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

Staff presentation: Senta L. Costello, Associate Planner

4. **Setting a Hearing on the Carter-Page Annexation, Located at 2793 D Road** [File #ANX-2008-046] [Attach 4](#)

Request to annex 6.29 acres, located at 2793 D Road. The Carter-Page Annexation consists of 1 parcel and includes a portion of the D Road right-of-way.

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

Resolution No. 43-08—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, Carter-Page Annexation, Located at 2793 D Road Including a Portion of the D Road Right-of-Way

®Action: Adopt Resolution No. 43-08

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Carter-Page Annexation, Approximately 6.29 Acres, Located at 2793 D Road Including a Portion of the D Road Right-of-Way

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

Staff presentation: Senta L. Costello, Associate Planner

5. **Setting a Hearing on the Prather Annexation, Located at 243 29 Road** [File #ANX-2008-048] [Attach 5](#)

Request to annex 0.55 acres, located at 243 29 Road. The Prather Annexation consists of 1 parcel and is a 2 part annexation.

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

Resolution No. 44-08—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, Prather Annexation No. 1 and No. 2, Located at 243 29 Road

®Action: Adopt Resolution No. 44-08

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Prather Annexation No. 1, Approximately 0.47 Acres, Located at 243 29 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Prather Annexation No. 2, Approximately 0.08 Acres, Located at 243 29 Road

Action: Introduction of a Proposed Ordinances and Set a Hearing for May 5, 2008

Staff presentation: Senta L. Costello, Associate Planner

6. **Setting a Hearing on the Lambert Annexation, Located at 2813 C $\frac{3}{4}$ Road** [File #ANX-2008-045] [Attach 6](#)

Request to annex 10.14 acres, located at 2813 C $\frac{3}{4}$ Road. The Lambert Annexation consists of 1 parcel and includes a portion of C $\frac{3}{4}$ Road Right-of-Way.

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

Resolution No. 45-08—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, Lambert Annexation, Located at 2813 C ¾ Road and a Portion of C ¾ Road Right-of-Way

®Action: *Adopt Resolution No. 45-08*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Lambert Annexation, Approximately 10.14 acres, Located at 2813 C ¾ Road and a portion of C ¾ Road Right-of-Way

Action: *Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008*

Staff presentation: Justin T. Kopfman, Associate Planner

7. **Setting a Hearing on Zoning the Schuckman Annexation, Located at 231 28 ½ Road** [File #ANX-2008-018] [Attach 7](#)

Request to zone the 0.87 acre Schuckman Annexation, located at 231 28 ½ Road to R-8 (Residential 8 du/ac).

Proposed Ordinance Zoning the Schuckman Annexation to R-8, (Residential 8 du/ac), Located at 231 28 ½ Road.

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

Staff presentation: Senta L. Costello, Associate Planner

8. **Setting a Hearing on Zoning the Martin Annexation, Located at 2107 H Road** [File #ANX-2008-017] [Attach 8](#)

Request to zone the 2.95 acre Martin Annexation, located at 2107 H Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Martin Annexation to I-1, (Light Industrial), Located at 2107 H Road.

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

Staff presentation: Justin T. Kopfman, Associate Planner

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

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

9. **Two Rivers Convention Center Food Distributor Contract** [Attach 9](#)

This request is to award the food distribution contract, which provides wholesale pricing, for the food products used at Two Rivers Convention Center (TRCC). This contract will be in force for 1 year with 3 additional annual renewals.

Action: Authorize the Purchasing Division to Purchase Food Delivered from Sysco Intermountain Food Services, Inc.

Staff presentation: Joe Stevens, Parks and Recreation Director
Tim Seeberg, Convention Center Manager

10. **Request to Withdraw the Mersman Annexation, Located at 3037 D Road** [File #ANX-2007-356] [Attach 10](#)

Request to withdraw one parcel of approximately 1.45 acres, located at 3037 D Road, from annexation. The original land use referral was January 14, 2008. The applicant has submitted a letter explaining the reason for withdrawal and reverse of land use jurisdiction. The hearing was set for May 5, 2008.

Action: Consider a Request to Withdraw from the Annexation and Zoning Process and Reverse Land Use Jurisdiction back to Mesa County for the Mersman Annexation

Staff presentation: Justin T. Kopfman, Associate Planner

11. **Public Hearing—Rezoning the Property Located at 689 25 ½ Road Known as Arroyo Vista** [File #RZ-2008-023] [Attach 11](#)

A request to rezone 2.063 acres, located at 689 25 ½ Road, from R-R (Residential Rural) to R-5 (Residential 5-du/ac) also known as Arroyo Vista.

Ordinance No. 4204—An Ordinance Rezoning the Property Located at 689 25 ½ Road to R-5 (Residential 5-du/ac) also known as Arroyo Vista

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4204

Staff presentation: Justin T. Kopfman, Associate Planner

12. **Public Hearing—Holbrook Annexation and Zoning, Located at 2525 D Road**
[File #ANX-2007-361] [Attach 12](#)

Request to annex and zone 14.29 acres, located at 2525 D Road, to R-2 (Residential 2 du/ac). The Holbrook Annexation consists of 1 parcel, contains portions of the Monument Road and D Road right-of-way, and is a 4 part serial annexation.

a. Accepting Petition

Resolution No. 46-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Holbrook Annexations No. 1, 2, 3, and 4, Located at 2525 D Road and Including Portions of the Monument Road and D Road Rights-of-Way are Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4205—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 1, Approximately 0.01 Acres, Located Within the Monument Road and D Road Rights-of-Way

Ordinance No. 4206—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 2, Approximately 0.02 Acres, Located Within the D Road Right-of-Way

Ordinance No. 4207—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 3, Approximately 0.58 Acres, Located at 2525 D Road and Including a Portion of the D Road Right-of-Way

Ordinance No. 4208—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 4, Approximately 13.68 Acres, Located at 2525 D Road

c. Zoning Ordinance

Ordinance No. 4209—An Ordinance Zoning the Holbrook Annexation to R-4 (Residential 4 du/ac), Located at 2525 D Road

®Action: *Adopt Resolution No. 46-08 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4205, 4206, 4207, 4208, and 4209*

Staff presentation: Senta L. Costello, Associate Planner

13. **Non-Scheduled Citizens & Visitors**
14. **Other Business**
15. **Adjournment**

Attach 1
Minutes

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

March 17, 2008

The City Council of the City of Grand Junction convened into regular session on the 17th day of March 2008 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Councilmember Bruce Hill was absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Beckstein led in the Pledge of Allegiance. Invocation was given by Reverend Michael Torphy, Religious Science Spiritual Center.

City Manager Laurie Kadrach introduced the new Deputy City Manager Rich Englehart to the community. Mr. Englehart thanked City Manager Kadrach and gave a brief history of his career and family.

Proclamations/Recognitions

Proclaiming the Week of March 24, 2008 as "RSVP Week" in the City of Grand Junction

Appointments

Councilmember Beckstein moved to reappoint Sam Baldwin, Ann Driggers, and Jim Fleming to the Grand Junction Colorado State Leasing Authority all for three year terms expiring January, 2011 and appoint Laurie Kadrach to the Grand Junction Colorado State Leasing Authority for a term expiring January, 2009. Councilmember Palmer seconded the motion. Motion carried.

Certificates of Appointments

Pam McLaughlin, Tanya Smith, and Vera Mulder was present to receive their certificates of appointment as members of the Commission on Arts and Culture.

Council Comments

There were none.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Palmer read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Thomason and carried by roll call vote to approve Consent Items #1 through #8.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the March 3, 2008 and the March 5, 2008 Regular Meetings

2. **Grant Funds for Police Department for “Project Safe Neighborhood”**

The Grand Junction Police Department has been awarded a “Project Safe Neighborhood” grant from the Colorado Department of Public Safety (CDPS). The \$50,000 will go toward funding overtime for the Investigations Unit, which includes the Street Crimes Unit (SCU), the Drug Task Force and General Investigations. The funding period is one year – April 2008 through March 2009.

Action: Authorize the City Manager to Sign an Agreement with Colorado Department of Public Safety (CDPS) for \$50,000 in Grant Funds

3. **Purchase of Five Half-Ton Pickup Trucks**

This purchase is for five (5) replacement E-85 (flex fuel) compatible half-ton pickup trucks servicing Engineering, Canyon View Park, Water Supply, Persigo Wash, and Parks Operations.

Action: Authorize the City Purchasing Division to Purchase Five (5) 2008 Model, Ford F-150 Half-ton Pickup Trucks, from Western Slope Auto, Grand Junction, Colorado, in the Amount of \$81,724

4. **Setting a Hearing on the Willow Wood Village Annexation, Located at 3147 E Road** [File #ANX-2008-033]

Request to annex 7.94 acres, located at 3147 E Road. The Willow Wood Village Annexation consists of 2 parcels, includes a portion of the E Road right-of-way, and is a 2 part serial annexation.

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

Resolution No. 30-08—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, Willow Wood Village Annexation No. 1 and No. 2, Located at 3147 E Road and Including a Portion of the E Road Right-of-Way

Action: Adopt Resolution No. 30-08

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Willow Wood Village Annexation No. 1, Approximately 4.45 Acres, Located at 3147 E Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Willow Wood Village Annexation No. 2, Approximately 3.49 Acres, Located at 3147 E Road Including a Portion of the E Road Right-of-Way

Action: Introduction of Proposed Ordinances and Set a Hearing for May 5, 2008

5. **Setting a Hearing on the Summers Annexation, Located at 2144 Broadway**
[File #ANX-2008-028]

Request to annex 0.90 acres, located at 2144 Broadway. The Summers Annexation consists of 1 parcel.

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

Resolution No. 31-08—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, Summers Annexation, Located at 2144 Broadway

Action: Adopt Resolution No. 31-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Summers Annexation, Approximately 0.90 Acres, Located at 2144 Broadway

Action: Introduction of Proposed Ordinance and Set a Hearing for May 5, 2008

6. **Setting a Hearing Rezoning the Property Located at 689 25 ½ Road Known as Arroyo Vista** [File #RZ-2008-023]

A request to rezone 2.063 acres, located at 689 25 ½ Road, from R-R (Residential Rural) to R-5 (Residential 5-du/ac) also known as Arroyo Vista.

Proposed Ordinance Rezoning the Property Located at 689 25 ½ Road to R-5 (Residential 5-du/ac) also known as Arroyo Vista

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 31, 2008

7. **Setting a Hearing Zoning the Holbrook Annexation, Located at 2525 D Road**
[File #ANX-2007-361]

Request to zone the 14.29 acre Holbrook Annexation, located at 2525 D Road, to R-4 (Residential 4 du/ac).

Proposed Ordinance Zoning the Holbrook Annexation to R-4 (Residential 4 du/ac, Located at 2525 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 31, 2008

8. **COPLINK Agreement**

City and County Staff have been working with a State Consortium of Law Enforcement Agencies to procure licenses for a state-wide data sharing system. The State Consortium has selected the COPLINK software system and negotiated a greatly reduced enterprise license fee. The City and County have signed a service agreement with Knowledge Computing Corporation to expedite the implementation of this system in support of the state initiative.

Resolution No. 32-08—A Resolution Ratifying the Service and Purchase Agreement with Knowledge Computing Corporation for the COPLINK® Project

Action: Adopt Resolution No. 32-08

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Storage Area Network Equipment Procurement

Purchase storage area network (SAN) equipment and related professional services to support the new Finance System and Utility Billing System implementation. The SAN will support the data storage requirements for seven virtual servers plus a database server while reducing future power and cooling requirements in the data center. The system is expandable and enhances the City's disaster recovery position.

Jim Finlayson, Information Systems Manager, presented this item. Storage Area Network (SAN) is a term that means a lot of network drives and software to support it. This new

equipment was originally planned to be put in place next year but upon closer consideration, with the new systems being put in place, is needed now. It is a green solution as it allows the City to make better use of its resources.

Councilmember Palmer inquired about this being a sole source procurement. Mr. Finlayson advised there are other providers that would provide SAN's more expensive and less expensive but this one is 17% lower than U.S. General Services Administration (GSA) pricing.

Councilmember Coons asked if this system will allow for redundancy in conjunction with the County. Mr. Finlayson said that is a possibility in the future.

Councilmember Palmer moved to authorize the City Purchasing Division to purchase storage area network equipment and professional installation services as a Sole Source Procurement from Xiotech Corporation located in Eden Prairie, MN for a total price of \$95,441. Councilmember Beckstein seconded the motion. Motion carried.

Whitman Park Redevelopment Contract Amendment

City staff has been working with Humphries Poli Architects, under a contract previously approved by the City Council, to complete the preliminary design of a new public safety facility. During the preliminary design process it has come to the attention of the project design team that a desire exists to consider the redevelopment of Whitman Park, which is across from the new public safety facility. This redevelopment would target returning Whitman Park to a vibrant community resource with increased community usage.

Troy Smith, Deputy Police Chief, presented this item. Mr. Smith explained the purpose of the request. The new design will add amenities to the Park in order to reclaim the park as a vibrant part of the community.

Councilmember Palmer asked how the idea came to the design team. Council President Doody said he had mentioned it to the design team and discussions ensued. Mr. Smith added that Humphries Poli, having done research on the community, brought the idea to the City in their presentation.

Councilmember Palmer asked if the contract amendment is only for the preliminary design and where that is being funded. City Manager Kadrach advised the City secured a grant with a 50% match and there is some excess capacity in the design cost. It was thought that it would be a good use of the money. Councilmember Palmer asked if there is a time frame for the actual construction. City Manager Kadrach said there is no budget to implement the design but the idea is to tie in the design so that the area is a distinct block and it all flows as one design. The anticipated cost would not be near as much as a new park.

Councilmember Todd recalled the design was to be campus-like. City Manager Kadrach said it could be shared parking and/or shared signage, for example.

Councilmember Coons inquired about the corresponding Emerson Park. Could this discussion also provide some ideas for Emerson Park? City Manager Kadrach replied yes but added there is no intent to move into the original park area to build any structure. The purpose is to make it clear to visitors that this is an area where the public can use it.

Councilmember Palmer asked how it can tie in when it is bounded by Highway 50 (5th Street). City Manger Kadrach said that is not known how they will accommodate that situation.

Council President Doody noted that this is just another change for the better to the downtown area.

Councilmember Palmer said he has long advocated redevelopment and development of parks. Tying this to the Public Safety Facility is a novel idea, but his concern is the Highway 50 situation. His concern is that spending the funds now to plan for this development, but having no money to implement the plan may cause need to redo this study when the funds are available.

Councilmember Coons did not disagree but this is a restoration of park and sounds like an effort that makes the park spaces accessible and usable. As the Riverside Parkway develops, there will be more access to these two parks.

Councilmember Todd asked if the funding would be included with the Public Safety Facility. City Manager Kadrach said it is the intent to make this part of the Public Safety Facility overall but it is an additional component and Council can choose to include or remove it.

Councilmember Thomason said he does not disagree with Councilmember Palmer but he would support the initial design to see what ideas they come up with.

Councilmember Palmer asked if this is approved, does it then become part of the Public Safety Facility project?

City Attorney Shaver stated the contract amendment is specifically for design services. This is a feasibility study, an opportunity to review an option; it is not a commitment to go forward with the implementation of the design.

Councilmember Beckstein agreed with Councilmember Coons, noting that something needs to be done to reclaim those parks. She asked if they will be working with the DDA on this. City Manager Kadrach said the DDA is one of the stakeholders that is included.

Councilmember Palmer still had concerns; part of the reasons it is not used is due to the roadways and the current users discourages the public from using the park. However, he is willing to support the study.

Council President Doody said this is a gateway to the downtown; the Colorado Department of Transportation (CDOT) will need to be consulted with Highway 50 running along side of the two parks.

Councilmember Beckstein moved to authorize the City Manager to enter into an agreement, amending the scope of services delivered under an existing contract for the preliminary design of a New Public Safety Center, to include a feasibility study and conceptual design for Whitman Park in the amount of \$32,500. Councilmember Coons seconded the motion. Motion carried.

Public Hearing—Apple Glen Annexation, Located at 2366 H Road [File #ANX-2007-306]

Request to annex 16.24 acres, located at 2366 H Road. The Apple Glen Annexation consists of 1 parcel.

The public hearing was opened at 7:49 p.m.

Adam Olsen, Senior Planner, reviewed this item. He described the site and the location. He asked that the Staff report and the attachments be entered into the record and recommended approval.

Steve Hale, 2366 H Road, the applicant, was present, concurred with the Staff recommendation and was happy to answer questions.

There were no public comments.

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

a. Accepting Petition

Resolution No. 33-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Apple Glen Annexation, Located at 2366 H Road and Including Portions of the H Road Right-of-Way

b. Annexation Ordinances

Ordinance No. 4190—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Glen Annexation No. 1, Approximately .34 Acres, Located within the H Road Right-of-Way

Ordinance No. 4191—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Glen Annexation No. 2, Approximately .66 Acres, Located at 2366 H Road and a Portion of the H Road Right-of-Way

Ordinance No. 4192—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Glen Annexation No. 3, Approximately 15.24 Acres, Located at 2366 H Road

Councilmember Coons moved to adopt Resolution No. 33-08, and adopt Ordinance Nos. 4190 and 4191, and ordered them published. Councilmember Todd seconded the motion. Motion carried by roll call vote.

Public Hearing—Apple Glen Growth Plan Amendment [File #GPA-2007-283]

Request adoption of a resolution to amend the Growth Plan Future Land Use Map for property located at 2366 H Road from Estate (2-5 ac/du) to Residential Medium Low (2-4 du/ac). The Planning Commission recommended approval of the proposed Growth Plan Amendment request at their February 26, 2008 meeting.

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

Adam Olsen, Senior Planner, reviewed this item. He described the site, the location, the surrounding land use designation and zoning. Mr. Olsen identified the site as lying wholly within the Urban Growth Boundary. He then reviewed the Growth Plan Amendment Criteria. Mr. Olsen stated there was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for.

As part of the 1996 Growth Plan process between Mesa County and the City of Grand Junction that established the current Future Land Use Map, the property located at 2366 H Road was designated Estate (2-5 ac/du), due in large part because of inadequate sewer availability and capacity at the time.

The property is also located within the Persigo 201 Sewer Service Boundary. As stated previously, the current Growth Plan was adopted in 1996. In 1998, the City and Mesa County entered into an Intergovernmental Agreement known as the Persigo Agreement. Section C, Implementation-Zoning-Master Plan, item #12 from this Agreement states that “the parties agree that any property within the 201 should eventually develop at an urban level of density. For this agreement, residential lot sizes of two acres or larger are deemed to not be ‘urban’ while smaller parcel or lot sizes are deemed to be ‘urban.’”

Current growth trends in the Grand Valley the past few years were also not taken into consideration when the Growth Plan was adopted as there was no way to predict the rapid residential growth of the Grand Valley nor the current energy related boom and housing needs spawned thereby.

Because of the issues stated above, Mr. Olsen feels that there was an error such that then existing facts, projects or trends were not taken into account.

Next, subsequent events have invalidated the original premises and findings.

Because this property is located within the Persigo 201 sewer service urban boundary and has access to both water and sewer services (water and sewer are located in H Road), the Persigo agreement encourages urban development in this area to take advantage of this public infrastructure.

The City of Grand Junction is currently developing a comprehensive strategy for accommodating a 20-30 year projected population increase of 120,000 people to be located in the Grand Valley. This population projection is conservatively based on past and recent growth trends and State Demographer estimates. Early results consistently demonstrate both a need for and a strong public consensus favoring higher density in this area (north and south of H Road and east and west of 24 Road).

Third, 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. There is an 8" sewer line located in H Road with the capacity to service approximately 750 homes. Currently, use of this line is at less than 50% capacity. This availability of infrastructure, and the presumption of an urban residential character of this area created by the Persigo Agreement, constitutes a sufficient change, to warrant the requested Growth Plan Amendment.

The next criteria states that the change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans.

This proposal is consistent with the goals and policies of the Growth Plan and the North Central Valley Plan which promote areas of development that have adequate public facilities and efficient use of infrastructure.

Goal 15 of the Growth Plan emphasizes housing and achieving a mix of compatible housing types and densities dispersed throughout the community. If the Growth Plan Amendment is approved, it will allow a mix of housing types and densities between two and four units per acre with the existing larger lot densities that are present in the area.

The next criteria states that public and community facilities are adequate to serve the type and scope of the land use proposed.

Existing and proposed infrastructure facilities are adequate to serve the proposed residential development. Appleton Elementary School is located directly to the west of this proposal. Slightly further to the west, the School District has purchased property to house a future high school or a middle school. Increased density in the vicinity of the school(s) will allow for greater pedestrian access and future development would require a pedestrian access to the elementary school, thus furthering the goal of providing safe pedestrian access to schools throughout the valley.

The next criteria that an inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.

Currently there are no properties designated as Residential Medium Low (2-4 du/ac) in the vicinity of this proposal. It is reasonable to recognize that public infrastructure is already in the area and properties that are currently undeveloped and/or underdeveloped and have larger acreage to support increased densities such as this should be considered.

