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**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
WEDNESDAY, APRIL 2, 2008, 7:00 P.M.**

Call to Order

Pledge of Allegiance

Citizen Comments

Presentation

"Water and the Colorado River Basin, Where Grand Junction Fits"- A Tour of the Lower Colorado River Basin

***** CONSENT CALENDAR ***®**

1. **Setting a Hearing on the Vacation of a Portion of Florida Street, Located at 2858 C ½ Road** [File #PP-2007-087] [Attach 1](#)

A request to vacate an existing unimproved public right-of-way (portion of Florida Street) in anticipation of future residential subdivision development. The proposed vacation request is located at 2858 C ½ Road in Pear Park.

Proposed Ordinance Vacating a Portion of the Florida Street Right-of-Way,
Located at 2858 C ½ Road

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

Staff presentation: Scott D. Peterson, Senior Planner

*** Indicates New Item

® Requires Roll Call Vote

REVISED

2. **Contract for 2008 Asphalt Overlays** [Attach 2](#)

The 2008 Asphalt Overlay project consists of overlaying 15 streets throughout the City.

Action: Authorize the City Manager to Sign a Construction Contract with Elam Construction, Inc., for the 2008 Asphalt Overlay Project in the Amount of \$1,317,350.35

Staff presentation: Tim Moore, Public Works and Planning Director

3. **Contract for G ½ Road and 26 Road Improvements Project, Schedule A and Schedule B** [Attach 3](#)

The purpose of this project surrounds two subdivisions that are proposed in the vicinity of the project. The first is a 96 residential unit subdivision called Jacobson's Pond located east of 26 Road and south of Interstate-70. The second subdivision is called Ruby Ranch and is made up of 27 residential units and is located west of 26 Road and south of G½ Road. Currently, there are no existing utilities (water, sewer, and storm drain) for these two subdivisions to connect into. Increases in vehicle traffic volumes are anticipated as a result of the two subdivisions and improvements need to be made to G½ Road and 26 Road to accommodate the increase traffic volumes and the potential increase in bicyclist and pedestrian traffic.

Action: Authorize the City Manager to Sign a Construction Contract for the G ½ Road Improvements, Schedule A to Scott Contracting Inc., in the Amount of \$951,980.25 and Also Authorize the City Manager to Approve Change Order No. 1, in the Amount of \$910,544.90 for the Construction of 26 Road Improvements (Schedule B) Which will Commence Upon the Completion of Schedule A Construction

Staff presentation: Tim Moore, Public Works and Planning Director

***4. **HVAC Replacement for City Municipal Service Center (Purchasing Building)** [Attach 6](#)

Approval of the contract for the replacement of the Heating Ventilation & Air Conditioning System (HVAC) for the Municipal Service Center Offices.

Action: Authorize the Purchasing Division to Enter into a Contract with Phelps Construction, Inc., to Complete the Replacement of the HVAC System at the Municipal Service Center, in the Amount of \$155,160

Staff presentation: Jay Valentine, Assistant Financial Operations Manager

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

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

5. **Public Hearing—Amending the Code Regarding Industrial Pretreatment**

[Attach 4](#)

The Federal Government made changes to the Code of Federal Regulations (CFR) which became effective in 2006. Those changes deal with Industrial Pretreatment Regulations. The EPA requires that the City Ordinance be as restrictive as the Federal Regulations. The Grand Junction Ordinance is being revised to incorporate the exact language of these changes.

Ordinance No. 4210—An Ordinance Amending a Portion of Article II of Chapter 38 of the Grand Junction Code of Ordinances to Incorporate Changes Made to the Federal Code of Regulations Related to Industrial Pretreatment Regulations

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4210

Staff presentation: John Shaver, City Attorney

6. **Public Hearing - Ford Annexation and Zoning, Located at 2036 Broadway**

[File #ANX-2007-375]

[Attach 5](#)

Request to annex and zone 4.06 acres of land, located at 2036 Broadway in the Redlands to R-4 (Residential 4 units/acre) zoning district. The Ford Annexation consists of 1 parcel of land.

a. Accepting Petition

Resolution No. 47-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ford Annexation, Located at 2036 Broadway Including Portions of the Broadway (Highway 340) Right-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4211—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ford Annexation, Approximately 4.06 Acres, Located at 2036 Broadway Including Portions of the Broadway (Highway 340) Right-of-Way

c. Zoning Ordinance

Ordinance No. 4212—An Ordinance Zoning the Ford Annexation to R-4, Residential – 4 units/acre, Located at 2036 Broadway