The last criteria states that the community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community will benefit by increased densities in areas that already have adequate facilities and services. Upgraded utility services, such as sewer, are available and will benefit both this development and adjacent properties. Additional housing to accommodate the projected growth will also be a benefit as well.

Mr. Olsen concluded by stating the Planning Commission recommended approval of the amendment.

Councilmember Thomason asked how many designations there are between Estate and Residential Medium Low. Mr. Olsen said there is one, Residential Low which is ½ to 2 acres per lot.

Councilmember Coons asked when the North Central Valley Plan was adopted. Mr. Olsen replied 1998. Councilmember Coons asked if the Plan states this area should be developed at an urban level or density. Mr. Olsen said the Plan indicates areas in the Plan should be increased in density once sewer is available. Councilmember Coons asked if that was before the sewer line was extended. Mr. Olsen replied affirmatively.

Councilmember Palmer asked when this property was included in the 201 boundary. Mr. Olsen believed it was in 2000.

Steve Hale, 2366 H Road, the applicant, concurred with Staff and encouraged approval.

There were no public comments.

The public hearing was closed at 8:03 p.m.

Resolution No. 34-08—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 14.95 Acres Located at 2366 H Road, Known as the Apple Glen Growth Plan Amendment from Estate (2-5 ac/du) to Residential Medium Low (2-4 du/ac)

Councilmember Palmer moved to adopt Resolution No. 34-08. Councilmember Todd seconded the motion. Motion carried by roll call vote.

Public Hearing—Garden Grove – Turley Annexation and Zoning, Located at 2962 A ½ Road [File #ANX-2007-338]

Request to annex 19.64 acres, located at 2962 A ½ Road. The Garden Grove – Turley Annexation consists of four parcels and is a two part serial annexation. The public hearing was opened at 8:04 p.m.

Justin T. Kopfman, Associate Planner, reviewed this item. He described the site and the location. He asked that the Staff report and the attachments be entered into the record and recommended approval. The Planning Commission recommended approval. Mr. Kopfman noted the request does meet the criteria for annexation and zoning.

Tom Volkmann, attorney for the applicant, stated the applicant agrees with the Staff report and requests approval.

There were no public comments.

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

a. Accepting Petition

Resolution No. 35-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Garden Grove-Turley Annexation, Located at 2962 A ½ Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4193—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Garden Grove-Turley Annexation, No. 1, Approximately 14.93 Acres, Located at 2962 A ½ Road

Ordinance No. 4194—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Garden Grove-Turley Annexation No. 2, Approximately 4.71 Acres, Located at 2962 A ½ Road

c. Zoning Ordinance

Ordinance No. 4195—An Ordinance Zoning the Garden Grove-Turley Annexation to R-4 (Residential 4-du/ac), Located at 2962 A ½ Road

Councilmember Todd moved to adopt Resolution No. 35-08, and adopt Ordinance Nos. 4193 and 4194, and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Todd said she struggles when Growth Plan Amendments state there was an error; it is in no way a negative comment to those that worked so hard on that plan ten years ago.

City Manager Kadrach had three topics to talk about to Council. There has been a lot of discussion regarding water quality and whether City water contains pharmaceuticals. The City water supply comes from the snowmelt off of the Grand Mesa so the concern is not the same as with other water providers. The City is still concerned about the issue because it does operate a sewer plant but there are not pharmaceuticals in the City's water.

The second item is that the recreational programs now have a single rate for all residents and the result has been an increase in the number of teams. There has been appreciation that the fee was standardized expressed by some of the teams. Councilmember Palmer asked if the change made it easier for Staff. City Manager Kadrach said she was sure that it has been.

Lastly, a follow up from the City-County meeting a few weeks ago. Regarding sewer boundaries expansion, new study areas have been identified, for both the northwest area and the southeast area. She asked for feedback so that notice of the Persigo meeting can begin.

Councilmember Todd asked if the direction is for Council to either approve or disapprove of the new study areas. City Manager Kadrach advised she was directed to look at areas where there was consensus to move forward. The boundaries can be made smaller after the advertising but cannot be enlarged.

Councilmember Beckstein asked that Council meet earlier than 6:30 p.m. before the Wednesday meeting to discuss the matter.

Councilmember Todd asked if the maps can be available in Administration.

Council decided to meet March 19, 2008 for the pre-meeting at 6:00 p.m. in the Planning Division Conference Room.

Council President Doody asked if those that went on the lower river basin tour could provide a presentation. City Manager Kadrach said she would arrange that.

Adjournment

The meeting adjourned at 8:25 p.m.

Stephanie Tuin, MMC
City Clerk

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

March 19, 2008

The City Council of the City of Grand Junction convened into regular session on the 19th day of March 2008 at 7:08 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Bruce Hill, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

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

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Beckstein read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Thomason, and carried by roll call vote to approve Consent Items #1 through #4.

1. **Setting a Hearing Zoning the Ford Annexation, Located at 2036 Broadway**
[File #ANX-2007-375]

Request to zone the 4.06 acre Ford Annexation, located at 2036 Broadway in the Redlands, to R-4, Residential – 4 units/acre Zoning District in anticipation of future residential development.

Proposed Ordinance Zoning the Ford Annexation to R-4, Residential – 4 units/acre, Located at 2036 Broadway

2. **Juniata Reservoir Spillway Modification Design Services**

Request is being made by the City of Grand Junction Water Department to Award Buckhorn Geotech, Inc. of Montrose, Colorado the Design Services Contract for modifying the spillway at Juniata Reservoir.

Action: Authorize the City Manager to Sign a Design Services Contract with Buckhorn Geotech, Inc., in the Amount of \$61,745.00

3. **Contract to Purchase Property at 821 27 Road**

Negotiations by City staff with the owners of 821 27 Road have been completed and a contract to purchase the property has been signed by both parties.

Resolution No. 41-08—A Resolution Ratifying the Contract to Purchase Real Property Located at 821 27 Road from Janice Jones

Action: Adopt Resolution No. 41-08

4. **Contract to Purchase Property at 2856 Patterson Road**

Negotiations by City staff with the owners of 2856 Patterson Road have been completed and a contract to purchase the property has been signed by both parties.

Resolution No. 42-08—A Resolution Ratifying the Contract to Purchase Real Property Located at 2856 Patterson Road from Chris and Angela Walter

Action: Adopt Resolution No. 42-08

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Mesa County Animal Services Contract

The City of Grand Junction has an ongoing, annually renewable agreement with Mesa County for the control of dogs within the City limits. The City pays the County a percentage of the Animal Services budget based upon the City's percentage of total calls for service. The estimated budget for Animal Control Services in 2008 is \$736,567.00. The City's share of that estimated budget for 2008 is 38.1%, or \$280,632.00. Payments will be made to the County on a quarterly basis.

In addition to the cost of Animal Control Services, this contract includes \$227,200 for capital expansion of the shelter which is planned for 2008. This amount will also be paid on a quarterly basis in conjunction with the payment for Animal Control Services.

Laurie Kadrach, City Manager, introduced the topic. Since 1983, the City and the County have worked together to provide animal shelter services to the community. The City pays a percentage to the County to provide the service. The contract will authorize the payment for 2008. In addition, Mesa County will be expanding and relocating their facility and have met with City Staff on the design. The City's portion of the new facility is \$227,200.

Councilmember Palmer moved to approve and authorize the Mayor to Sign the 2008 Agreement for Animal Control Services which includes a Capital Improvement

Expenditure of \$227,200 and the total amount of the Annual Agreement being \$468,113.00. Councilmember Coons seconded the motion. Motion carried.

Public Hearing—Power Motive Growth Plan Amendment, Located at 763 23 ½ Road
[File #GPA-2008-011]

The applicants request that a 2-acre lot bearing a single family resident unit revert back to the previous Growth Plan Designation of Commercial/Industrial from the current designation of Estate which was applied in 2005. The property is located at 763 23 ½ Road.

The public hearing was opened at 7:15 p.m.

Lori V. Bowers, Senior Planner, reviewed the item. She described the site location, the future land use designation and the current zoning. She then reviewed the history of the parcel. It has been changed back and forth to residential. Ms. Bowers described what might happen to the property if the Growth Plan is approved. Ms. Bowers noted that the North Central Valley Plan indicates this area to be non-residential but the Plan has not been updated in over five years. The property was meant to act as a buffer for the area. Goals and policies can be met on both sides. There were twenty letters received against the Growth Plan Amendment and there was a letter from the applicant as to the reason for the Growth Plan Amendment. Staff recommended denial and the Planning Commission recommended denial after a lot of discussion.

Jana Gerow, Development Construction Services, was representing the applicant. She reviewed the location, the site, and the surrounding uses. She had photos of the properties and structures in the area. The property has had quite a history. She reviewed the goals and policies of the Growth Plan and how the request meets those goals and policies. It was their contention that the request does meet the goals and policies of the Growth Plan.

Ms. Gerow then asked a Power Motive representation to address the City Council.

Matt Binder, 2644 Central Drive, Grand Junction, was representing the applicant Power Motive. He described the growth of the company and how it is currently landlocked. They would like to park equipment on the property in question. He listed some benefits the company is bringing to the community. He felt that the use would still act as a buffer to the residential area.

Ms. Gerow stated they did hold a neighborhood meeting and there were some in opposition. She has some people in favor present that will speak tonight. She entered an email to Lori Bowers into the record (attached). The email refers to the promise to build a barrier wall between the industrial property which was never built and is no longer being required. Now only commercial buyers are interested in the property. She offered that Power Motive will provide a buffer along the north end to buffer the use from the residential uses. She asked the City Council to consider approval of this request.

Council Presidential Doody asked that those in favor come forward. He will take three of each at a time.

Toni Heiden Moran, 2676 Catalina Drive, said she has been tracking the history of this property and it was her feeling that 23 ½ Road should be considered the buffer. This property being commercial will not impact the schools. The positive thing is that the pictures show a mix of properties in the 23 ½ Road area. The proposed use of this property will be an enhancement. One of the complaints they heard was the nature of a 24 hour operation. Power Motive only operates during the day. The landscape buffer and fencing will hide the equipment from public view.

Bob Colony, 39 West Pagosa, is involved with the property as a personal representative to get the change made and is involved in the sale which has been difficult due to the current designation. He agreed that 23 ½ Road is a buffer.

Kathy Tomkins, 2327 H Road, north of H Road, has observed this piece of property. This property has been on the market quite a while. It does need to be changed back to industrial and it will be an asset to the neighborhood.

Council President Doody asked for three against the Growth Plan Amendment.

Dick Pennington, 780 23 7/10 Rd, said the City and the County have always taken the neighborhood into consideration and this piece was always considered a buffer. In 2000 Webb Crane annexed and then in 2002 Webb Crane was issued a Planned Development permit with conditions. He listed the conditions which were not completed due to Webb Crane's bankruptcy. Then Hansen Equipment bought the property and stated this property would stay residential to act as a buffer. In January, 2008, Power Motive held a neighborhood meeting. A vote was taken and no one wanted to change the designation. What was described by Mr. Colony, not being able to sell, will then be the case for the next property. The equipment being sold by Power Motive is very large and nothing will stop the smoke and fumes getting sucked into the houses. He read what the corresponding zoning of I-1 would allow. A change to any of those uses could occur without additional approval except for a site plan (administrative) approval. He referred to several of the neighbors that have health problems that are being affected by these commercial activities. He pointed out that those in favor are realtors that have a financial gain and they do not live in the area. He said the change would be terrible for the neighbors.

Ron Gray, 2360 H Road, thought granting this change will move the problem from one property owner to five property owners. Twenty-five feet of landscaping is not enough buffer from industrial to residential. There was supposed to be employee housing constructed in there and that could still happen or perhaps a light duty or other business use.

Jose Salgado, 766 23 ½ Road, just bought his land to have a nice home, not expecting to have a commercial property right across from him. Kenworth was already there but he

didn't realize he would have noise and smoke in his yard. His child has asthma and the smoke will affect him. He asked that they not approve the change.

Council President Doody asked if there were any more people in favor. There was none. They continued with those opposed.

Douglas Murphy, 768 23 ½ Road, has been there thirty years and he has fought every time to keep equipment from his living room window view. The equipment sticks up above any buffer and the fumes affect him.

Alan Pennington, 782 23 7/10 Road, owns rental units across from the property. It would not be industrial there now if the two acre buffer had stayed as a buffer. He said he hopes they won't approve the change.

Nancy Miller, 2363 H Road, has lived there 25 years and wants to keep the character of the neighborhood and keep the growth in tune with that. Everyone knows there will be growth but would like to keep it moderate. Walls and buffering will not preserve the nature of the neighborhood. There may be a new high school in the area which will increase drivers. The area has not quite been planned accordingly.

Frances Hayes, lives in Fruita but owns property in the area (2351 H Road), stated she bought the property as potential for her family but cannot build more than one house on 3.7 acres. People who buy in an estate area expect to be able to go outside and enjoy the outdoors. The house has been neglected on the subject property. "Estate" should mean something.

There were no additional comments.

The public hearing was closed at 8:09 p.m.

Jana Gerow, Development Construction Services, representing the applicant, said it is a mixed use area and agrees it is a challenge. Many of the concerns expressed relate to another property operated by Kenworth. These industrial sites have been there for several years, Kenworth for ten years. Power Motive is a different type of business for the neighborhood. Their only intent for the property is to park equipment which is large. The fact that the North Central Valley Plan has not been updated is a concern. The immediate neighbors have not opposed the proposal.

Council President Doody asked about what zoning they will pursue. Ms. Gerow said they would be willing to pursue commercial rather than industrial and then apply for a Conditional Use Permit (CUP) for the proposed use.

Councilmember Todd asked what buffering is required for commercial. Ms. Gerow said an eight foot buffer and a wall.

Councilmember Todd asked if there is more buffering required under industrial. She asked if the applicant would be willing to buffer twenty–five feet to which Matt Binder of Power Motive answered from the audience absolutely.

Councilmember Thomason asked if a CUP stays with the property. Ms. Bowers said a CUP runs with the property unless the use ceases for a year.

City Attorney Shaver clarified that if the allowed use under the CUP ceases, then the CUP expires.

Councilmember Palmer asked what other uses are allowed on commercially zoned property. Ms. Bowers said under a C-1 zoning, assembly and food products but manufacturing would require a CUP, retail sales, drive thru need a CUP, farm implement and equipment, display and storage, retail sales with outdoor sales and storage need a CUP. City Attorney Shaver suggested the uses under C-2 be reviewed. Ms. Bowers said outdoor storage is an allowed use under C-2.

Councilmember Todd pointed out that the commercial uses are higher traffic and would be allowed if the property were to be sold. Ms. Bowers concurred.

Councilmember Hill reviewed the criteria. He agreed that the criteria could be met either way. As part of growing community, these conflicts come up. But the question is what is to be done with this property. Looking at criteria for a Growth Plan Amendment, things have changed but not enough to change the character of the neighborhood. He agreed that one criteria was being met, but the others he did not feel are being met.

Councilmember Todd is familiar with the property; the property doesn't lend itself to building houses on it. She stated that they can't impose the requirement to build employee housing on the current owner. The property seems to have changed regularly. She is in favor of changing the designation and then look at the zoning when that comes back to Council.

Councilmember Palmer said the request is a significant change. He indicated he was sorry there has been so much change on this property. He did not see a reason for overriding the Planning Commission recommendation. He would vote to keep it Estate.

Councilmember Thomason said looking at the land use map, making the change makes sense. He would support the change.

Councilmember Coons said it truly is a transition neighborhood and this property fits in both categories. Power Motive has good intentions and understands the proposed use but she is concerned about the next owner. Until the North Central Valley Plan is updated, which is past due, she is reluctant to make that change without going through the planning process.

Councilmember Beckstein referred to the report. It concerns her that it was designated Estate and thinks all the change created the problem. She supports the change back.

Councilmember Todd asked how the change previously took place. Councilmember Palmer said it happened at a Council meeting. Councilmember Hill said it was for the purpose of buffering.

Ms. Bowers explained the progression of the change. The mistake was made in 1997, when the County issued a CUP for Webb Crane to use for low storage. Then they annexed into the City and the Growth Plan designation was changed and left the house for a buffer. Hanson then bought the property and subdivided the property in order to sell the property as an Estate lot. It sold and was a conforming use. The change back is not a total reversion.

Councilmember Coons asked if the County made the mistake by issuing the CUP. Ms. Bowers said yes.

Councilmember Beckstein asked when it was annexed. Ms. Bowers said when it was still Webb Crane. It was zoned Planned Development with one of the benefits being the house would be employee housing and it would act as a buffer. Then Hanson bought the property and they had to amend the Planned Development or revert it to a straight zone and it went back to Estate.

Council President Doody agreed with Councilmember Thomason, Beckstein, and Todd.

Resolution No. 36-08—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 2 acres for Property Located at 763 23 ½ Road from Estate back to Commercial/Industrial

Councilmember Thomason moved to adopt Resolution No. 36-08. Councilmember Todd seconded the motion. Councilmembers Beckstein, Thomason, Todd and Council President Doody voted in favor.

City Attorney Shaver said a super majority vote is required so the vote will not be sufficient to make the change. Motion failed with Councilmembers Hill, Palmer, and Coons voting NO. A supermajority was required to override the Planning Commission recommendation.

Council President Doody called a recess at 8:43 p.m.

The meeting reconvened at 8:51 p.m.

Public Hearing—Below-Senatore-Stone Annexation and Zoning, Located at 209 ½ and 221 Red Mesa Heights Road [File #ANX-2007-373

Request to annex 2.95 acres, located at 209 ½ and 221 Red Mesa Heights Road to R-2 (Residential 2 du/ac). The Below-Senatore-Stone Annexation consists of 2 parcels, is a 2 part serial annexation and includes portions of Hwy 340 (Broadway) and Red Mesa Heights Road rights-of-way.

The public hearing was opened at 8:52 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the request, the site, and the location. She asked that the staff report and the attachments be entered into the record. The annexation meets the criteria and the Planning Commission recommended approval of the annexation and zoning. The representative is present if there are any questions.

Vince Popish, Independent Survey, representing the applicants, stated they are in complete harmony with the report but can answer questions.

Councilmember Todd asked if the neighborhood is built corresponding to the requested zoning. Mr. Popish said it depended on which direction but in this vicinity there are R-2 densities and that was recommended by the Planning Department. They have no problem with that zoning.

There were no public comments.

The public hearing was closed at 8:55 p.m.

a. Accepting Petition

Resolution No. 37-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Below-Senatore-Stone Annexations No. 1 and No. 2, Located at 209 ½ and 221 Red Mesa Heights Road and Including Portions of Highway 340 and Red Mesa Heights Rights-of-Way is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4196—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Below-Senatore-Stone Annexation No. 1, Approximately 0.43 acres, Located at 209 ½ Red Mesa Heights Road and Including Portions of Highway 340 and Red Mesa Heights Rights-of-Way

Ordinance No. 4197—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Below-Senatore-Stone Annexation No. 2, Approximately 2.52 acres, Located at 209 ½ and 221 Red Mesa Heights Road

c. Zoning Ordinance

Ordinance No. 4198—An Ordinance Zoning the Below-Senatore-Stone Annexation to R-2, Located at 209 ½ and 221 Red Mesa Heights Road

Councilmember Palmer moved to adopted Resolution No. 37-08, and adopt Ordinance Nos. 4196, 4197, and 4198 and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing—Sage Hills Annexation and Zoning, Located at 3115 ½ and 3117 D ½ Road and Two Unaddressed Parcels on D ½ Road [File #ANX-2007-363]

Request to annex and zone 14.55 acres, located at 3115 ½ and 3117 D ½ Road and two unaddressed parcels on D ½ Road to R-5 (Residential 5 du/ac). The Sage Hills Annexation consists of 4 parcels and is a two part serial annexation.

The public hearing was opened at 8:57 p.m.

Justin T. Kopfman, Associate Planner, reviewed this item. He described the request, the site, and the location. The Planning Commission recommended approval. He asked that the Staff report and the attachments be entered into the record and recommended approval noting the applicant is in the audience.

The applicant concurred with Staff but could answer questions.

There were no public comments.

The public hearing was closed at 8:59 p.m.

a. Accepting Petition

Resolution No. 38-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Sage Hills Annexation, No. 1 and No. 2, Located at 3115 ½ and 3117 D ½ Road and Two Parcels with No Address on D ½ Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4199—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sage Hills Annexation No. 1, Approximately 4.92 acres, Located at 3115 ½ and 3117 D ½ Road and Two Parcels with No Address on D ½ Road

Ordinance No. 4200—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sage Hills Annexation No. 2, Approximately 9.63 acres, Located at 3115 ½ and 3117 D ½ Road and Two Parcels with No Address on D ½ Road

c. Zoning Ordinance

Ordinance No. 4201—An Ordinance Zoning the Sage Hills Annexation to R-5 (Residential 5 du/ac), Located at 3115 ½ and 3117 D ½ Road and Two Unaddressed Parcels on D ½ Road

Councilmember Todd moved to adopt Resolution No. 38-08, and adopt Ordinance Nos. 4199, 4200, and 4201 and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Lusk Annexation, Located at 2105 South Broadway [File #ANX-2007-368]

Request to annex 8.53 acres, located at 2105 South Broadway. The Lusk Annexation consists of one parcel.

The public hearing was opened at 9:00 p.m.

David Thornton, Principal Planner, reviewed this item. He described the site, and the location. He asked that the Staff report and the attachments be entered into the record and recommended approval. He noted that the zoning will follow a Growth Plan Amendment that will come forward later.

The applicant was present but had nothing to add.

There were no public comments.

The public hearing was closed at 9:02 p.m.

a. Accepting Petition

Resolution No. 39-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Lusk Annexation, Located at 2105 South Broadway is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4202—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Lusk Annexation, Approximately 8.53 acres, Located at 2105 South Broadway

Councilmember Palmer moved to adopt Resolution No. 39-08, and adopt Ordinance No. 4202 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Vacation of Public Right-of-Way, 7th and Main North/South Alley [File #VR-2007-222]

Request to vacate the north/south alley located between North 7th Street and North 8th Street on the north side of Main Street. The applicant is requesting to vacate the alley in order to use the adjacent property to the east for a future mixed-used development.

The public hearing was opened at 9:03 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the request, the site, and the location. Currently the Mesa County office buildings are to the north, Blue Moon is adjacent to the alley location, and the adjacent properties are all commercial. The request meets the criteria of the Zoning and Development Code. Staff states the existing telephone line will need to be relocated.

Joe Carter with Ciavonne, Roberts, and Associates, 222 N. 7th Street, representing the applicant, had nothing to add but could answer questions. There were none.

There were no public comments.

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

Councilmember Palmer asked about the vacation being anticipated during the 7th Street improvements when the street cut was eliminated.

Tim Moore, Public Works and Planning Director, said it was unique as the same property owners own both sides of the alley so he as Director made that decision to avoid having to reconstruct the improvements. If the vacation is not approved, then the curb cut could be reinstalled.

Councilmember Palmer affirmed that it is not the practice to anticipate such actions.

City Manager Kadrach said whenever possible these vacations should come forward before the construction so the Council is making those decisions.

Councilmember Palmer asked about drainage. Ms. Costello said that when the property is developed that will be addressed.

Councilmember Coons moved to adopt Ordinance No. 4203, and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

2008 Grand Junction / Mesa County Stormwater Management Manual (SWMM)

The 1996 Grand Junction/Mesa County Stormwater Management Manual (SWMM) has been updated in order to comply with the new regional stormwater engineering design criteria, local stormwater drainage policies and engineering design specifications. This update meets new federal and state stormwater regulation mandates for construction sites.

Tim Moore, Public Works and Planning Director, introduced this item. He explained the history of the project. It is primarily an engineering document and will be used for construction. It is a joint effort and has been adopted across the valley. He then explained how it will be implemented and used. In late 2005, a group of government entities had an extensive public process and particularly the engineering community most recently. They have had a number of training opportunities for the engineering and development community. The plan is to have the manual effective July 1. A project in progress can finish under the old manual. Any project started after July 1 will fall under the new manual. Both water quality and quantity will be reviewed.

Councilmember Thomason asked how frequently the manual is updated. Mr. Moore said they will review it at the end of the year and look at changes next year through roundtables. Changes will be ongoing. This was a significant change since Grand Junction was designated as a phase II community.

Councilmember Coons asked if the changes will affect homeowners. Mr. Moore said it will in the future. There will be a requirement to monitor detention basins. Homeowners now maintain those basins but there will be some water quality requirements where there will be annual inspections. The HOA's will be responsible for the testing. The 5-2-1 Authority staff will be monitoring that testing.

Council President Doody noted this is an unfunded mandate. Mr. Moore concurred and advised it is not inexpensive.

Councilmember Hill expressed appreciation of the Staff work that went into development of this manual. He noted this manual can serve as a template for the smaller communities. The valley is surrounded by federal lands from which stormwater flows into this community. That stormwater is not mitigated by the federal government this community is responsible for taking care of it.

Councilmember Hill moved to adopt Resolution No. 40-08. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Todd complimented Director Tim Moore about the improvements made at the Planning Department customer service window.

Adjournment

The meeting adjourned at 9:25 p.m.

Stephanie Tuin, MMC
City Clerk

Dear Lori;

We are composing this letter to express our personal opinion of the rezoning of this residential property. We have had this property on the market since August of 2007, the only offers we have had is that of commercial buyers. When we purchased this property we were informed that there would be a barrier wall built between our property and Hanson International, both on the south and west property lines. The purposed barrier wall on the south side was never built. When Power Motive bought their portion of land from Hanson Int'l, the city no longer required the building of the south wall. Prior to Power Motive owning the land, we at least viewed a big open commercial lot, now we look at huge backhoes, trackhoes, cats and all other industrial equipment out our back windows, not exactly residential beauty. Backyards are usually for the purpose of relaxing, possibly entertaining and enjoying the peaceful (view)! The few trees that were somewhat of a barrier, they proceeded to cut down which open even more view of the machinery. There are however a few trees remaining on our property, none of which block the commercial operation to the south or west of us.

We feel that our residential property would be better suited for commercial use as the majority of surrounding properties are already commercial. We do have the constant traffic behind our house from Hanson International, which is on the west side, open 24 hours a day seven days a week. Kenworth, located south east of our property also open very late, with the constant noise of horns, refrigeration units running and beeping as they back up, diesel engine surging, etc.

When we listed our property for sale, we had immediate commercial interest because of the location. We had one viewing of our property for residential purpose. Once the perspective buyer viewed the location and properties adjacent, they felt there was no need to proceed with the inside viewing. One can only surmise the surrounding commercial properties left no curb appeal for the perspective residential buyer.

Thank you in advance for your consideration of the rezoning of the above said property.

Sincerely,

(Mr.) Darwin W. Neufeld
DWN/dwr

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.519 / Virus Database: 269.21.7/1330 - Release Date: 3/15/2008 2:36 PM



3/18/2008

Attach 2
Purchase of Trucks

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Purchase of Three 3/4Ton Pickup Trucks and Two, One Ton Utility Service Trucks		
File #			
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 19, 2008		
Author Name & Title	Shirley Nilsen, Senior Buyer		
Presenter Name & Title	Jay Valentine, Assistant Financial Operations Manager		

Summary: This purchase is for three 3/4 ton pickup trucks which will be additions to fleet for the Parks and Recreation Forestry/Horticulture Division, and two 1 ton utility service trucks which will be fleet replacements in the Pipeline Maintenance and Parks Operations Divisions.

Budget: The Fleet Replacement fund has \$53,591.00 budgeted and approved in the Fleet Replacement Fund for the two 1 ton replacement utility service trucks. The CIP account has budgeted \$55,500.00 for three ¾ ton pickups to be added to the fleet.

Action Requested/Recommendation: Authorize the City Purchasing Division to purchase three 2008 model 3/4 ton Ford F-250 pickup trucks, and two model 2008 1 ton Ford F-350 Pickup Trucks with Rawson Koenig Service Bodies from Western Slope Auto, Grand Junction, CO in the amount of \$109,091.00.

Background Information: During the annual equipment review by the Fleet Replacement Committee, it was recommended that two utility service trucks servicing Pipeline Maintenance and Parks and Recreation Operations be replaced in 2008. The Parks and Recreation Forestry/Horticulture Division CIP account has approved funding for the ¾ ton pickups that will service the new Riverside Parkway and various other Parks locations. The solicitation was advertised in the Daily Sentinel and was sent to 53 potential bidders. Five bids were received as shown below. Fuoco Motors bid is deemed non-responsive because the specifications of one of the 1 ton trucks required that it be equipped with a lift gate. Fuoco's bid for the service truck did not have a lift gate. The Bid was sent out as an All-or-Nothing Award to maintain standardization of the fleet.

Company	Location	Total Purchase Price
Western Slope Auto	Grand Junction, Co	\$109,091.00
Stevinson Chevrolet	Golden, CO	\$113,691.25
Davidson-Gebhardt Chevrolet	Loveland, Co	\$114,795.75
Daniels Chevrolet	Colorado Spring, CO	\$115,248.00
Barbee's Freeway Ford	Denver, CO	\$135,249.27
Jim Fuoco Motor Company	Grand Junction, CO	Non -responsive

Attach 3

Zoning the ThreeP Development Annexation, Located at 519 30 Road
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Zoning the ThreeP Development Annexation - Located at 519 30 Road		
File #	ANX-200-019		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	February 28, 2008		
Author Name & Title	Senta L. Costello – Associate Planner		
Presenter Name & Title	Senta L. Costello – Associate Planner		

Summary: Request to zone the 1.66 acre ThreeP Development Annexation, located at 519 30 Road, to B-1 (Neighborhood Business).

Budget: N/A

Action Requested/Recommendation: Introduce a proposed Ordinance and set a public hearing for April 14, 2008.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION					
Location:		519 30 Road			
Applicants:		Owner: 3 P Development, LLC – Pam Pine Representative – River City Consultants – Tracy Moore			
Existing Land Use:		Single Family Residential			
Proposed Land Use:		Neighborhood Business			
Surrounding Land Use:	North	Single Family Residential			
	South	Multi-Family Residential			
	East	Office; Commercial; Single Family Residential			
	West	Single Family Residential			
Existing Zoning:		County B-2 (Concentrated Business)			
Proposed Zoning:		City B-1 (Neighborhood Business)			
Surrounding Zoning:	North	County B-2 (Concentrated Business)			
	South	City B-1 (Neighborhood Business)			
	East	County B-2 (Concentrated Business)/ City C-1 (Light Commercial)			
	West	County RMF-8 (Residential Multi-Family 8 du/ac)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the B-1 (Neighborhood Business) district is consistent with the Growth Plan designation of Commercial. The existing County zoning is B-2 (Concentrated Business). Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: The proposed zone district is compatible with the other low volume commercial and residential properties in the area. The zoning will further the goals and policies of the Growth Plan because the property can develop using existing infrastructure rather than “leap frog” development and meets the requirements of the Code and other City regulations.

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

Response: Adequate public facilities are available or will be supplied at the time of further development of the property. An 8" sewer line and 18" water line exist in 30 Road.

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

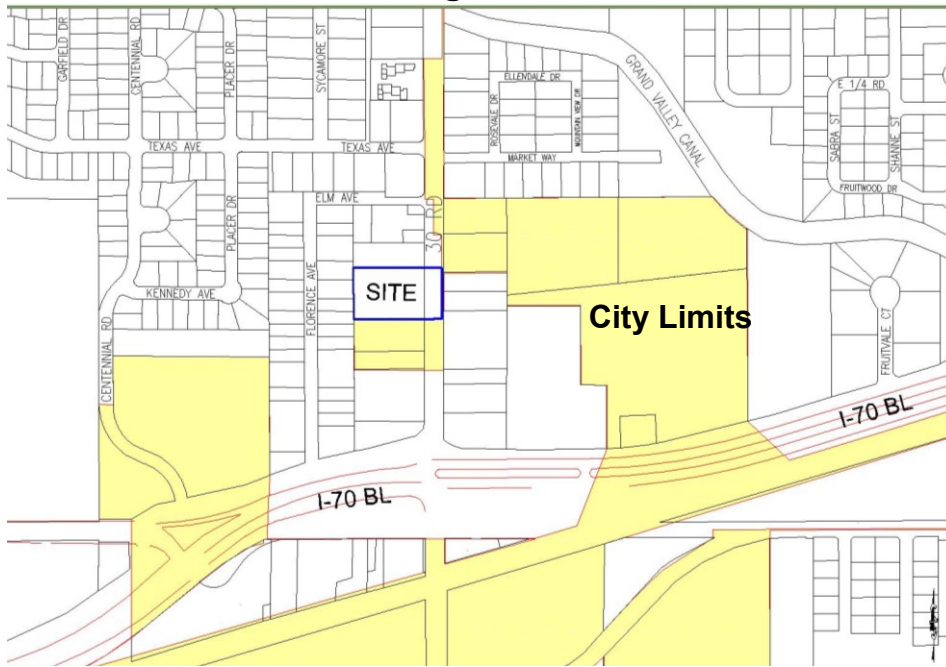
- a. R-O
- b. C-1
- c. C-2
- d. M-U

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

PLANNING COMMISSION RECOMMENDATION: On March 11, 2008, the Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the B-1 district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

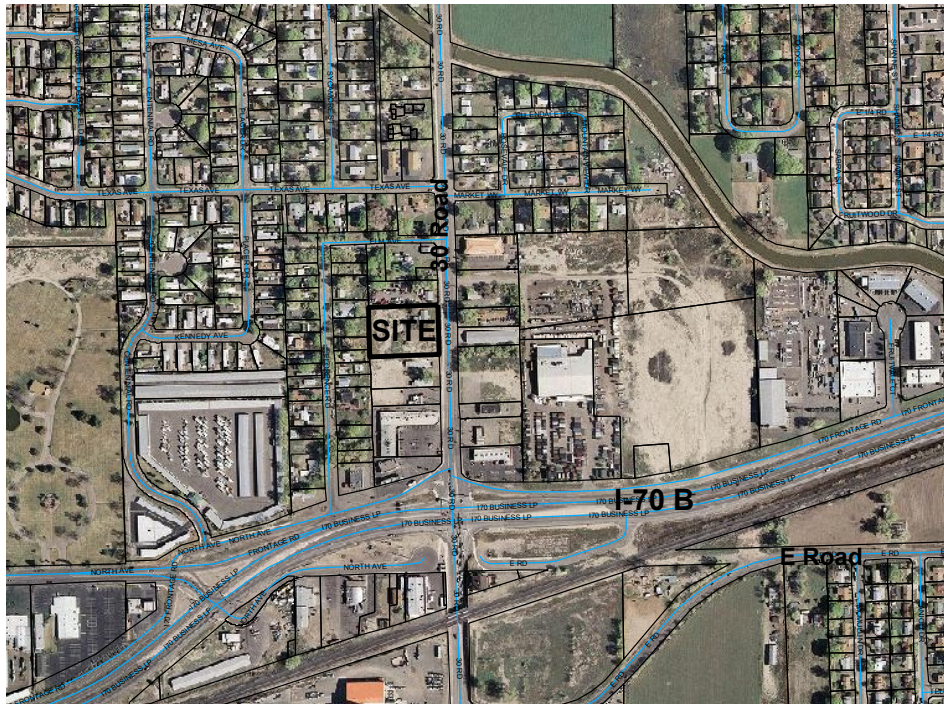
Annexation/Site Location Map

Figure 1



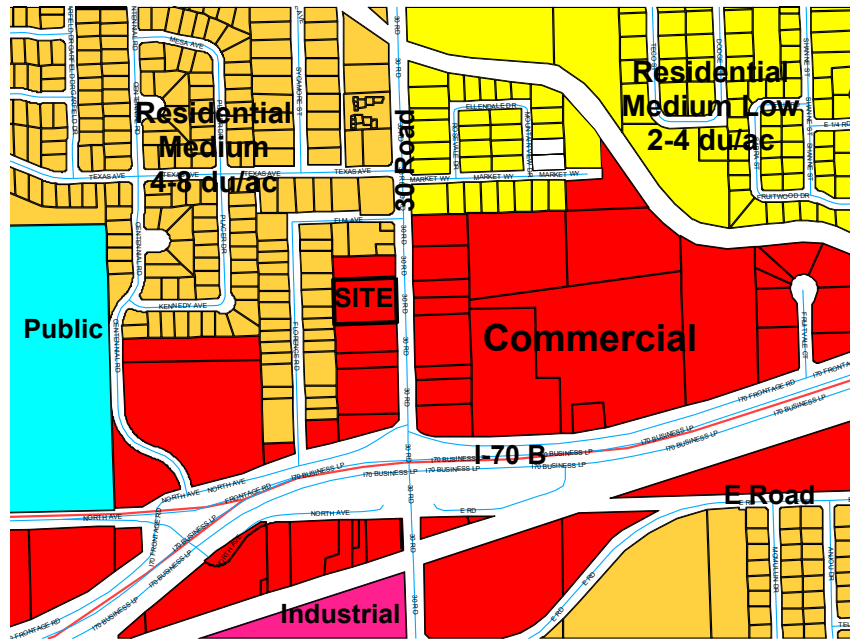
Aerial Photo Map

Figure 2



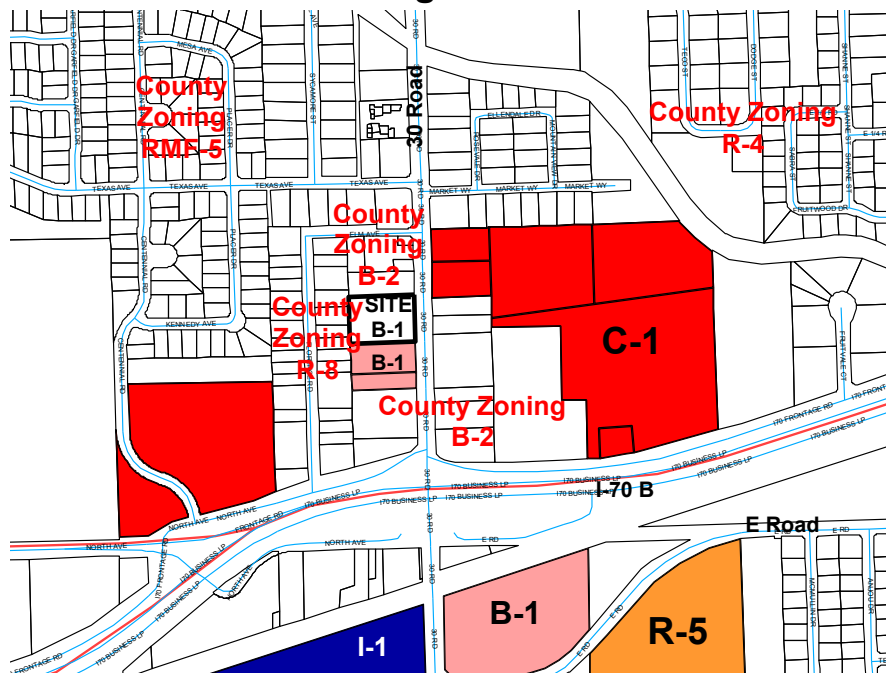
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE THREEP DEVELOPMENT ANNEXATION TO
B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 519 30 ROAD

Recitals:

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

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

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

The following property be zoned B-1 (Neighborhood Business).

THREEP DEVELOPMENT ANNEXATION

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 8 and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of said Section 9 and assuming the East line of the SE 1/4 SE 1/4 of said Section 8 to bear S00°07'39"E with all bearings contained herein relative thereto; thence S00°07'39"E a distance of 279.86 feet along East line of the SE 1/4 SE 1/4 of said Section 8 to the Point of Beginning; thence S89°55'38"E a distance of 32.00 feet to a point on the Westerly line of Rold Annexation, Ordinance No. 3538, City of Grand Junction; thence S00°07'39"E a distance of 195.95 feet along the Westerly line of said Rold Annexation; thence S89°52'21"W a distance of 32.00 feet along the Northerly line of said Rold Annexation to a point on the East line of the SE 1/4

SE 1/4 of said Section 8; thence S00°07'40"E a distance of 3.94 feet along the East line of the SE 1/4 SE 1/4 of said Section 8, said line also being the Westerly line of said Rold Annexation; thence N89°56'13"W a distance of 330.57 feet along the Northerly line of D M South Annexation No. 2, Ordinance No. 3456, City of Grand Junction, to a point on the East line of Lot 11 of Ford Subdivision, as same is recorded in Plat Book 7, Page 50, public records of Mesa County, Colorado; thence N00°06'38"W a distance of 200.00 feet along the East line of said Ford Subdivision; thence S89°55'38"E a distance of 330.51 feet to a point on the East line of the SE 1/4 SE 1/4 of said Section 8, said point also being the Point of Beginning.

Said parcel contains 1.66acres (72,380.02 sq. ft.), more or less, as described.