®Action: Hold a Public Hearing and Adopt Resolution No. 47-08 and Consider Final Passage and Final Publication of Ordinance Nos. 4211 and 4212

Staff presentation: Scott D. Peterson, Senior Planner

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

8. **Other Business**

***9. **EXECUTIVE SESSION** – TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF REAL, PERSONAL, OR OTHER PROPERTY INTEREST UNDER SECTION 402 (4) (a) OF THE OPEN MEETING LAW

10. **Adjournment**

Attach 1

Setting a Hearing on Vacation of a Portion of Florida Street, Located at 2858 C ½ Road

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Vacation of a portion of Florida Street – Located at 2858 C ½ Road		
File #	PP-2007-087		
Meeting Day, Date	Wednesday, April 2, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 21, 2008		
Author Name & Title	Scott D. Peterson, Senior Planner		
Presenter Name & Title	Scott D. Peterson, Senior Planner		

Summary: A request to vacate an existing unimproved public right-of-way (portion of Florida Street) in anticipation of future residential subdivision development. The proposed vacation request is located at 2858 C ½ Road in Pear Park.

Budget: N/A.

Action Requested/Recommendation: Introduce the proposed Ordinance and set a hearing for April 16, 2008.

Attachments:

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

BACKGROUND INFORMATION					
Location:		2858 C ½ Road			
Applicants:		Owners, Robert W. Jones and John E. Jones Representative, Robert W. Jones II, Vortex Engineering Inc.			
Existing Land Use:		Single family home			
Proposed Land Use:		Residential Subdivision			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Vacant land			
	West	Single-family residential			
Existing Zoning:		R-4, Residential – 4 units/acre			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-4, Residential – 4 units/acre			
	South	RSF-R, Residential Single Family – Rural (County)			
	East	RSF-R, Residential Single Family – Rural (County)			
	West	R-4, Residential – 4 units/acre			
Growth Plan Designation:		Residential Medium Low (2 – 4 DU/Ac.)			
Zoning within density range?		X	Yes		No

Staff Analysis:

The applicants, Robert W. Jones and John E. Jones, are requesting to vacate an existing unimproved public right-of-way (portion of Florida Street (C ¾ Road)). The right-of-way is located along the north property line of the proposed subdivision. This right-of-way was dedicated in 1895 as part of the Bevier Subdivision and has never been utilized nor constructed. There are no existing utilities located within this platted right-of-way. At the time of Final Plan recording for the proposed Shadow Mountain Estates subdivision, the applicants will rededicate that portion of Florida Street to be in its correct alignment with the White Willows Subdivision to the west.

Consistency with the Growth Plan:

The proposed residential development and right-of-way vacation request meets the goals and policies of the Growth Plan and Future Land Use Map. The property is currently zoned R-4, Residential – 4 units/acre with the Growth Plan Future Land Use Map showing this area as Residential Medium Low (2 – 4 Du/Ac.).

Section 2.11 C. of the Zoning and Development Code:

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. The Growth Plan, major street plan and other adopted plans and policies of the City.

Granting the request to vacate the existing unimproved public right-of-way does not conflict with the Growth Plan, Pear Park Neighborhood Plan, major street plan and other adopted plans and policies of the City of Grand Junction. No Utility Easements are required to be dedicated as the present right-of-way does not contain any utilities.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of this public right-of-way vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation request.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter Six of the Zoning and Development Code as the existing public right-of-way will be rededicated to its proper location within the subdivision upon the filing and recording of the Shadow Mountain Estates subdivision. No adverse comments were received from the utility review agencies during the staff review process.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements to the City will not change as a result of the proposed public right-of-way vacation as there were no utilities identified within the existing right-of-way.

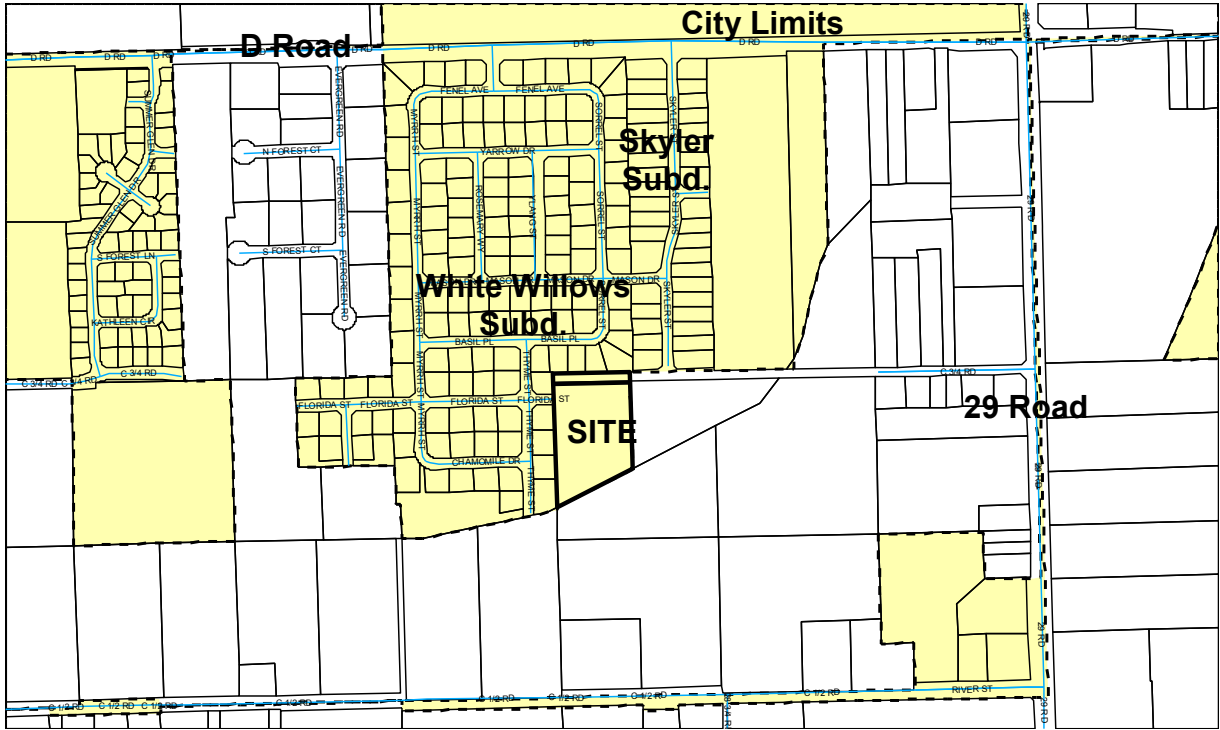
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the proposed right-of-way vacation request application, PP-2007-087 for the vacation of an unimproved public right-of-way (portion of Florida Street), the Planning Commission makes the following findings of fact and conclusions:

1. The proposed public right-of-way vacation is consistent with the Growth Plan and Pear Park Neighborhood Plan.
2. The review criteria in Section 2.11 C. of the Zoning and Development Code have all been met for the requested public right-of-way vacation – portion of Florida Street.