INTRODUCED on first reading the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

ATTEST:

President of the Council

City Clerk

Attach 4

Carter-Page Annexation, Located at 2793 D Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Carter-Page Annexation - Located at 2793 D Road		
File #	ANX-2008-046		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 18, 2008		
Author Name & Title	Senta L. Costello – Associate Planner		
Presenter Name & Title	Senta L. Costello – Associate Planner		

Summary: Request to annex 6.29 acres, located at 2793 D Road. The Carter-Page Annexation consists of 1 parcel and includes a portion of the D Road right-of-way.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Carter-Page Annexation and introduce the proposed Ordinance and set a hearing for May 5, 2008.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION

Location:	2793 D Road		
Applicants:	Owners: Carter Holdings Inc/LW Page Holdings Inc – Corey Carter Representative: Vortex Engineering – Robert W Jones II		
Existing Land Use:	Vacant/Junkyard		
Proposed Land Use:	Commercial/Industrial Use		
Surrounding Land Use:	North	Railroad	
	South	Industrial development	
	East	Single Family Residential/vacant	
	West	Single Family Residential	
Existing Zoning:	County I-2 (General Industrial)		
Proposed Zoning:	Requested - I-2 (General Industrial) Recommended – I-1 (Light Industrial)		
Surrounding Zoning:	North	City I-1 (Light Industrial)	
	South	County I-2 (General Industrial)	
	East	County I-2 (General Industrial)/RSF-R (Residential Single Family 1 du/5 ac	
	West	County I-2 (General Industrial)/RSF-R (Residential Single Family 1 du/5 ac	
Growth Plan Designation:	Industrial		
Zoning within density range?	X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 6.29 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

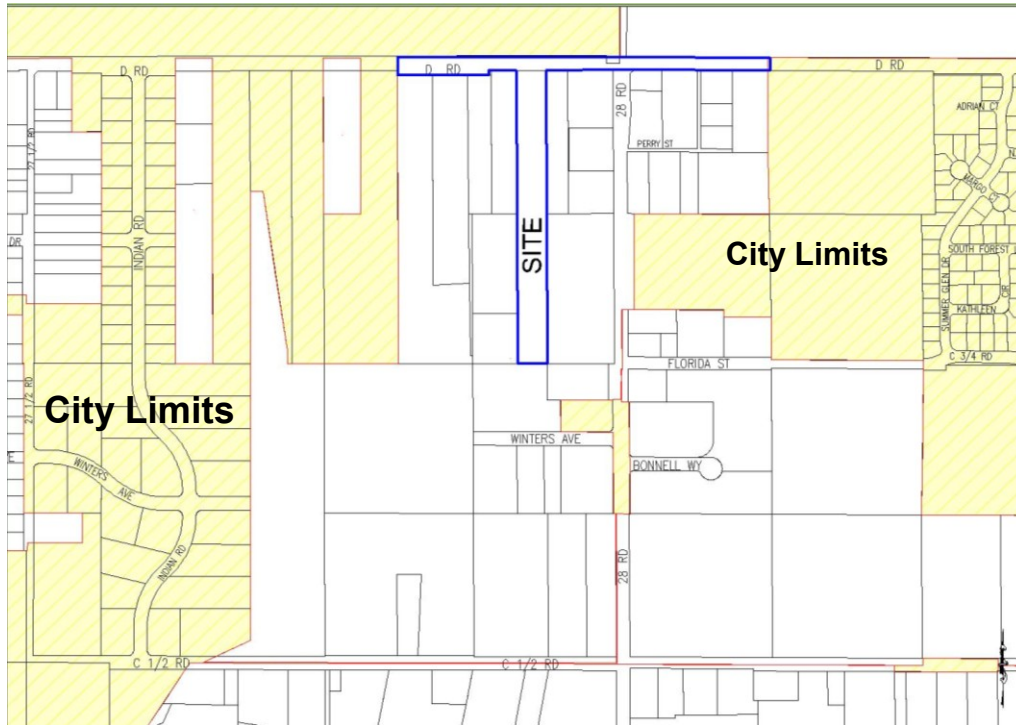
<u><i>ANNEXATION SCHEDULE</i></u>	
March 31, 2008	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
April 8, 2008	Planning Commission considers Zone of Annexation
April 14, 2008	Introduction of a proposed Ordinance on Zoning by City Council
May 5, 2008	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 6, 2008	Effective date of Annexation and Zoning

CARTER-PAGE ANNEXATION SUMMARY

File Number:	ANX-2008-046	
Location:	2793 D Road	
Tax ID Number:	2945-241-00-006	
Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	6.29 acres	
Developable Acres Remaining:	3.92 acres	
Right-of-way in Annexation:	103,502.08 sq ft of the D road right-of-way	
Previous County Zoning:	I-2 (General Industrial)	
Proposed City Zoning:	Requested - I-2 (General Industrial) Recommended – I-1 (Light Industrial)	
Current Land Use:	Vacant	
Future Land Use:	Commercial/Industrial Use	
Values:	Assessed:	= \$52,200
	Actual:	= \$180,010
Address Ranges:	2793 D Road only	
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation District
	Fire:	Grand Junction Rural
	Irrigation/Drainage:	Grand Valley Irrigation/Grand Valley Drainage
	School:	Mesa County School District #51
	Pest:	Grand River Mosquito

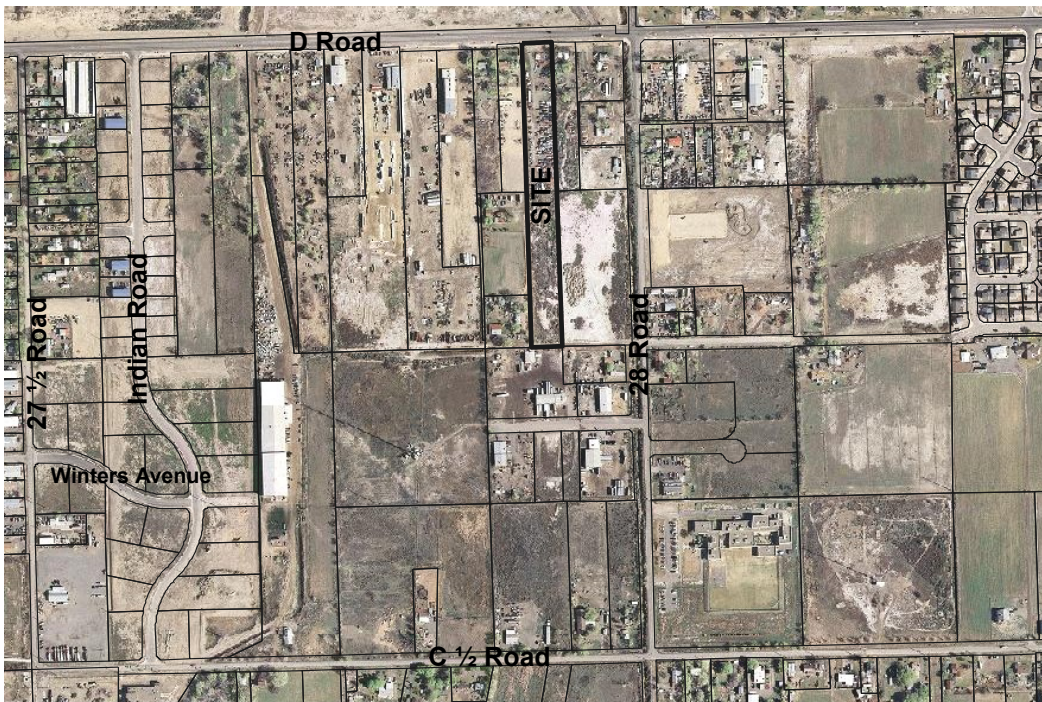
Annexation-Site Location Map

Figure 1



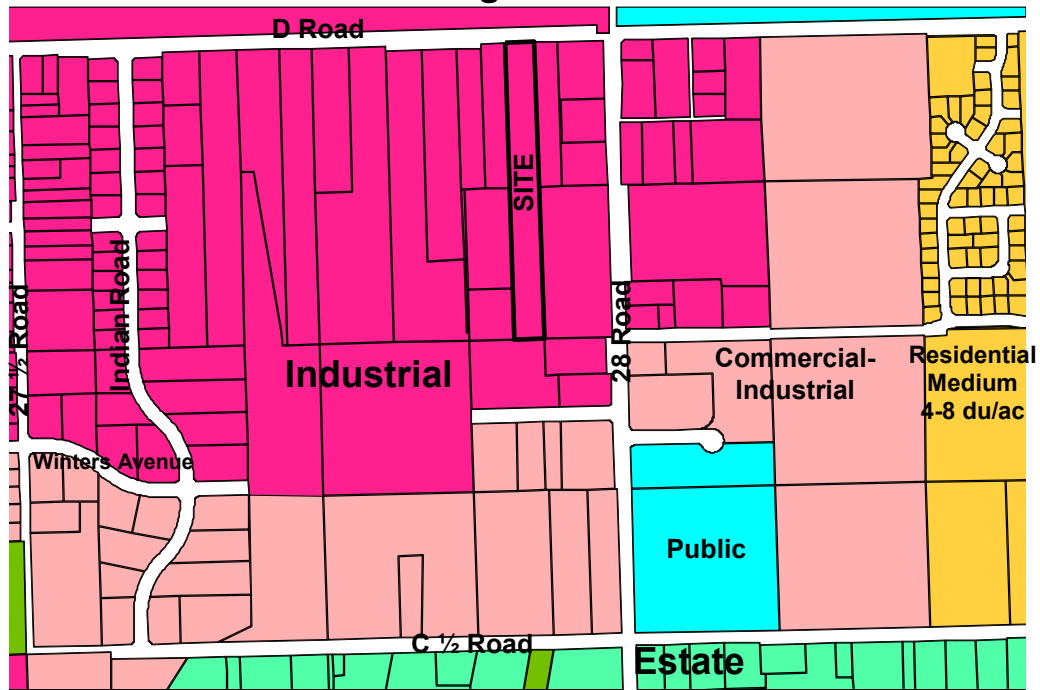
Aerial Photo Map

Figure 2



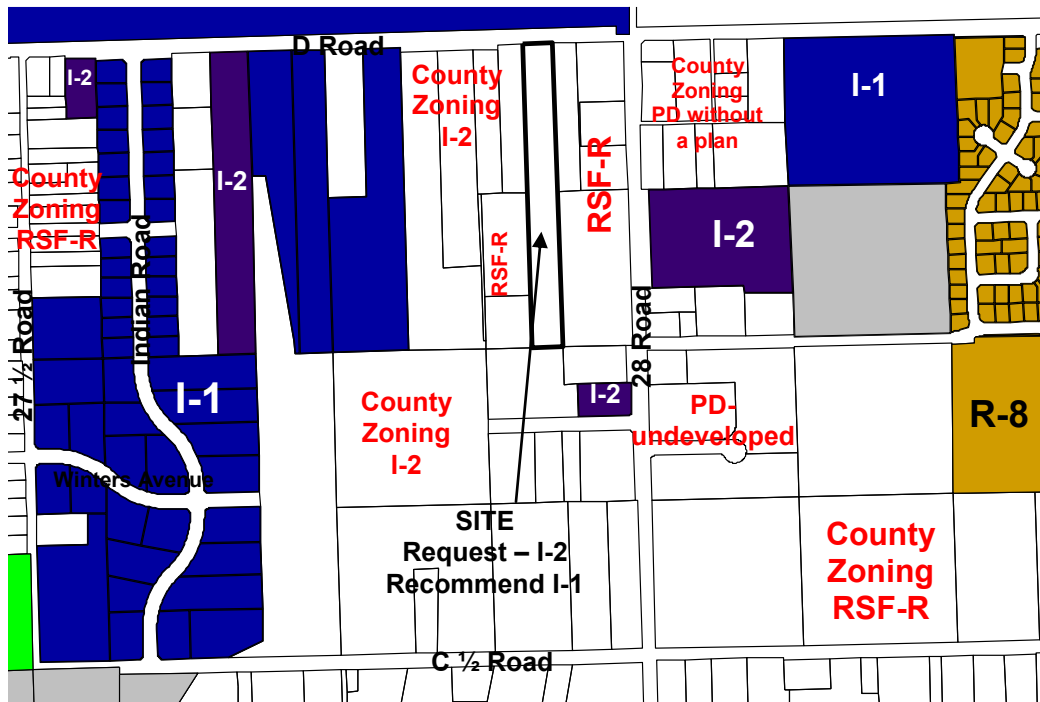
Future Land Use Map

Figure 3



Existing City and County Zoning Map

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 31st of March, 2008, 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**

CARTER-PAGE ANNEXATION

**LOCATED AT 2793 D ROAD INCLUDING A PORTION OF THE D ROAD
RIGHT-OF-WAY**

WHEREAS, on the 31st day of March, 2008, 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:

CARTER-PAGE ANNEXATION

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 24, Southeast Quarter (SE 1/4) of Section 13, Southwest Quarter (SW 1/4) of Section 18, and the Northwest Quarter (NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of said Section 24 and assuming the East line of the NE 1/4 NE 1/4 of said Section 24 to bear N00°13'45"W with all bearings contained herein relative thereto; thence N00°05'00"E a distance of 28.00 feet along the East line of the SE 1/4 SE 1/4 of said Section 13 to the Point of Beginning; thence S89°39'16"E a distance of 663.37 feet along a line being 28.00 feet North and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19, said line also being the South line of Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence S00°24'20"E a distance of 58.00 feet along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 19, said line also being the West line of Cooper-Tucker Annexation, Ordinance No. 4158, City of Grand Junction; thence N89°39'16"W a distance of 663.82 feet to a point on the East line of the NE 1/4 NE 1/4 of said Section 24, said line being 30.00 feet South and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19; thence N89°59'19"W a distance of 327.61 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence along the following three (3) courses: (1) S00°10'27"E a distance of 1294.20 feet to a point in the South line of the NE 1/4 NE 1/4 of said Section 24 (2) N89°52'15"W a distance of

131.60 feet along the South line of the NE 1/4 NE 1/4 of said Section 24 (3) N00°10'28"W a distance of 1293.93 feet; thence N89°59'19"W a distance of 122.20 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°01'17"E a distance of 20.00 feet; thence N89°59'19"W a distance of 401.07 feet along a line being 50.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence N00°06'38"W a distance of 78.00 feet along the East line of Home Lumber Annexation, Ordinance No. 4059, City of Grand Junction; thence S89°59'19"E a distance of 982.67 feet along a line being 28.00 feet North and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24, said line also being the South line of said Darren Davidson Annexation to a point on the East line of the SE 1/4 SE 1/4 of said Section 13, said point also being the Point of Beginning

Said parcel contains 6.29 acres (273,799.30 sq. ft.), 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 5th day of May, 2008, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the _____ day of _____, 2008.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
April 2, 2008
April 9, 2008
April 16, 2008
April 23, 2008

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

CARTER-PAGE ANNEXATION

APPROXIMATELY 6.29 ACRES

**LOCATED AT 2793 D ROAD INCLUDING A PORTION OF THE D ROAD
RIGHT-OF-WAY**

WHEREAS, on the 31st day of March, 2008, 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 5th day of May, 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:

CARTER-PAGE ANNEXATION

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 24, Southeast Quarter (SE 1/4) of Section 13, Southwest Quarter (SW 1/4) of Section 18, and the Northwest Quarter (NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of said Section 24 and assuming the East line of the NE 1/4 NE 1/4 of said Section 24 to bear N00°13'45"W with all bearings contained herein relative thereto; thence N00°05'00"E a distance of 28.00 feet along the East line of the SE 1/4 SE 1/4 of said Section 13 to the Point of Beginning; thence S89°39'16"E a distance of 663.37 feet along a line being 28.00 feet North and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19, said line also being the South line of

Darren Davidson Annexation, Ordinance No. 3205, City of Grand Junction; thence S00°24'20"E a distance of 58.00 feet along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 19, said line also being the West line of Cooper-Tucker Annexation, Ordinance No. 4158, City of Grand Junction; thence N89°39'16"W a distance of 663.82 feet to a point on the East line of the NE 1/4 NE 1/4 of said Section 24, said line being 30.00 feet South and parallel with the North line of the NW 1/4 NW 1/4 of said Section 19; thence N89°59'19"W a distance of 327.61 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence along the following three (3) courses: (1) S00°10'27"E a distance of 1294.20 feet to a point in the South line of the NE 1/4 NE 1/4 of said Section 24 (2) N89°52'15"W a distance of 131.60 feet along the South line of the NE 1/4 NE 1/4 of said Section 24 (3) N00°10'28"W a distance of 1293.93 feet; thence N89°59'19"W a distance of 122.20 feet along a line being 30.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°01'17"E a distance of 20.00 feet; thence N89°59'19"W a distance of 401.07 feet along a line being 50.00 feet South and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24; thence N00°06'38"W a distance of 78.00 feet along the East line of Home Lumber Annexation, Ordinance No. 4059, City of Grand Junction; thence S89°59'19"E a distance of 982.67 feet along a line being 28.00 feet North and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24, said line also being the South line of said Darren Davidson Annexation to a point on the East line of the SE 1/4 SE 1/4 of said Section 13, said point also being the Point of Beginning

Said parcel contains 6.29 acres (273,799.30 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

Attach 5

Prather Annexation, Located at 243 29 Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Prather Annexation - Located at 243 29 Road		
File #	ANX-2008-048		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 11, 2008		
Author Name & Title	Senta L. Costello		
Presenter Name & Title	Senta L. Costello		

Summary: Request to annex 0.55 acres, located at 243 29 Road. The Prather Annexation consists of 1 parcel and is a 2 part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Prather Annexation and introduce the proposed Ordinance and set a hearing for May 5, 2008.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION

Location:		243 29 Road		
Applicants:		Larry S. Prather		
Existing Land Use:		Single Family Residential		
Proposed Land Use:		Single Family Residential – 2 lot residential subdivision		
Surrounding Land Use:	North	Single Family Residential		
	South	Single Family Residential		
	East	Single Family Residential		
	West	Single Family Residential		
Existing Zoning:		County RSF-4 (Residential Single Family 4 du/ac)		
Proposed Zoning:		City R-4 (Residential 4 du/ac)		
Surrounding Zoning:	North	County RSF-4 (Residential Single Family 4 du/ac)		
	South	County RSF-4 (Residential Single Family 4 du/ac)		
	East	County RSF-4 (Residential Single Family 4 du/ac)		
	West	County RSF-4 (Residential Single Family 4 du/ac)		
Growth Plan Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?	X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.55 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

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

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

The following annexation and zoning schedule is being proposed.

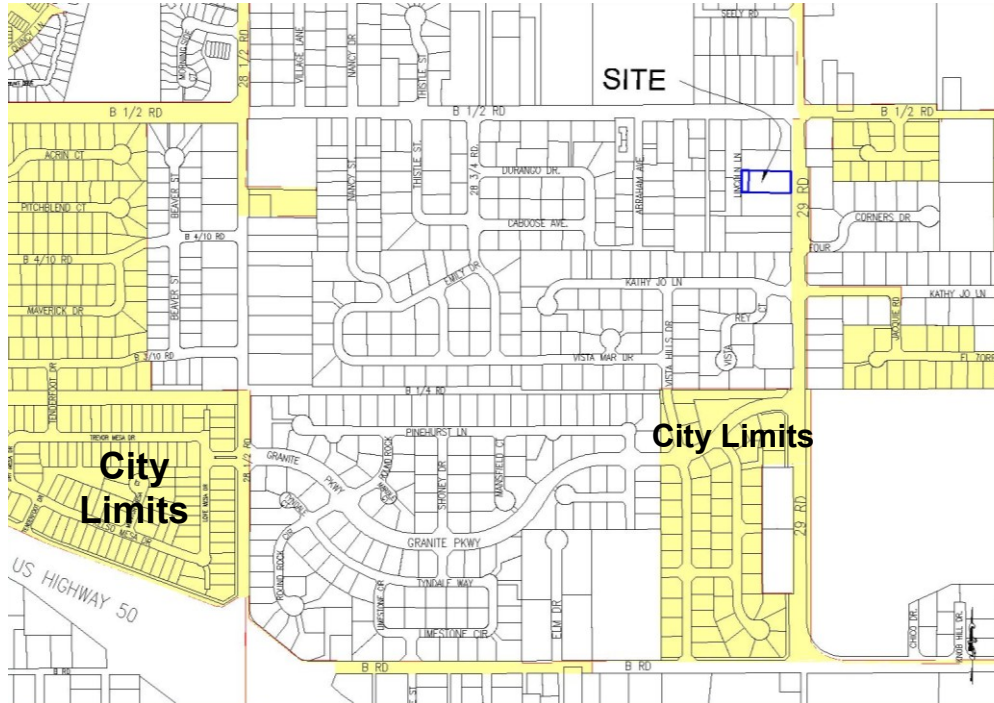
<u>ANNEXATION SCHEDULE</u>	
March 31, 2008	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
April 8, 2008	Planning Commission considers Zone of Annexation
April 14, 2008	Introduction of a proposed Ordinance on Zoning by City Council
May 5, 2008	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 6, 2008	Effective date of Annexation and Zoning

PRATHER ANNEXATION SUMMARY

File Number:	ANX-2008-048	
Location:	243 29 Road	
Tax ID Number:	2943-304-00-123	
Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	1 (under construction)	
Acres land annexed:	0.55 acres	
Developable Acres Remaining:	0.332 acres	
Right-of-way in Annexation:	0.00 acres	
Previous County Zoning:	RSF-4 (Residential Single Family 4 du/ac)	
Proposed City Zoning:	R-4 (Residential 4 du/ac)	
Current Land Use:	Single Family Residential	
Future Land Use:	Single Family Residential – 2 lot residential subdivision	
Values:	Assessed:	= \$7,390
	Actual:	= \$92,790
Address Ranges:	243-245 29 Road (odd only)	
Special Districts:	Water:	Ute Water
	Sewer:	Orchard Mesa Sanitation Dist
	Fire:	GJ Rural Fire Dist
	Irrigation:	Orchard Mesa Irrigation Dist
	School:	Mesa County School Dist #51
	Pest:	Grand River Mosquito