Site Location Map

Figure 1



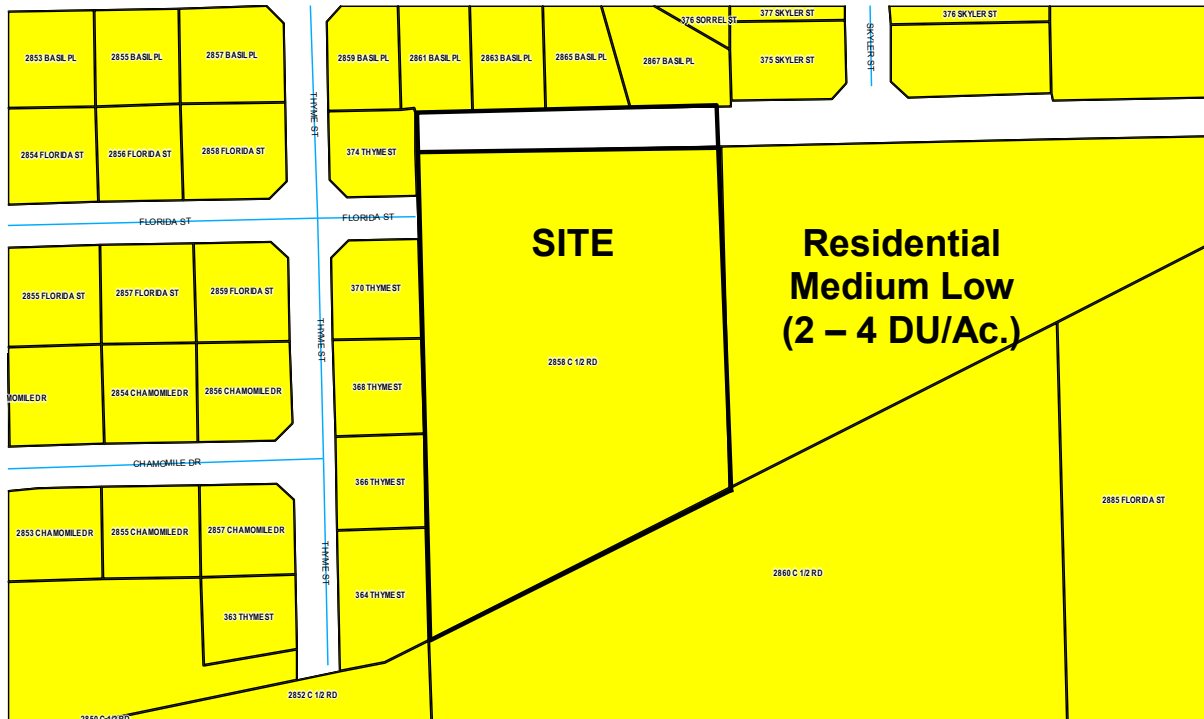
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING A PORTION OF THE
FLORIDA STREET RIGHT-OF-WAY
LOCATED AT 2858 C ½ ROAD**

RECITALS:

A vacation of the dedicated right-of-way has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-way for a portion of Florida Street is hereby vacated:

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A strip of land to be vacated, situate in the SW ¼ NE ¼ of Section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the C-N 1/16 corner of said Section 19, the basis of bearing being S89°32'29"E to the NE 1/16 corner of said Section 19; thence S89°32'29"E a distance of 661.95 feet to the point of beginning; thence S89°32'29"E a distance of 316.15 feet; thence S00°04'03"E a distance of 40.00 feet; thence N89°32'29"W a distance of 316.22 feet; thence N00°01'49"E a distance of 40.00 feet to the point of beginning.

Said strip contains 0.29 acres more or less.

Introduced for first reading on this _____ day of _____, 2008

PASSED and ADOPTED this _____ day of _____, 2008

ATTEST:

President of City Council

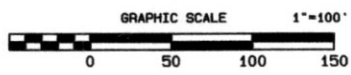
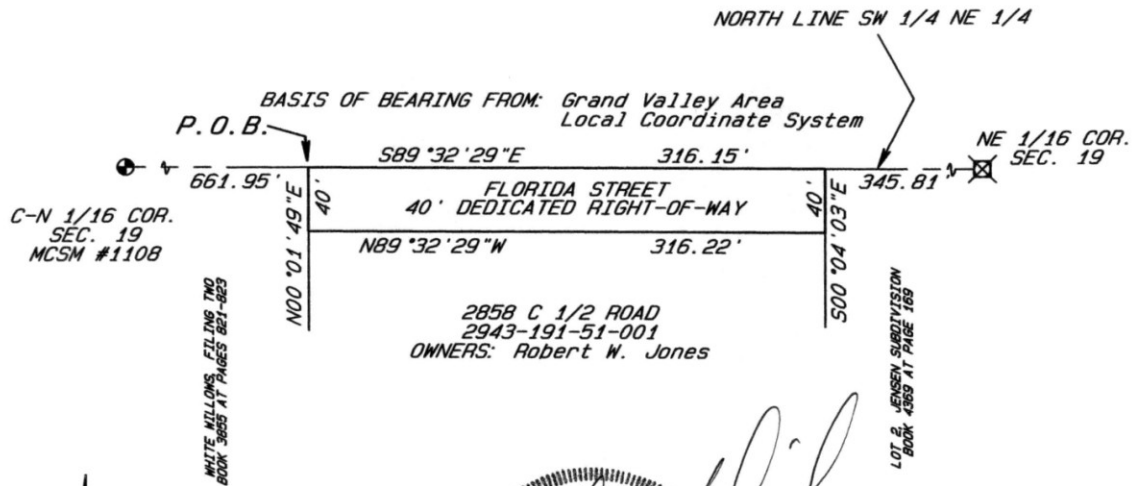
City Clerk