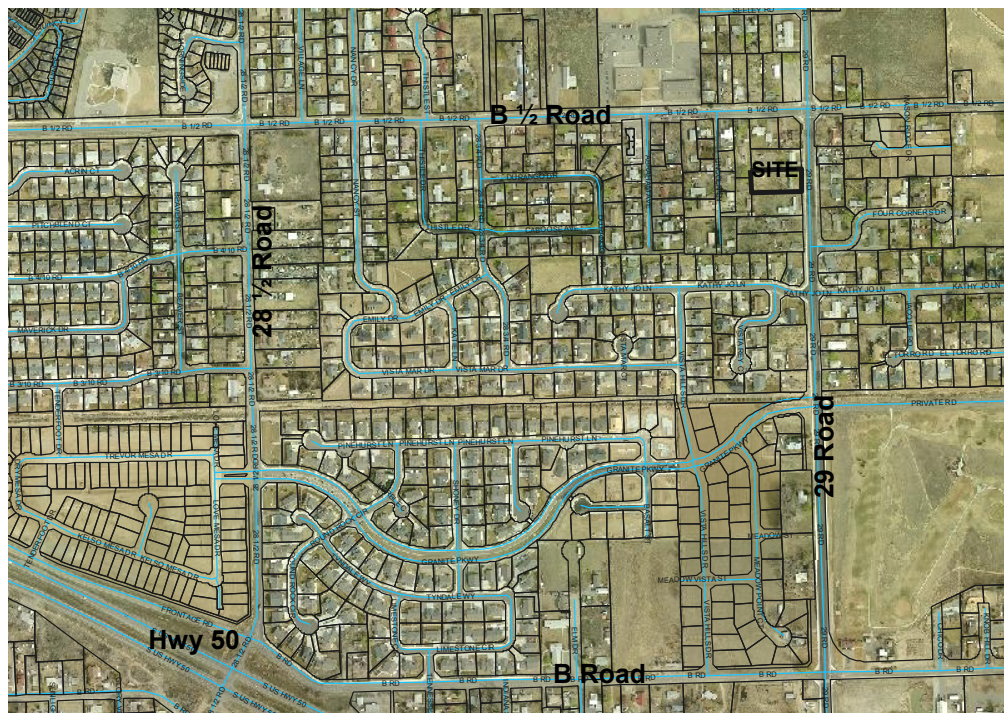
Annexation-Site Location Map

Figure 1



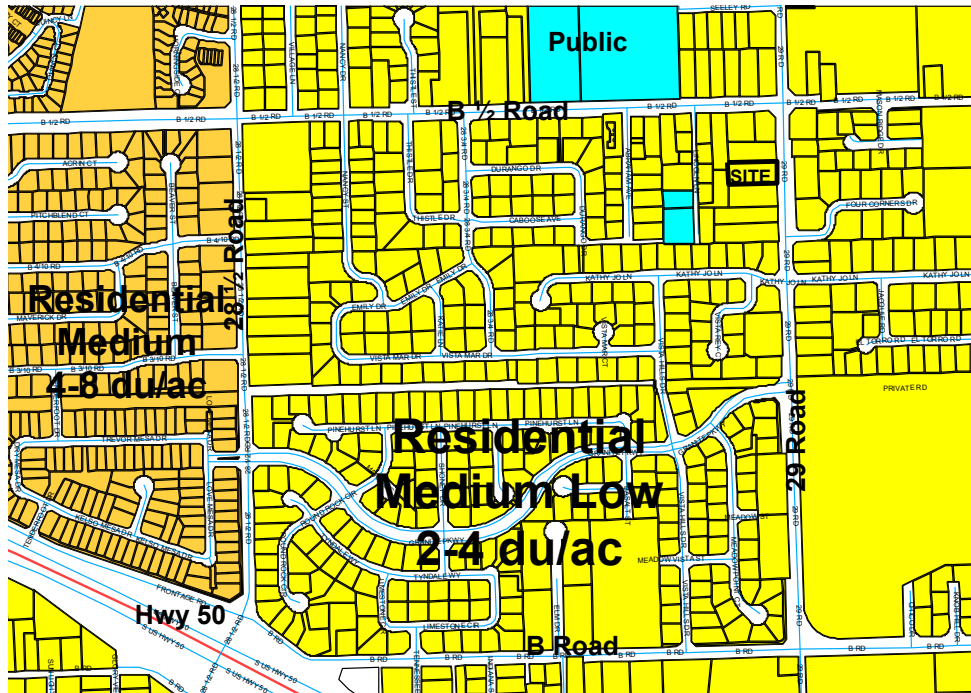
Aerial Photo Map

Figure 2



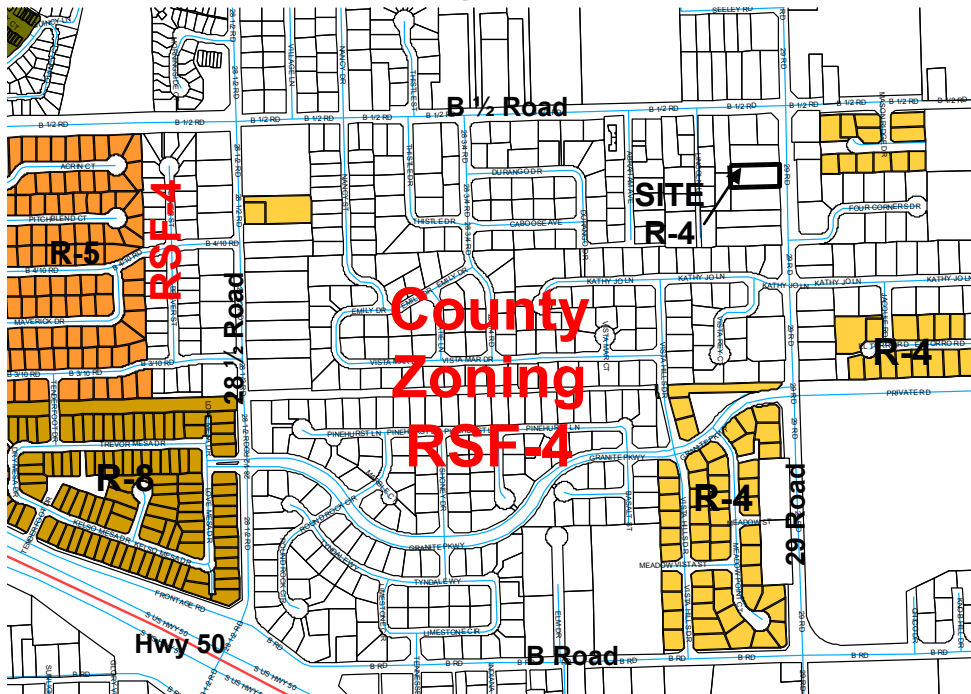
Future Land Use Map

Figure 3



Existing City and County Zoning Map

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 31st of March, 2008, 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**

PRATHER ANNEXATION NO 1 AND NO 2

LOCATED AT 243 29 ROAD

WHEREAS, on the 31st day of March, 2008, 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:

PRATHER ANNEXATION NO 1

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3 to the Point of Beginning; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 103.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence along the following (3) three courses: (1) S89°49'52"W a distance of 200.00 feet (2)

N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 0.47 acres (20,600.00 sq. ft.), more or less, as described.

PRATHER ANNEXATION NO 2

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence S89°49'52"W a distance of 200.00 feet along the North line of Prather Annexation No. 1, City of Grand Junction to the Point of Beginning; thence S00°10'08"E a distance of 103.00 feet along the West line of said Prather Annexation No. 1; thence along the following (3) three courses: (1) S89°49'52"W a distance of 35.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 35.00 feet to the Point of Beginning

Said parcel contains 0.47 acres (20,600.00 sq. ft.), 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 5th day of May, 2008, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed

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

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

ADOPTED the _____ day of _____, 2008.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
April 2, 2008
April 9, 2008
April 16, 2008
April 23, 2008

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PRATHER ANNEXATION NO 1

APPROXIMATELY 0.47 ACRES

LOCATED AT 243 29 ROAD

WHEREAS, on the 31st day of March, 2008, 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 5th day of May, 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:

PRATHER ANNEXATION NO 1

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence

S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3 to the Point of Beginning; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 103.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence along the following (3) three courses: (1) S89°49'52"W a distance of 200.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 0.47 acres (20,600.00 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PRATHER ANNEXATION NO 2

APPROXIMATELY 0.08 ACRES

LOCATED AT 243 29 ROAD

WHEREAS, on the 31st day of March, 2008, 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 5th day of May, 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:

PRATHER ANNEXATION NO 2

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence

S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence S89°49'52"W a distance of 200.00 feet along the North line of Prather Annexation No. 1, City of Grand Junction to the Point of Beginning; thence S00°10'08"E a distance of 103.00 feet along the West line of said Prather Annexation No. 1; thence along the following (3) three courses: (1) S89°49'52"W a distance of 35.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 35.00 feet to the Point of Beginning

Said parcel contains 0.47 acres (20,600.00 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

Attach 6

Lambert Annexation, Located at 2813 C ¾ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Lambert Annexation - Located at 2813 C ¾ Road		
File #	ANX-2008-045		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 19, 2008		
Author Name & Title	Justin T. Kopfman – Associate Planner		
Presenter Name & Title	Justin T. Kopfman – Associate Planner		

Summary: Request to annex 10.14 acres, located at 2813 C ¾ Road. The Lambert Annexation consists of one parcel and includes a portion of C ¾ Road Right-of-Way.

Budget: N/A

Action Requested/Recommendation: Adopt a Resolution referring the petition for the Lambert Annexation and introduce the proposed Ordinance and set a hearing for May 5, 2008.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION

Location:		2813 C ¾ Road		
Applicants:		Owner: Steve and Wanda Lambert Developer: Kevin Bray Representative: Brooke Bray – Zeck Homes		
Existing Land Use:		Residential		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Vacant		
	South	Industrial Communication Tower		
	East	Agricultural/Residential		
	West	Commercial/Vacant		
Existing Zoning:		County RSF-R (Residential Single Family Rural)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	None (Zoning in Process)		
	South	County RSF-R (Residential Single Family Rural)		
	East	R-8 (Residential 8-du/ac)		
	West	County PUD		
Growth Plan Designation:		Commercial Industrial		
Zoning within density range?	X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 10.14 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

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

- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;

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

The following annexation and zoning schedule is being proposed.

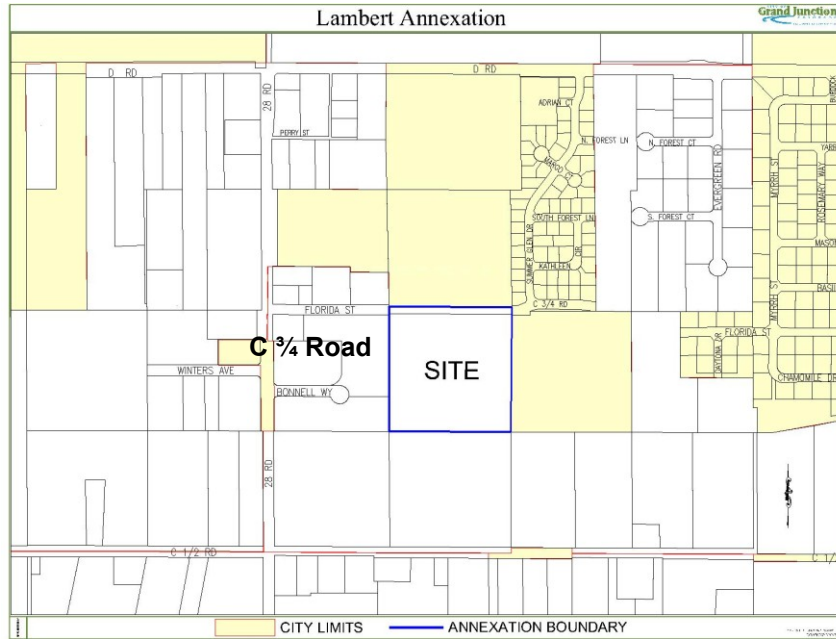
<u><i>ANNEXATION SCHEDULE</i></u>	
March 31, 2008	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
April 8, 2008	Planning Commission considers Zone of Annexation
April 14, 2008	Introduction of a proposed Ordinance on Zoning by City Council
May 5, 2008	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 6, 2008	Effective date of Annexation and Zoning

LAMBERT ANNEXATION SUMMARY

File Number:		ANX-2008-045
Location:		2813 C ¾ Road
Tax ID Number:		2943-192-00-142
Parcels:		1
Estimated Population:		3
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		10.14 acres (441,597.10 square feet)
Developable Acres Remaining:		10.1243 acres (441,014.5 square feet)
Right-of-way in Annexation:		.0157 acres (687.87 square feet)
Previous County Zoning:		RSF-R (Residential Single Family Rural)
Proposed City Zoning:		I-1 (Light Industrial)
Current Land Use:		Residential
Future Land Use:		Commercial Industrial
Values:	Assessed:	\$18,090
	Actual:	\$227,350
Address Ranges:		2813-2829 (odd only) C ¾ Road
Special Districts:	Water:	Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Grand Junction Rural
	Irrigation/ Drainage:	Grand Valley Irrigation Grand Valley Drainage
	School:	District 51
	Pest:	Grand River Mosquito District

Annexation/Site Location Map

Figure 1



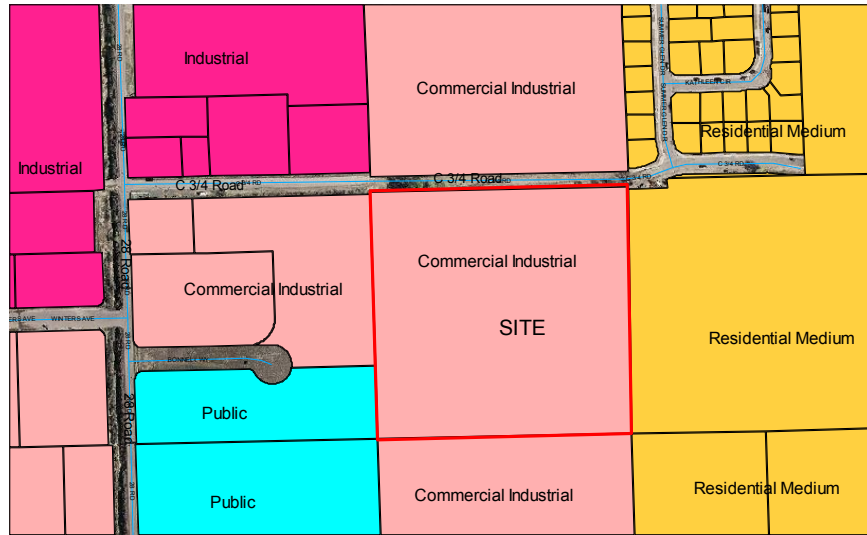
Aerial Photo Map

Figure 2



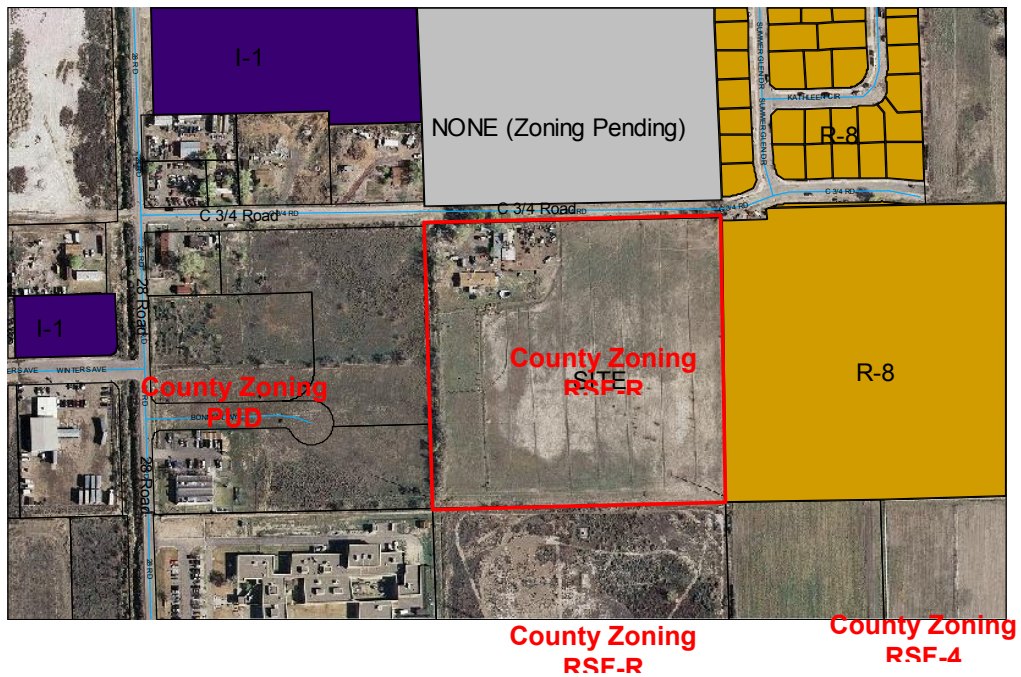
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 31st of March, 2008, 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**

LAMBERT ANNEXATION

LOCATED AT 2813 C 3/4 ROAD AND A PORTION OF C 3/4 ROAD RIGHT OF WAY

WHEREAS, on the 31st day of March, 2008, 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:

LAMBERT ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter of the Northwest Quarter (NE 1/4 SW 1/4 NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

The NE 1/4 SW 1/4 NW 1/4 of said Section 19.

Said parcel contains 10.14 acres (441,597.10 sq. ft.), 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 5th day of May, 2008, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed

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

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

ADOPTED the _____ day of _____, 2008.

Attest:

President of the Council

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
Wednesday, April 2, 2008
Wednesday, April 9, 2008
Wednesday, April 16, 2008
Wednesday, April 23, 2008

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

LAMBERT ANNEXATION

APPROXIMATELY 10.14 ACRES

LOCATED AT 2813 C 3/4 ROAD AND A PORTION OF C 3/4 ROAD RIGHT OF WAY

WHEREAS, on the 31st day of March, 2008, 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 5th day of May, 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:

LAMBERT ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter of the Northwest Quarter (NE 1/4 SW 1/4 NW 1/4) of Section 19, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

The NE 1/4 SW 1/4 NW 1/4 of said Section 19.

Said parcel contains 10.14 acres (441,597.10 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

Attach 7

Setting a Hearing on Zoning the Schuckman Annexation, Located at 231 28 1/2 Road
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Zoning the Schuckman Annexation, located at 231 28 1/2 Road		
File #	ANX-2008-018		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	February 28, 2008		
Author Name & Title	Senta L. Costello – Associate Planner		
Presenter Name & Title	Senta L. Costello – Associate Planner		

Summary: Request to zone the 0.87 acre Schuckman Annexation, located at 231 28 1/2 Road, to R-8 (Residential 8 du/ac).

Budget: N/A

Action Requested/Recommendation: Introduce a proposed ordinance and set a public hearing for April 14, 2008.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION

Location:		231 28 1/2 Road			
Applicants:		Russell & Norma Schuckman			
Existing Land Use:		Duplex			
Proposed Land Use:		Additional Duplex			
Surrounding Land Use:	North	Duplex			
	South	Single Family Residential			
	East	Single Family Residential			
	West	Single Family Residential			
Existing Zoning:		County RSF-4 (Residential Single Family 4 du/ac)			
Proposed Zoning:		City R-8 (Residential 8 du/ac)			
Surrounding Zoning:	North	County RSF-4 (Residential Single Family 4 du/ac)			
	South	County RSF-4 (Residential Single Family 4 du/ac)			
	East	County RSF-4 (Residential Single Family 4 du/ac)			
	West	County RMF-5 (Residential Multi-Family 5 du/ac)			
Growth Plan Designation:		Residential Medium 4-8 du/ac			
Zoning within density range?		X	Yes		No

Staff Analysis:

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

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

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

Response: The proposed R-8 zone district is compatible with the neighborhood. The properties to the west and south range from 1/6 to 1/8 of an acre in size and if annexed would most likely be given a zone district of R-8 as the majority could not meet the bulk standards of the R-4 or R-5 zone districts. If a R-4 zone district were designated for this property, the existing use would not meet the

required performance standards for a duplex in an R-4 zone. In the R-5 zone district, the duplex would be conforming, but the property could not be further developed. The zoning is consistent with the goals and policies of the Growth Plan by utilizing existing infrastructure for further development potential instead of “leap frog” development and is consistent with the Orchard Mesa Plan, the requirements of the Code and other City regulations.

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

Response: Adequate public facilities are available or will be supplied at the time of further development of the property. 8” water and sewer lines exist in 28 ½ Road and a 6” water line is located in B.3 Road.