EXHIBIT A

RIGHT-OF-WAY VACATION DESCRIPTION (FLORIDA STREET)

A strip of land to be vacated, situate in the SW 1/4 NE 1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the C-N 1/16 corner of said Section 19, the basis of bearing being S89°32'29"E to the NE 1/16 corner of said Section 19;
thence S89°32'29"E a distance of 661.95 feet to the point of beginning;
thence S89°32'29"E a distance of 316.15 feet;
thence S00°04'03"E a distance of 40.00 feet;
thence N89°32'29"W a distance of 316.22 feet;
thence N00°01'49"E a distance of 40.00 feet to the point of beginning.
Said strip contains 0.29 acres more or less.



MCSM = MESA COUNTY SURVEY MARKER
P.O.B. = POINT OF BEGINNING

D H SURVEYS, INC.
970-245-8749
JOB #129-06-07

Attach 2

Contract for 2008 Asphalt Overlays

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	2008 Asphalt Overlays		
File #			
Meeting Day, Date	Wednesday, April 2, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 26, 2008		
Author Name & Title	Justin Vensel, Project Engineer		
Presenter Name & Title	Tim Moore, Public Works and Planning Director		

Summary: The 2008 Asphalt Overlay project consists of overlaying 15 streets throughout the City.

The following bids were opened on March 11, 2008

Elam Construction	Grand Junction	\$ 1,317,350.35
United Companies of Mesa County	Grand Junction	\$ 1,425,455.20
Engineers Estimate		\$ 1,457,875.45

Budget: Project No. 2011-F00400

Project Cost:

Construction Contract (low bid)	\$ 1,317,350.35
Design	
\$ 16,141.76	
Construction Administration and Inspection (est.)	\$ 40,000.00
	<u>\$ 1,373,492.11</u>

Project Funding :

<u>Capital Fund</u>	<u>2007 Current Balance</u>	<u>Allocation for this Project</u>	<u>Remaining Budget</u>
Fund 2011-F00400			
Contract Street			
Maintenance	\$ 1,496,081.85	\$ 1,373,942.11	\$ 122,589.74

Remaining budget is to be allocated for repairs and beautification requested at Horizon Dr. The existing slope pavement is to have a colored stucco applied.

Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract with Elam Construction Inc. for the **2008 Asphalt Overlay Project** in the amount of **\$ 1,317,350.35**.

Attachments: None

Background Information: The annual street maintenance project generally consists of resurfacing existing streets with 2" of new asphalt pavement. Work items associated with the paving include: milling of existing asphalt pavement where needed, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter. Curb and gutter repairs and crack sealing will be completed ahead of the street overlay project. Various streets were selected for the 2008 overlay project. The list was narrowed using the following parameters: Traffic volume, pavement quality, structural adequacy and surface distress. The 2008 overlay Project includes 39,000 square yards of asphalt milling and 10,700 tons of Hot Mix Asphalt.

The work will take place on thirteen different street locations throughout the City. The locations are:

- 1) Orchard Ave – 5th St to 7th St
- 2) Racquet Way and Racquet Court
- 3) Pinyon Ave – South Commercial Dr. to 25 ½ Road
- 4) 6th Street Walnut Ave to Bookcliff Ave
- 5) Cedar Avenue – Walnut Ave to 6th St
- 6) Bookcliff CT – Bookcliff Ave to end
- 7) G Road – 25 Road to 26 Road
- 8) 25 Road – G Road South 1450'
- 9) Main Street – 12th to 14th
- 10) 8th Street – Grand Ave to White Ave
- 11) Rood Ave – 7th to 8th
- 12) 9th Street – Ute Ave to Grand Ave
- 13) 3rd Ave – 7th Street to 9th Street

- 14) D Road – 9th Street east to Riverside Parkway
- 15) B ½ Road – 29 Road to 29 ½ Road

The contract is scheduled to begin on July 7, 2008 and be completed on September 26, 2008.