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

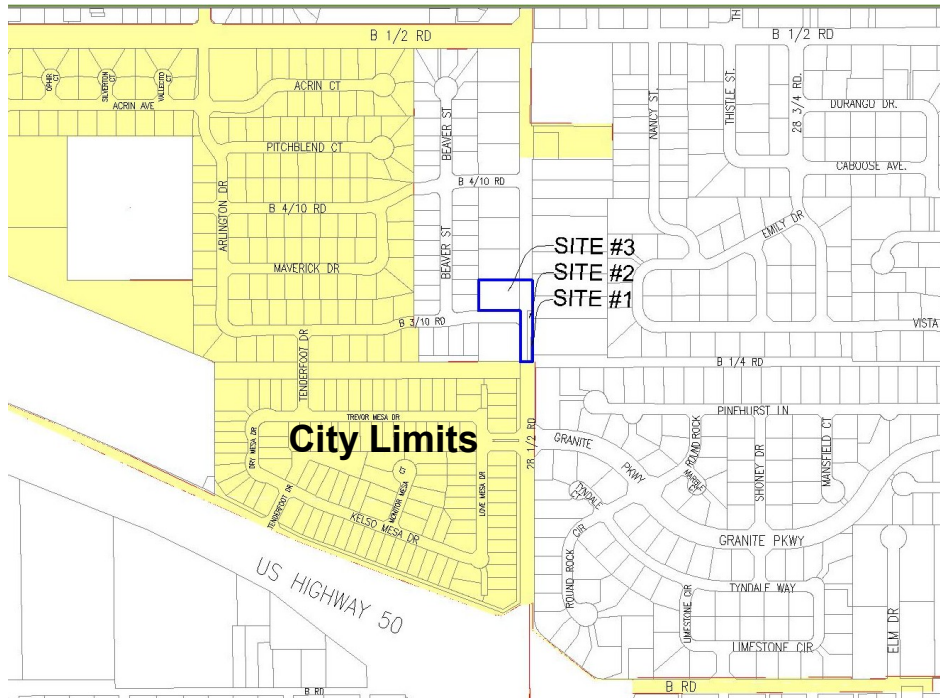
- e. R-4
- f. R-5

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

PLANNING COMMISSION RECOMMENDATION: At its March 25, 2008 meeting, the Planning Commission recommended denial of the requested zone of annexation to the City Council, finding the zoning to the R-8 district to be inconsistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code. Their recommendation for zoning on this property is R-4 (Residential 4 du/ac).

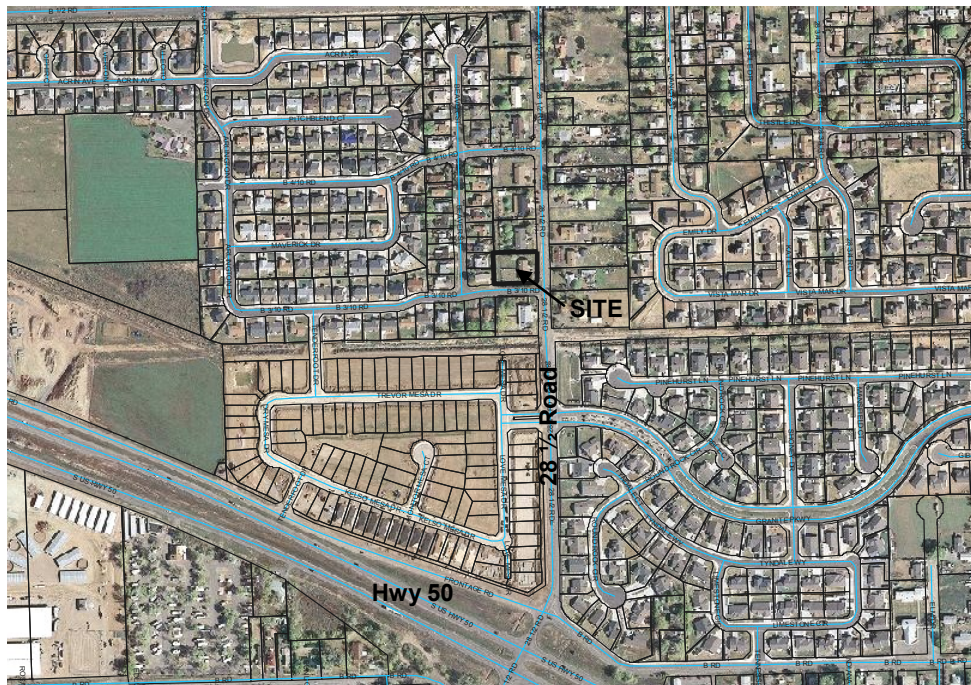
Annexation/Site Location Map

Figure 1



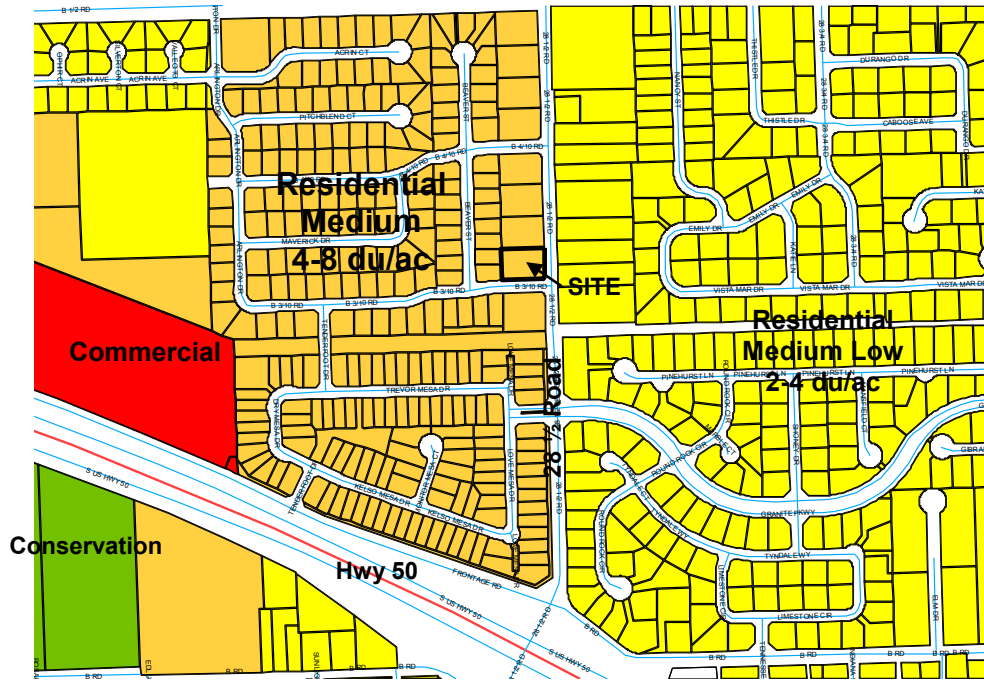
Aerial Photo Map

Figure 2



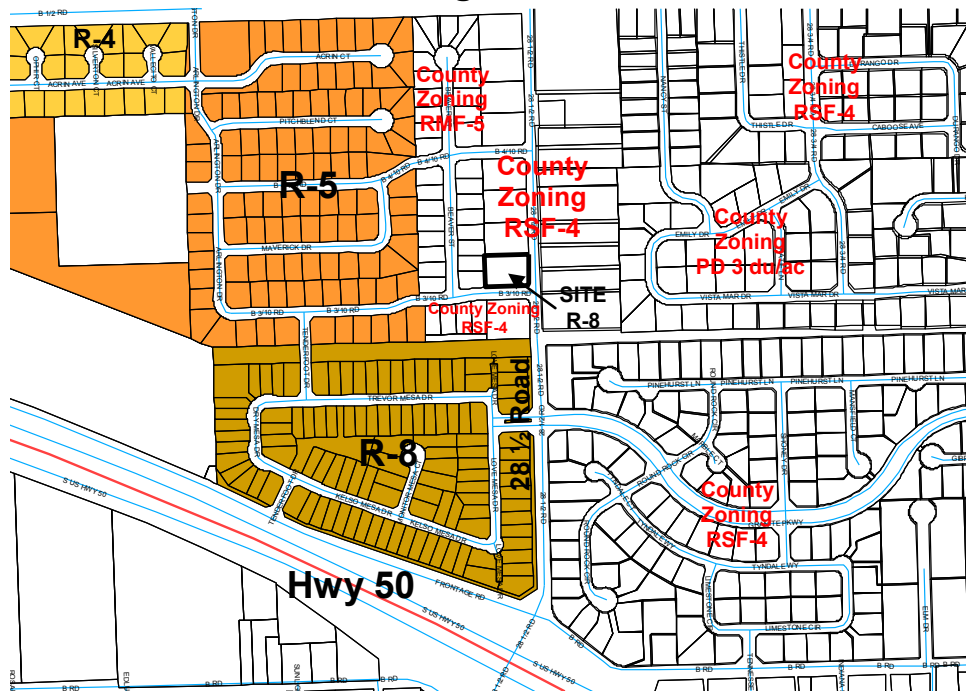
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE SCHUCKMAN ANNEXATION TO
R-8 (RESIDENTIAL 8 DU/AC)**

LOCATED AT 231 28 1/2 ROAD

Recitals

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

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

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

The following property be zoned R-8 (Residential 8 du/ac).

SCHUCKMAN ANNEXATION

Lot 4 Block 2 Orchard Villas Sub Filing No 1 Sec 30 T1S R1E, Mesa County, Colorado.

INTRODUCED on first reading the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

ATTEST:

President of the Council

City Clerk

Attach 8

Setting a Hearing Zoning the Martin Annexation, Located at 2107 H Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Zoning the Martin Annexation - Located at 2107 H Road		
File #	ANX-2008-017		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 10, 2008		
Author Name & Title	Justin T. Kopfman – Associate Planner		
Presenter Name & Title	Justin T. Kopfman – Associate Planner		

Summary: Request to zone the 2.95 acre Martin Annexation, located at 2107 H Road, to I-1 (Light Industrial).

Budget: N/A

Action Requested/Recommendation: Introduce a proposed Ordinance and set a public hearing for April 14, 2008.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2107 H Road		
Applicants:		Owners: Russ and Shelia Martin		
Existing Land Use:		Residential/Agricultural		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Agricultural & Residential		
	South	Residential		
	East	Commercial		
	West	Residential		
Existing Zoning:		County RSF-R (Residential Single Family Rural)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	County AFT		
	South	County RSF-R		
	East	County C-2		
	West	County RSF-R & I-1 (Light Industrial)		
Growth Plan Designation:		Commercial Industrial		
Zoning within density range?		X	Yes	No

Staff Analysis:

The requested zone of annexation to the I-1 (Light Industrial) district is consistent with the Growth Plan land use classification of Industrial. The existing County zoning is RSF-R (Residential Single Family Rural), which is not consistent with Growth Plan land use classification. Section 2.14 of the Zoning and Development Code states the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

Response: It is compatible with the Growth Plan Future Land Use classification of Industrial. Properties to the east have already been zoned I-1 (Light Industrial). All

properties surrounding the Foster Industrial Annexation have a Growth Plan designation of Industrial.

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

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

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

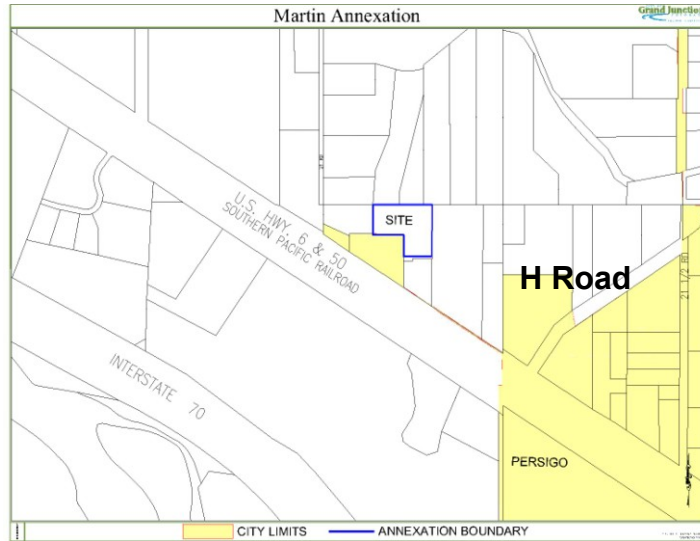
- g. C-2 (General Commercial)
- h. I-O (Industrial Office)

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

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council on March 11, 2008, finding the zoning to the I-1 (Light Industrial) district to be consistent with the Growth Plan, County RSF-R (Residential Single Family Rural) and Sections 2.6 and 2.14 of the Zoning and Development Code.

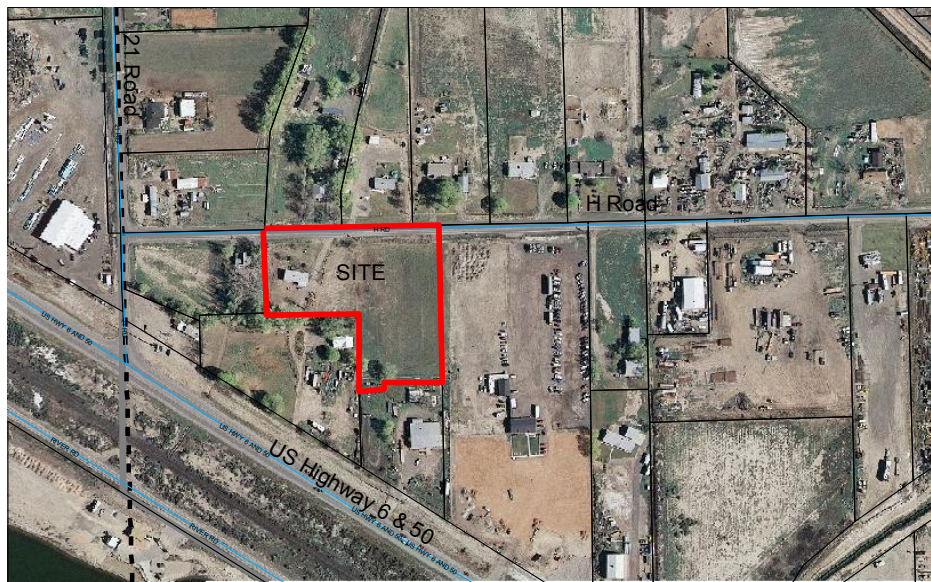
Site Location Map

Figure 1



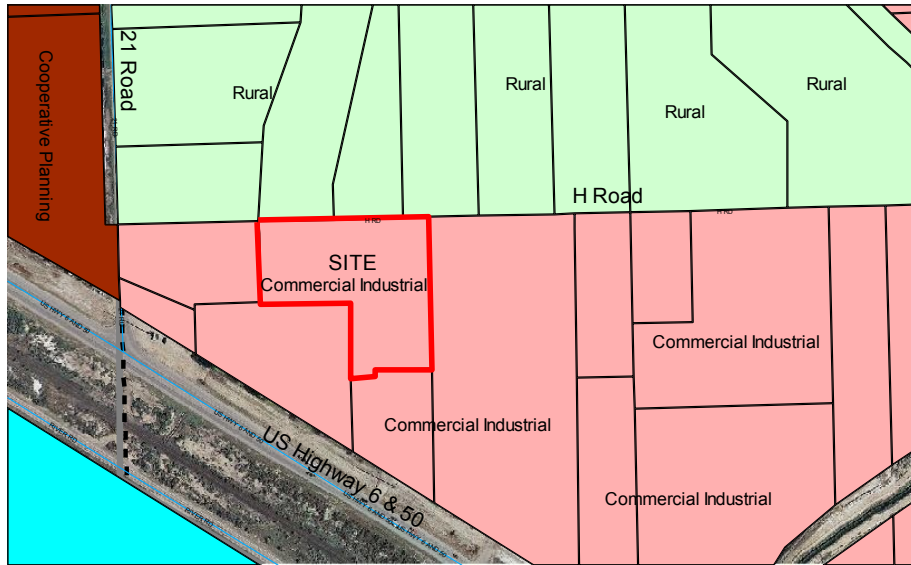
Aerial Photo Map

Figure 2



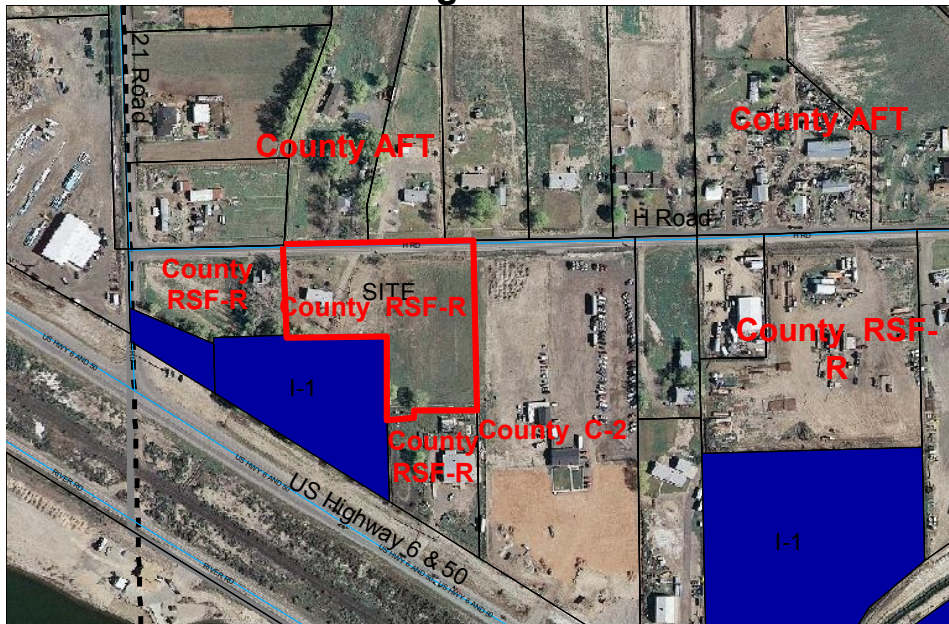
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

LOCATED AT 2107 H ROAD

Recitals:

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

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

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

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

MARTIN ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 36, Township One North, Range Two West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of said Section 36 and assuming the North line of the NW 1/4 NW 1/4 of said Section 36 to bear S89°52'49"E with all bearings contained herein relative thereto; thence S89°52'49"E a distance of 363.00 feet along the North line of the NW 1/4 NW 1/4 of said Section 36 to the Point of Beginning; thence S89°52'49"E a distance of 436.41 feet along the North line of the NW 1/4 NW 1/4 of said Section 36; thence S00°00'49"E a distance of 379.21 feet; thence N89°52'49"W a distance of 207.47 feet to a point on the Westerly line of Baldwin Annexation No. 2, Ordinance No. 3983, City of Grand Junction; thence N00°00'49"W a distance of 160.83 feet along the Westerly line of said Baldwin Annexation No. 2; thence N89°52'49"W a distance of 228.94 feet along the Northerly line of said Baldwin

Annexation No. 2; thence N00°00'49"W a distance of 218.38 feet to the Point of Beginning.

Said parcel contains 2.95 acres (128,670.27 sq. ft.), more or less, as described.

INTRODUCED on first reading the ____ day of _____, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

ATTEST:

President of the Council

City Clerk

Attach 9

Two Rivers Convention Center Food Distribution Contract

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Two Rivers Convention Center Food Distributor		
File #			
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent		Individual X
Date Prepared	March 20, 2008		
Author Name & Title	Shirley Nilsen, Senior Buyer		
Presenter Name & Title	Joe Stevens, Parks and Recreation Director Tim Seeberg, Convention Center Manager		

Summary: This request is to award the food distribution contract, which provides wholesale pricing, for the food products used at Two Rivers Convention Center (TRCC). This contract will be in force for 1 year with 3 additional annual renewals.

Budget: Funding will be provided from the approved 2008 FY TRCC Food Budget. The estimated annual expenditure is \$325,000.00.

Action Requested/Recommendation: Authorize the Purchasing Division to purchase food delivered from SYSCO Intermountain Food Services, Inc.

Attachments: Sysco Code of Business Conduct and Ethics Letter

Background Information: This is a cost-plus contract which includes the supplier's cost of the product and delivery to TRCC. The cost-plus percentages are unique to a specific food category and are firm for the duration of the initial contract. At the City's discretion the solicitation and subsequent contract provides for three (3) additional annual renewals.

The food distributor was selected through a competitive Request for Proposal process using the following evaluation criteria:

- Cost
- Responsiveness of RFP
- Understanding of the intent and objectives of this Project
- Necessary resources
- Required skills
- Demonstrated capability

- Demonstrated business integrity
- Green products

Three proposals were received and evaluated by a team of representatives from TRCC and Purchasing. The proposals were from suppliers with on-line ordering capabilities and have provided their products and service to the City of Grand Junction. The evaluation team would like to recommend Sysco Intermountain Food Service because of the following:

- Cost – a cost comparison of the most frequently ordered food items was conducted and the saving incurred will be several thousand dollars throughout the next year
- Technology - Sysco software named RIO “Receive, Inventory, Order” contains features that will improve security and allow TRCC’s executive Chef to conduct inventory more efficiently by utilizing a Pocket PC
- The software also updates prices daily through an FTP (File Transfer Protocol) function. This capability will allow a menu to be priced in a matter of minutes. Giving the Executive Chef the flexibility to change products and compare historical pricing of menus.
- A meeting was held with Sysco to discuss business ethics. Sysco expects employees to follow the Code of Business Conduct and Ethics standards as part of their business practice.
- Sysco is committed to minimize their effect on the environment. To include:
 - An Energy efficiency goal to reduce Diesel fuel usage and KHW energy by 5%
 - Reduce route miles
 - Reduce idle time of the fleet
 - Provide Biodegradable and recyclable products
 - Participate in Sustainable Agriculture Practices
 - Member of the EPA Design for the Environment program

A formal Request for Proposal was issued and advertised in the Daily Sentinel and invitations were sent to thirty-one potential providers. The following companies submitted proposals:

Company	Location
SYSCO Intermountain Food Service	Salt Lake City, UT
U.S. Foodservice	Centennial, CO
Shamrock Foods	Commerce City, CO



March 10, 2008

Erik Joe Stevens
Director of Parks & Recreation
City of Grand Junction, Colorado
1340 Gunnison Ave
Grand Junction, CO 81501

Dear Mr. Stevens,

Thank you again for your time the other day. Once again I would like to personally apologize for the misfortunate event that occurred roughly 5 years ago regarding the trip incentive offered and accepted by one of the city employees. It is SYSCO Intermountain's intention that this will never happen again with the City of Grand Junction or with any other non-qualified institution.

SYSCO Corporation was founded with a commitment to the highest ethical standards of business conduct and fair dealing in the company's relations with all associates, customers, suppliers and shareholders. Over the years, the practice of this philosophy has earned SYSCO a valuable reputation... a reputation vital to sustaining our position as industry leader.

Our Code of Business Conduct and Ethics clarifies our standards of conduct in potentially sensitive situations; it makes it clear that SYSCO Corporation expects all associates, officers and directors to understand and appreciate the ethical considerations of their decisions; and it reaffirms our long-standing commitment to a culture of corporate and individual accountability and responsibility for the highest ethical and business practices.

Within our Code of Business Conduct and Ethics there is the following statement under "Payment of Gratuities"

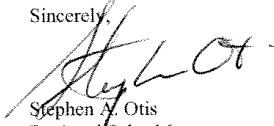
"In all dealings with supplies, customers, governmental officials and associates of SYSCO, no director (in connection with his or her efforts or role as a director of SYSCO), associate or officer shall offer to give or give any payment or other significant thing of value that has as its purpose, or potential purpose, or may appear to have as its purpose, improperly influencing the business relationships between SYSCO and such persons or entities."

In addition to our Code of Business Conduct and Ethics code, SYSCO Intermountain requires all external incentives to be heavily scrutinized for non-qualified customers as well as all accepted customers/employees to be authorized by each locations ownership. Any non-qualified customer should and would not be allowed or offered the incentive.

Please allow the above standards and practices which are signed and explained yearly to and by every associate within the organization to assure The City of Grand Junction that SYSCO Intermountain and SYSCO Corporation take the issue of Business Conduct very seriously and strive to ensure all dealings are made with the upmost ethical standards.

I have also attached the contact names and numbers that would be responsible for servicing the Two Rivers Convention Center. The people involved today with the current RFP and The City of Grand Junction were not involved with the event that took place in the past, and are in complete understanding that The City of Grand Junction, and Two Rivers Convention Center are not able to participate in any promotional activity with SYSCO Intermountain.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen A. Otis". The signature is written in a cursive style with a large initial "S" and "O".

Stephen A. Otis
Regional Sales Manager
SYSCO Intermountain Foods

cc/R.Parsell

SYSKO Intermountain Contacts

Stephen Otis, Regional Sales Manager

Phone #: 801-563-6294

Fax # : 801-563-6139

Email : otis.steve@int.sysco.com

Will meet with Les Lundgreen, DSM Quarterly to review account and will also be available if needed.

Les Lundgreen, District Sales Manager

Phone #: 801-563-6338

Cell #: 970-985-5298

Fax # : 801-563-6139

Email : lundgreen.les@int.sysco.com

Will personally over see Alan Holt's duties and visit with Tim Seeberg monthly.

Alan Holt, Marketing Associate

Cell #: 970-270-0298

Fax # : 801-563-6139

Email : holt.alan@int.sysco.com

Will personally call on the chef twice a week to take care of all situations and show new ideas.

Attach 10

Request to Withdraw the Mersman Annexation, Located at 3037 D Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Mersman Annexation - Located at 3037 D Road		
File #	ANX-2007-356		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent		Individual X
Date Prepared	March 19, 2008		
Author Name & Title	Justin T. Kopfman – Associate Planner		
Presenter Name & Title	Justin T. Kopfman – Associate Planner		

Summary: Request to withdraw one parcel of approximately 1.45 acres, located at 3037 D Road, from annexation. The original land use referral was January 14, 2008. The applicant has submitted a letter explaining the reasons for withdrawal and reverse of land use jurisdiction. The hearing was set for May 5, 2008.

Action Requested/Recommendation: Consider a request to withdraw from the annexation and zoning process and reverse land use jurisdiction back to Mesa County for the Mersman Annexation.

Attachments:

1. Applicant letter requesting to withdraw from process.

Background Information: The Applicant submitted a request for annexation due to his plans to subdivide the property and sell off one of the resulting lots. On January 14, 2008, the City Council approved Resolution 04-08, finding that the petition complied substantially with the provisions of the Municipal Annexation Act. A hearing date was set for February 20, 2008, however, this hearing did not occur as a postponement was requested to allow the Applicant time to negotiate consolidation of the Applicant's property with the adjoining proposed Hoffman Subdivision. Because these negotiations failed, the Applicant is now requesting that the annexation petition be withdrawn from consideration.

The Applicant was initially advised that no significant public infrastructure would be required in the simple subdivision process for his property. Further review of the subdivision application indicated that the Applicant would be required to construct a stub street connecting to the Hoffman Subdivision. Due to the costs associated with

building a stub street through his property to the Hoffman Subdivision, the applicant feels he cannot achieve his desire to subdivide and develop his property. The Applicant is now asking City Council to consider withdrawing file #ANX-2007-356 from the land use jurisdiction process and revert the property back to Mesa County's jurisdiction.

Jason and Darla Mersman
3037 D Rd..
Grand Junction, CO 81504
(970) 523-5558
darnja@peoplepc.com

March 26, 2008

This letter is in regards to our application for annexation into the city for the address of 3037 D Rd. We are respectfully requesting to withdraw our application for annexation into the city. We are doing so due to the financial requirements that we would encounter as part of subdividing the property. We are also now aware that our plan for the property will not be possible and therefore it is unnecessary for subdivision and annexation. We are asking that you consider this request and withdraw our annexation application.

Respectfully submitted,

Jason Mersman
Darla Mersman

Attach 11

Public Hearing – Rezoning the Property Located at 689 25 1/2 Road Known as Arroyo Vista

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Rezone property known as Arroyo Vista - Located at 689 25 1/2 Road		
File #	RZ-2008-023		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent		Individual X
Date Prepared	March 7, 2008		
Author Name & Title	Justin T. Kopfman, Associate Planner		
Presenter Name & Title	Justin T. Kopfman, Associate Planner		

Summary: A request to rezone 2.063 acres, located at 689 25 1/2 Road, from R-R (Residential Rural) to R-5 (Residential 5-du/ac) also known as Arroyo Vista.

Budget: N/A

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

Background Information: See attached report.

Attachments:

1. Site Location Map / Aerial Photo Map
2. Future Land Use Map / Existing City Zoning Map
3. Zoning Ordinance

BACKGROUND INFORMATION				
Location:		689 25 ½ Road		
Applicants: Property owner, representative		Owner: Jerald and Rhonda Sutton Representative: DCS, Inc. – Mike Markus		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R-R (Residential Rural)		
Proposed Zoning:		R-5 (Residential 5-du/ac)		
Surrounding Zoning:	North	R-R (Residential Rural)		
	South	PD (Planned Development)		
	East	R-2 (Residential 2-du/ac)		
	West	PD (Planned Development)		
Growth Plan Designation:		Residential Medium (4-8 du/ac)		
Zoning within density range?		X	Yes	No

Staff Analysis:

1. Background

This area consists of 2.063 acres. The 689 25 ½ Road parcel was annexed and zoned R-R (Residential Rural) in 2000 in the Sutton/Rickard Enclave. The property is being considered for future development, should the rezone request be granted.

2. Consistency with the Growth Plan

The requested zone district of R-5 (Residential 5-du/ac) is consistent with the Future Land Use designation of Residential Medium (4-8 du/ac).

3. Section 2.6.A of the Zoning and Development Code

Zone requests must meet all of the following criteria for approval:

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

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

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

Response: Properties that have been recently zoned or developed and zoned residential medium in the area are present to the north and southeast R-4 (Arcadia – North of G Road, Moonrise East and Valley Meadows North – Southeast of 25 ½ Road.)

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

Response: The R-5 (Residential 5 du/ac) zone district is compatible with the neighborhood and will not create adverse impacts. The Future Land Use Map designates this area as RM (Residential Medium 4-8 du/ac).

Properties directly to the south and east within the Planned Development surrounding 689 25 ½ Road have an underlying Future Land Use designation of Residential Medium (4-8 du/ac). Subdivisions in the vicinity are built at densities that are comparable to the R-5 zone district. Moonridge Falls Planned Subdivision located to the south and west, has a density of 2.5-du/ac. Arcadia North Subdivision, located on the north side of G Road has a density of 3.5-du/ac. Moonridge East Subdivision to the southeast has a density of 3.82-du/ac.

The R-5 (Residential 5-du/ac) zone district is in conformance with the following goals and policies of the Growth Plan:

Growth Plan:

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

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

Response: Adequate public facilities are available at the time of further development of the property. 8" Ute Water Line is available through 25 1/2 Road. 15" Sanitary Sewer Line is available through 25 1/2 Road.

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

Response: This property is located in an area already developed as a Residential-Medium (4-8 du/ac) area; and or is, rapidly developing at the same proposed density.

6. The community will benefit from the proposed zone.

Response: The community will benefit from the proposed zone, as it will allow density to be added to an area of the City, which is under intense development pressure. The R-5 (Residential 5 du/ac) zone district will allow densities comparable to that of the existing subdivisions in the vicinity.

PLANNING COMMISSION RECOMMENDATION:

At the March 11, 2008 Planning Commission Meeting, Planning Commission recommended approval of the requested rezone, RZ-2008-023, to the City Council with the following findings of fact and conclusions:

1. The requested zone is consistent with the Growth Plan
2. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

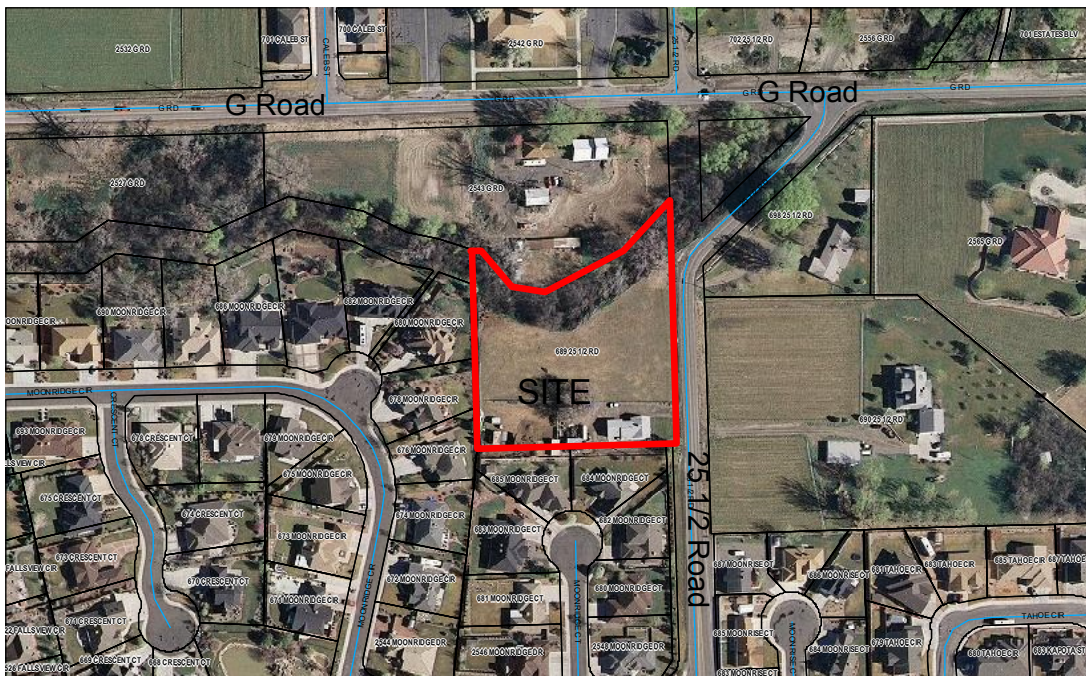
Site Location Map

Figure 1



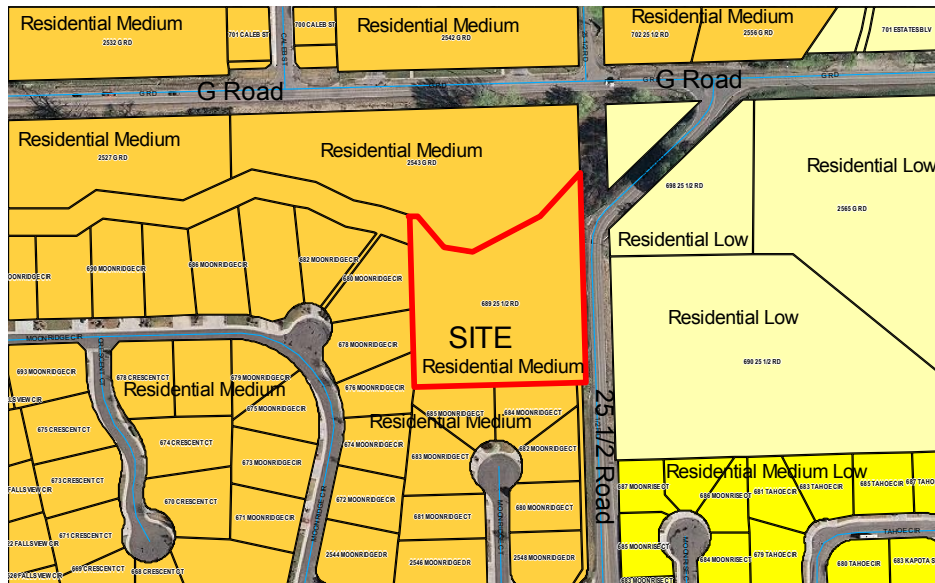
Aerial Photo Map

Figure 2



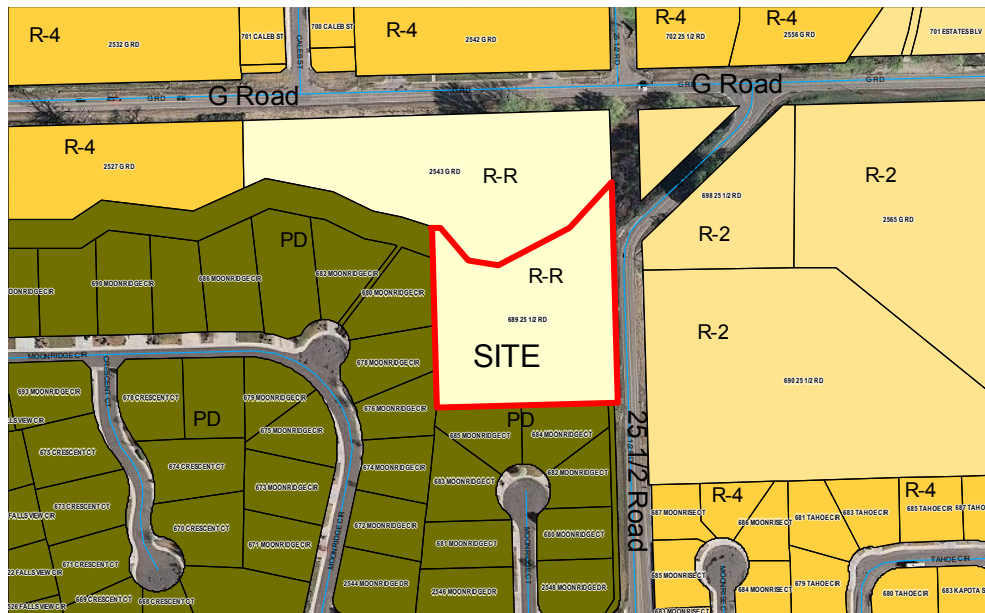
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT 689 25 1/2 ROAD TO
R-5 (RESIDENTIAL 5-DU/AC)**

ALSO KNOWN AS ARROYO VISTA

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning the 689 25 1/2 Road to the R-5 (Residential 5-du/ac) Zone District finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 (Residential 5-du/ac) Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning & Development Code.

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

The following area be rezoned R-5 (Residential 5-du/ac)

BEGINNING at a pt from which the N1/2 COR of SEC 3, T1S, R1W of the UM bears North 150.06 ft; thence South 408.07 ft along the quarter line of said SEC 3, thence West 336.55 ft, thence North 303.02 st to the center of wash, thence East along said center of wash 15 ft; thence along said center S38°54' E 78.47 ft, thence along said center S77°19'E 50.21 ft, thence along said center N63°42'E 138.21 ft, thence along said center N43°42'E 138.21 ft, thence along said center N43°11'E 145.27 t to the pt of BEGGINNING; also in the center of said wash; EXCEPT the east 25 ft thereof conveyed to Mesa County, Colorado, together with all improvements and appurtenances and all ditches and water rights used on or in connection with the real estate described above, including three shares of the capital stock of Grand Valley Irrigation Company.

Said parcel contains 2.063 acres (89,864.28 sq. ft.), more or less, as described.

Introduced on first reading this 19th day of March, 2008 and ordered published.

ADOPTED on second reading this ____ day of _____, 2008.

ATTEST:

President of the Council

City Clerk

Attach 12

Public Hearing – Holbrook Annexation and Zoning, Located at 2525 D Road
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Holbrook Annexation and Zoning - Located at 2525 D Road		
File #	ANX-2007-361		
Meeting Day, Date	Monday, March 31, 2008		
Placement on the Agenda	Consent	<input type="checkbox"/>	Individual <input checked="" type="checkbox"/>
Date Prepared	February 27, 2008		
Author Name & Title	Senta L. Costello – Associate Planner		
Presenter Name & Title	Senta L. Costello – Associate Planner		

Summary: Request to annex and zone 14.29 acres, located at 2525 D Road, to R-2 (Residential 2 du/ac). The Holbrook Annexation consists of 1 parcel, contains portions of the Monument Road and D Road right-of-way, and is a 4 part serial annexation.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the Holbrook Annexation and hold a public hearing and consider final passage of the Annexation Ordinance and Zoning Ordinance.

Attachments:

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

Background Information: See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION

Location:		2525 D Road		
Applicants:		Owner: Gary/Jackie Holbrook Representative: Trinidad Silva		
Existing Land Use:		Residential/Agricultural		
Proposed Land Use:		Residential Subdivision		
Surrounding Land Use:	North	Single Family Residential		
	South	Single Family Residential		
	East	Single Family Residential		
	West	Redlands Power Canal #1/Single Family Residential		
Existing Zoning:		County RMF-8 (Residential Multi-Family 8 du/ac)		
Proposed Zoning:		City R-4 (Residential 4 du/ac)		
Surrounding Zoning:	North	County RMF-8 (Residential Multi-Family 8 du/ac)		
	South	City R-4 (Residential 4 du/ac)		
	East	County RMF-8 (Residential Multi-Family 8 du/ac)		
	West	City R-4 (Residential 4 du/ac) / CSR (Community Services & Recreation)		
Growth Plan Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 14.29 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

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

The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
February 20, 2008	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
March 11, 2008	Planning Commission considers Zone of Annexation
March 17, 2008	Introduction of a proposed Ordinance on Zoning by City Council
March 31, 2008	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 5, 2008	Effective date of Annexation and Zoning

HOLBROOK ANNEXATION SUMMARY		
File Number:		ANX-2007-361
Location:		2525 D Road
Tax ID Number:		2945-222-00-139
Parcels:		1
Estimated Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		14.29 acres
Developable Acres Remaining:		14 acres
Right-of-way in Annexation:		10,723.88 sq ft of Monument Road and D Road rights-of-way
Previous County Zoning:		RMF-8 (Residential Multi-Family 8 du/ac)
Proposed City Zoning:		R-4 (Residential 4 du/ac)
Current Land Use:		Residential/Agricultural
Future Land Use:		Residential Subdivision
Values:	Assessed:	= \$18,050
	Actual:	= \$226,760
Address Ranges:		2525 D Road (odd only)
Special Districts:	Water:	Ute Water
	Sewer:	City
	Fire:	Grand Junction Rural
	Irrigation:	Redlands
	School:	Mesa Co School District #51
	Pest:	Grand River Mosquito

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

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

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

Response: The surrounding properties are larger lots with potential to further develop in the future. The proposed zone conforms and furthers the goals and policies of the Growth Plan by zoning the property with a designation that brings the zoning into conformance with the Future Land Use Map designation. The zoning is in conformance with the Redlands Plan, Code requirements, and City regulations.

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

Response: Adequate public facilities (i.e. sewer, water, gas, and electricity) are available and will be further extended to supply future development of the property. An 8" sanitary sewer line is located within D Road and an 8" water line is in Monument Road.