Attach 3

Contract for G ½ Road and 26 Road Improvements Project

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Construction Contract for G ½ Road Improvements (Schedule-A) and 26 Road Improvements (Schedule-B)		
File #			
Meeting Day, Date	Wednesday, April 2, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 26, 2008		
Author Name & Title	Lee Cooper, Project Engineer		
Presenter Name & Title	Tim Moore, Public Works and Planning Director		

Summary: The purpose of this project surrounds two subdivisions that are proposed near the intersection of G ½ Road and 26 Road. Improvements need to be made to G½ Road and 26 Road to accommodate the anticipated traffic volumes. These improvements will also provide safer travel opportunities for bicycle/pedestrian traffic.

Budget: Project No.: 2011-F59405

Project costs:

Construction contract (low bid)	
\$1,862,525.15	
• <i>Schedule-A</i> = \$951,980.25	
• <i>Schedule-B</i> = \$910,544.90	
Expended to date from TCP account	\$ 108,497.00
Easement Acquisition	\$ 34,420.00
Construction Inspection and Administration (est.)	\$ 55,000.00
Total Project Costs	\$2,060,442.15

Project funding:

TCP – Local Improvements (Acct.: 2011-F59405)	+\$1,497,000.00
Carry forward funding from year 2007	+\$ 795,693.00
Reimbursement from Developers for Sewer and Storm	+\$ 279,566.98
Reimbursement from Ute Water (new waterline)	+\$ 57,074.00
Total Funds Available	\$2,629,333.98

Total Project Costs -\$2,060,442.15
Balance to be used for other TCP projects \$ 568,891.83

Action Requested/Recommendation: Authorize the City Manager to sign a Construction Contract for the **G½ Road Improvements (Schedule-A)** to **Scott Contracting, Inc.** in the amount of **\$951,980.25**. Also, authorize the City Manager to approve Change Order No. 1 in the amount of **\$910,544.90** for construction of **26 Road Improvements (Schedule-B)** which will commence upon the completion of Schedule-A construction.

Attachments:

1. Site Location Map.

Background Information: The first subdivision is a 96 residential unit called Jacobson's Pond located east of 26 Road and south of Interstate-70. The second subdivision is called Ruby Ranch and is made up of 27 residential units and is located west of 26 Road and south of G½ Road. Currently, there are no existing utilities (water, sewer, and storm drain) for these two subdivisions to connect into. Both subdivisions would be responsible for installation of this utility infrastructure. In order to limit impact to the traveling public, and gain efficiencies for both the City and developers, the infrastructure will be installed by the City in conjunction with the street improvement projects. We will recover the proportionate costs for installation of the sanitary sewer, and storm drainage systems through reimbursement agreements with the benefitting properties. Ute Water has agreed to reimburse the City for installation of the waterline infrastructure that will benefit the Ute system. Increases in vehicle traffic volumes are anticipated as a result of the two subdivisions

The proposed major improvements to be completed for each schedule are as follows:

G½ Road (Schedule-A)

1. Connect a new concrete box culvert to the existing Leach Creek box culvert and extend the new box culvert 29 lineal feet upstream to allow for the widening of G½ Road and to provide 2:1 slopes along the box culvert extension.
2. Install 1,158 lineal feet of 42" diameter concrete storm drain pipe.
3. Install 1,068 lineal feet of 8" diameter PVC gravity sewer pipe.
4. Install 793 lineal feet of 8" diameter PVC water pipe.
5. Rebuild 1,184 lineal feet of G½ Road from Leach Creek to the 26 Road intersection which includes curb, gutter and sidewalk, new asphalt and new roadway base materials.

26 Road (Schedule-B)

1. Improve the site distance for motorists along this stretch of 26 Road by filling in a low valley and cutting out a high point of the roadway. This includes excavating about 8,750 cubic yards and 5,600 cubic yards of embankment.
2. Install 592 lineal feet of 30" diameter concrete storm drain pipe.
3. Install 241 lineal feet of 36" diameter concrete storm drain pipe.
4. Install 810 lineal feet of 8" diameter PVC gravity sewer pipe.
5. Install 1,100 lineal feet of 8" diameter PVC water pipe.
6. Rebuild 1,500 lineal feet of 26 Road with new asphalt and new roadway base materials with certain areas of concrete curb and gutter. Although there will be no curb, gutter and sidewalk along the majority of the southern part of 26 Road improvements; the roadway will be built with wide enough shoulders to accommodate curb, gutter and sidewalks in the future.