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

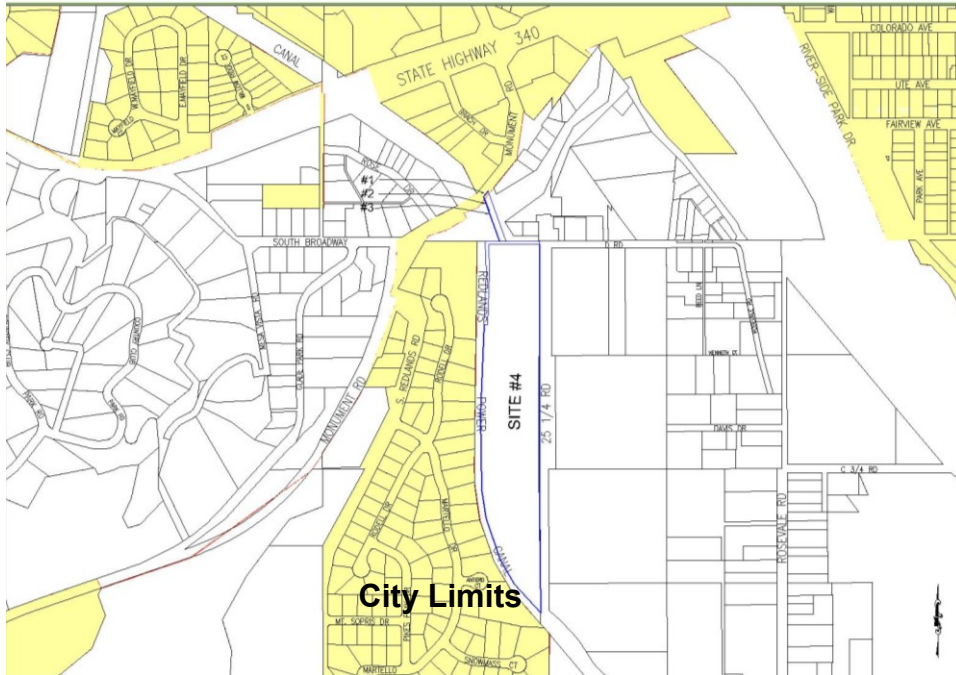
- i. R-2
- j. R-8

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

PLANNING COMMISSION RECOMMENDATION: At their March 11, 2008 meeting, the Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-4 district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

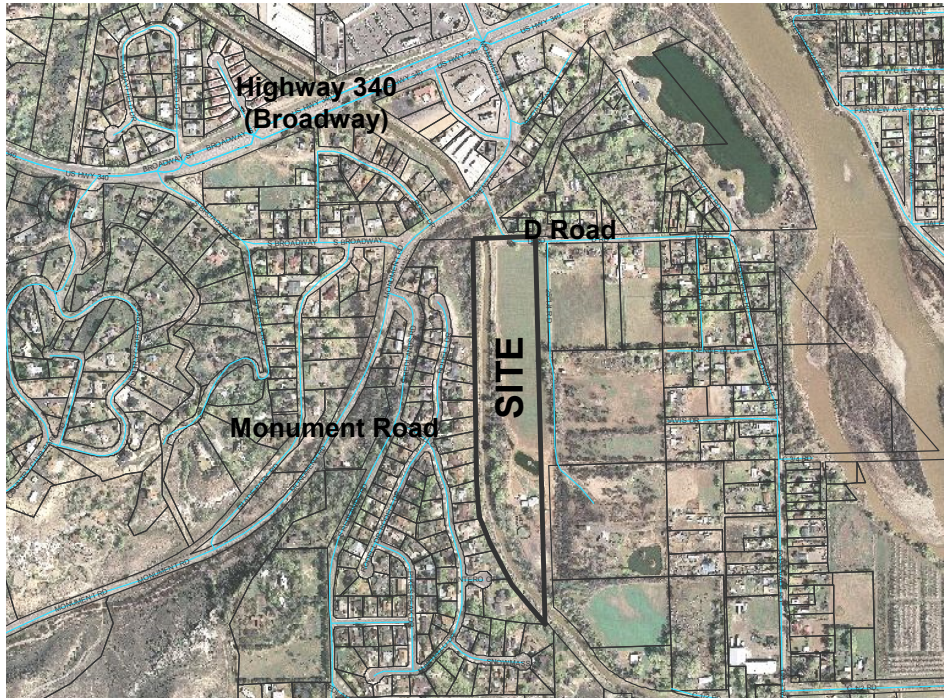
Annexation - Site Location Map

Figure 1



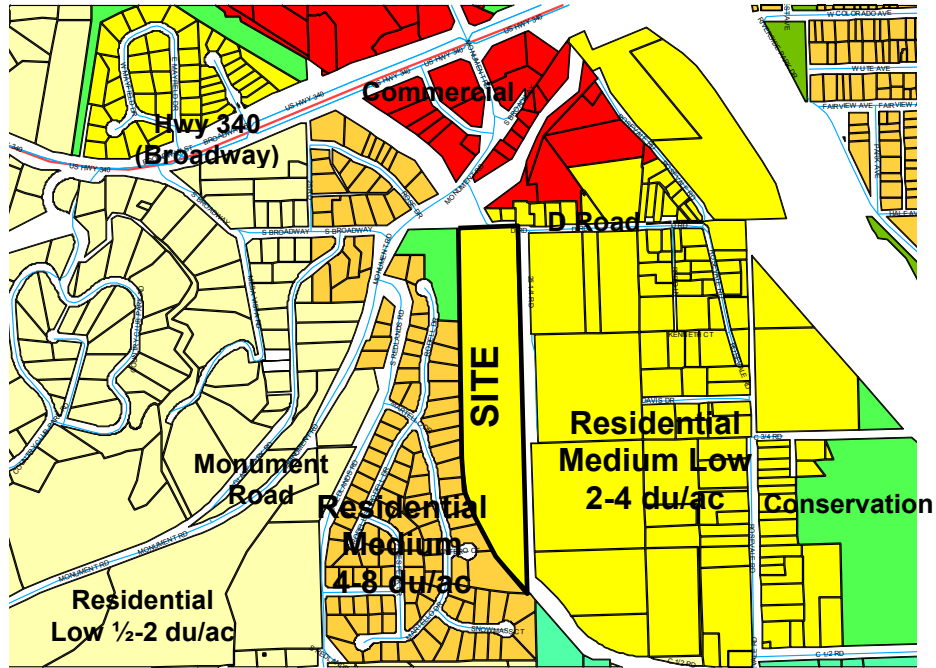
Aerial Photo Map

Figure 2



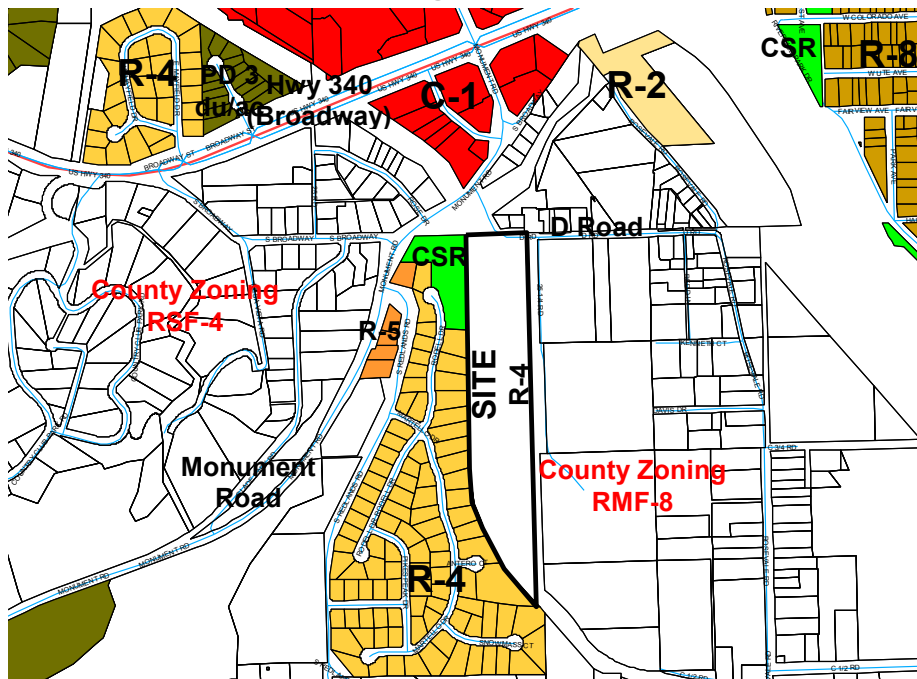
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

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

HOLBROOK ANNEXATIONS NO. 1, 2, 3, AND 4

**LOCATED AT 2525 D ROAD AND INCLUDING PORTIONS OF THE MONUMENT
ROAD AND D ROAD RIGHTS-OF-WAY**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 20th day of February, 2008, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

HOLBROOK ANNEXATION NO. 1

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Heatheridge Estates Annexation No. 1, Ordinance No. 2297, City of Grand Junction, a distance of 41.06 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 85.25 feet; thence S71°21'59"W a distance of 2.00 feet to a point on the West line of said Right of Way; thence N19°18'42"W along the West line of said Right of Way, a distance of 86.34 feet to a point on the Southerly line of said Heatheridge Estates Annexation No. 1; thence N38°48'00"E along the Southerly line of said Heatheridge Estates Annexation a distance of 43.42 feet to the Point of Beginning.

Said parcel contains 0.01 acres (256.07 sq. ft.), more or less, as described.

HOLBROOK ANNEXATION NO. 2

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the NW 1/4 Quarter NW 1/4 Quarter of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet; thence S19°18'42"E a distance of 2.36 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Holbrook Annexation No.1, a distance of 38.71 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the Easterly line of said Holbrook Annexation No.1, a distance of 86.16 feet; thence S71°21'59"W along a line being 2.00 feet South and parallel with the Southerly line of said Holbrook Annexation No.1, a distance of 2.00 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of said Right of way, a distance of 187.46 feet; thence S89°53'18"W along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 69.28 feet; thence N01°02'10"W to a point on the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 2.00 feet; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 66.50 feet; thence N19°18'42"W along the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 186.67 feet to the Southwest corner of said Holbrook Annexation No.1; thence along the Southeasterly line of said Holbrook Annexation No. 1 the following three (3) courses: (1) N71°21'59"E a distance of 2.00 feet; (2) N19°18'42"W a distance of 85.25 feet; (3) N38°48'00"E a distance of 41.06 feet to the Point of Beginning.

Said parcel contains 0.02 acres (765.09 sq. ft.), more or less, as described.

HOLBROOK ANNEXATION NO. 3

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to a point on the South line of Right of Way, as same as recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence

S19°18'42"E a distance of 4.71 feet to the Point of Beginning; thence S19°18'42"E along the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 304.07 feet, said line also being the East line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W along the West Right of Way for 25 1/4 Road, as same is recorded in Book 558, Page 88 of the Mesa County, Colorado public records, a distance of 20.00 feet; thence S89°53'18"W along a line being 20.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 291.03 feet; thence S02°05'38"E a distance of 165.72 feet; thence S02°28'35"W a distance of 295.00 feet; thence N87°31'25"W a distance of 20.00 feet to its intersection with the Easterly bank of the Redlands Power Canal; thence along the Easterly bank of the Redlands Power Canal the following two (2) courses: (1) N02°28'35"E a distance of 294.20 feet; (2) N02°05'38"W a distance of 185.63 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 15.49 feet; thence S01°02'10"E a distance of 2.00 feet; thence N89°53'18"E along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 said Section 15, said line also being the south line of Holbrook Annexation No. 2, a distance of 69.28 feet; thence along the Easterly line of said Holbrook Annexation No. 2 the following four (4) courses: (1) N19°18'42"W a distance of 187.46 feet; (2) N71°21'59"E a distance of 2.00 feet; (3) N19°18'42"W a distance of 86.16 feet; (4) N38°48'00"E a distance of 38.71 feet to the Point of Beginning.

Said parcel contains 0.58 acres (25,137.07 sq. ft.), more or less, as described.

HOLBROOK ANNEXATION NO. 4

A certain parcel of land located in the West One-Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows: Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the North line of the NW 1/4 NW 1/4 of said Section 22 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to a point on the South line of Right of Way, as same as recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence S19°18'42"E along the East line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 308.78 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W a distance of 20.00 feet to the Point of Beginning; thence S00°15'31"W a distance of 1292.23 feet; thence S00°27'56"W a distance of 821.40 feet to its intersection with the Easterly bank of the Redlands Power Canal, as same is recorded in Book 339, Page 119, public records of

Mesa County, Colorado; thence along the Easterly bank of said Redlands Power Canal the following six (6) courses: (1) N41°11'42"W a distance of 204.24 feet; (2) N29°41'53"W a distance of 164.53 feet; (3) N18°50'29"W a distance of 253.33 feet; (4) N08°10'54"W a distance of 165.95; (5) N00°51'17"W a distance of 428.89 feet; (6) N02°28'35"E a distance of 524.58 feet to the Southwest corner of Holbrook Annexation; thence along the Southeasterly line of said Holbrook Annexation No. 3 the following four (4) courses: (1) S87°31'25"E a distance of 20.00 feet; (2) N02°28'35"E a distance of 295.00 feet; (3) N02°05'38"W a distance of 165.72 feet; (4) N89°53'18"E a distance of 291.03 feet to the Point of Beginning.

Said parcel contains 13.68 acres (595,725.35 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 31st day of March, 2008; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HOLBROOK ANNEXATION NO. 1

APPROXIMATELY 0.01 ACRES

LOCATED WITHIN THE MONUMENT ROAD AND D ROAD RIGHTS-OF-WAY

WHEREAS, on the 20th day of February, 2008, 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 31st day of March, 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:

HOLBROOK ANNEXATION NO. 1

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a line being 2.00 feet South and parallel with the Southerly line of Heatheridge Estates Annexation No. 1, Ordinance No. 2297, City of

Grand Junction, a distance of 41.06 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 85.25 feet; thence S71°21'59"W a distance of 2.00 feet to a point on the West line of said Right of Way; thence N19°18'42"W along the West line of said Right of Way, a distance of 86.34 feet to a point on the Southerly line of said Heatheridge Estates Annexation No. 1; thence N38°48'00"E along the Southerly line of said Heatheridge Estates Annexation a distance of 43.42 feet to the Point of Beginning.

Said parcel contains 0.01 acres (256.07 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of February, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HOLBROOK ANNEXATION NO. 2

APPROXIMATELY 0.02 ACRES

LOCATED WITHIN THE D ROAD RIGHT-OF-WAY

WHEREAS, on the 20th day of February, 2008, 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 31st day of March, 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:

HOLBROOK ANNEXATION NO. 2

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the NW 1/4 Quarter NW 1/4 Quarter of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet; thence S19°18'42"E a distance of 2.36 feet to the Point of Beginning; thence S19°18'42"E a distance of 2.36 feet; thence S38°48'00"W along a

line being 2.00 feet South and parallel with the Southerly line of Holbrook Annexation No.1, a distance of 38.71 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the Easterly line of said Holbrook Annexation No.1, a distance of 86.16 feet; thence S71°21'59"W along a line being 2.00 feet South and parallel with the Southerly line of said Holbrook Annexation No.1, a distance of 2.00 feet; thence S19°18'42"E along a line being 2.00 feet East and parallel with the West line of said Right of way, a distance of 187.46 feet; thence S89°53'18"W along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 69.28 feet; thence N01°02'10"W to a point on the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 2.00 feet; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 66.50 feet; thence N19°18'42"W along the West line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 186.67 feet to the Southwest corner of said Holbrook Annexation No.1; thence along the Southeasterly line of said Holbrook Annexation No. 1 the following three (3) courses: (1) N71°21'59"E a distance of 2.00 feet; (2) N19°18'42"W a distance of 85.25 feet; (3) N38°48'00"E a distance of 41.06 feet to the Point of Beginning.

Said parcel contains 0.02 acres (765.09 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of February, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HOLBROOK ANNEXATION NO. 3

APPROXIMATELY 0.58 ACRES

**LOCATED AT 2525 D ROAD AND INCLUDING A PORTION OF THE D ROAD RIGHT-
OF-WAY**

WHEREAS, on the 20th day of February, 2008, 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 31st day of March, 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:

HOLBROOK ANNEXATION NO. 3

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15 and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to a point on the South line of Right of Way, as same as

recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence S19°18'42"E a distance of 4.71 feet to the Point of Beginning; thence S19°18'42"E along the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 304.07 feet, said line also being the East line of Right of Way, as same as recorded in Book 583, Page 284 of the Mesa County, Colorado public records; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W along the West Right of Way for 25 1/4 Road, as same is recorded in Book 558, Page 88 of the Mesa County, Colorado public records, a distance of 20.00 feet; thence S89°53'18"W along a line being 20.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 said Section 15, a distance of 291.03 feet; thence S02°05'38"E a distance of 165.72 feet; thence S02°28'35"W a distance of 295.00 feet; thence N87°31'25"W a distance of 20.00 feet to its intersection with the Easterly bank of the Redlands Power Canal; thence along the Easterly bank of the Redlands Power Canal the following two (2) courses: (1) N02°28'35"E a distance of 294.20 feet; (2) N02°05'38"W a distance of 185.63 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 15.49 feet; thence S01°02'10"E a distance of 2.00 feet; thence N89°53'18"E along a line being 2.00 feet South and parallel with the South line of the SW 1/4 SW 1/4 said Section 15, said line also being the south line of Holbrook Annexation No. 2, a distance of 69.28 feet; thence along the Easterly line of said Holbrook Annexation No. 2 the following four (4) courses: (1) N19°18'42"W a distance of 187.46 feet; (2) N71°21'59"E a distance of 2.00 feet; (3) N19°18'42"W a distance of 86.16 feet; (4) N38°48'00"E a distance of 38.71 feet to the Point of Beginning.

Said parcel contains 0.58 acres (25,137.07 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of February, 2008 and ordered published.

ADOPTED on second reading the _____ day of _____, 2008.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

HOLBROOK ANNEXATION NO. 4

APPROXIMATELY 13.68 ACRES

LOCATED AT 2525 D ROAD

WHEREAS, on the 20th day of February, 2008, 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 31st day of March, 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:

HOLBROOK ANNEXATION NO. 4

A certain parcel of land located in the West One-Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 22, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southeast corner of Lot 4 of Pioneer Village South Subdivision, as same is recorded in Plat Book 12, Page 188, public records of Mesa County, Colorado and assuming the North line of the NW 1/4 NW 1/4 of said Section 22 to bear S89°53'18"W with all bearings contained herein relative thereto; thence N79°25'59"E a distance of 92.38 feet to a point on the South line of Right of Way, as same as recorded in Book 186, Page 237 of the Mesa County, Colorado public records; thence S19°18'42"E along the East line of Right of Way, as same as

recorded in Book 583, Page 284 of the Mesa County, Colorado public records, a distance of 308.78 feet to a point on the South line of the SW 1/4 SW 1/4 said Section 15; thence N89°53'18"E along the South line of the SW 1/4 SW 1/4 of said Section 15, a distance of 190.83 feet; thence S00°15'33"W a distance of 20.00 feet to the Point of Beginning; thence S00°15'31"W a distance of 1292.23 feet; thence S00°27'56"W a distance of 821.40 feet to its intersection with the Easterly bank of the Redlands Power Canal, as same is recorded in Book 339, Page 119, public records of Mesa County, Colorado; thence along the Easterly bank of said Redlands Power Canal the following six (6) courses: (1) N41°11'42"W a distance of 204.24 feet; (2) N29°41'53"W a distance of 164.53 feet; (3) N18°50'29"W a distance of 253.33 feet; (4) N08°10'54"W a distance of 165.95; (5) N00°51'17"W a distance of 428.89 feet; (6) N02°28'35"E a distance of 524.58 feet to the Southwest corner of Holbrook Annexation; thence along the Southeasterly line of said Holbrook Annexation No. 3 the following four (4) courses: (1) S87°31'25"E a distance of 20.00 feet; (2) N02°28'35"E a distance of 295.00 feet; (3) N02°05'38"W a distance of 165.72 feet; (4) N89°53'18"E a distance of 291.03 feet to the Point of Beginning.

Said parcel contains 13.68 acres (595,725.35 sq. ft.), more or less, as described.

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

INTRODUCED on first reading on the 20th day of February, 2008 and ordered published.

ADOPTED on second reading the _____ day of _____, 2008.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HOLBROOK ANNEXATION TO
R-4 (RESIDENTIAL 4 DU/AC)**

LOCATED AT 2525 D ROAD

Recitals

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

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

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

The following property be zoned R-4 (Residential 4 du/ac).

HOLBROOK ANNEXATION

That portion of the W1/2, NW1/4 of SEC 22, T2S, R2W, of the UM, lying East of Redlands Power Canal, EXCEPT the East 50 ft thereof for road and utility purpose, Mesa county Colorado.

INTRODUCED on first reading the 17th day of March, 2008 and ordered published.

ADOPTED on second reading the ____ day of _____, 2008.

ATTEST:

President of the Council

City Clerk