The proposed project has been divided up into two separate construction schedules. Schedule-A includes the proposed improvements to G½ Road; and Schedule-B includes the proposed improvements to 26 Road. The start of construction for Schedule-A is anticipated to begin on or about April 21, 2008 and for Schedule-B construction should begin on or about August 4, 2008. The purposes for dividing up the project into two different construction schedules is as follows: (1) to help accommodate Bookcliff Gardens with their business operations during their peak time of year; and (2) to minimize traffic restrictions along 26 Road by keeping 26 Road open to thru traffic for as long as possible before starting Schedule-B construction.

The project bid documents explained that the initial Contract for this project is to include only Schedule-A, and once the required easements and permits along 26 Road are acquired for Schedule-B the Contract will be amended accordingly to include Schedule-B construction. The qualified bidders were required to provide a separate total bid amount for each Schedule and the bid documents specified that the award of the construction contract for Schedule-A is to be based on the lowest combined total bid amount for both Schedule-A and Schedule-B.

The following bids were opened on March 25, 2008:

Contractor	From	Total Bid Amount for Schedules-A and B combined
Scott Contracting, Inc.	Henderson, CO	\$1,862,525.15
Sorter Construction, Inc.	Grand Jct., CO	\$1,963,696.50
Mendez, Inc.	Grand Jct., CO	\$2,086,917.16
M.A. Concrete Const., Inc.	Grand Jct., CO	\$2,311,252.04
Spallone Construction, Inc.	Gunnison, CO	\$2,470,546.00
Engineer's Estimate		\$2,350,559.50

City of Grand Junction - G 1/2 and 26 Road Improvements



SCALE 1 : 2,524
0 200 400 600
FEET

http://gis-web-fs.ci.grandjct.co.us/maps/City_Map1_Internal.mwf

Attach 4

Public Hearing – Amending the Code Regarding Industrial Pretreatment

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Amending the Code Regarding Industrial Pre-Treatment		
File #			
Meeting Day, Date	Wednesday, April 2, 2008		
Placement on the Agenda	Consent		Individual X
Date Prepared	March 24, 2008		
Author Name & Title	Mike Shea, Industrial Pretreatment Supervisor		
Presenter Name & Title	John Shaver, City Attorney		

Summary:

The Federal Government made changes to the Code of Federal Regulations (CFR) which became effective in 2006. Those changes deal with Industrial Pretreatment Regulations. The EPA requires that the City Ordinance be as restrictive as the Federal Regulations. The Grand Junction Ordinance is being revised to incorporate the exact language of these changes.

Budget:

NA

Action Requested/Recommendation: Hold a Public Hearing and consider final passage and publication of Ordinance.

Attachments:

- Opinion Letter from City Attorney to USEPA
- Approval Letter from USEPA
- Proposed Ordinance

Background Information:

The current City Code, Sections 38-62 through 38-70, was written to reflect the Pretreatment Requirements in 40 CFR 403. The proposed changes update our Ordinance to the current CFR regulations.



January 25, 2008

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

Re: Industrial Pretreatment – 40 CFR 403

Dear Mr. Garcia:

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

In accordance with the City Charter and the rights and responsibilities established therein, the City has the legal authority to adopt ordinances for the protection of the general health, safety and welfare of the citizens of Grand Junction. The content of Attachment 1 is such an ordinance. Specifically, conforming the GJCO to the CFR will presumptively further benefit and protect the health, safety and welfare of the citizens as the same has been determined by the EPA.

Following public notice and the required hearings on the proposed ordinance, the City Council will be duly authorized to adopt the ordinance. The professional staff of the City, including but not limited to the undersigned will recommend to the City Council that it approve the proposed ordinance as written. Approval of the proposed ordinance will enhance the commitment of Grand Junction to the IPT program and is consistent with the City's NPDES permit.

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

OFFICE OF THE CITY ATTORNEY

By: _____
John P. Shaver, City Attorney



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8

1595 Wynkoop Street

DENVER, CO 80202

Phone 800-227-8917

<http://www.epa.gov/region08>

February 27, 2008

Ref: 8P-W-WW

Michael Shea
Industrial Pretreatment Supervisor
Persigo WWTP
2145 River Road
Grand Junction, CO 81505

Certified Mail

Re: Program Modification Approval
NPDES No: CO0040053

Dear Mr. Allen:

The Environmental Protection Agency (EPA) received your non-substantial modification request dated February 18, 2008 for changes to the City of Grand Junction Municipal Code. This update to your approved Pretreatment Program is deemed a non-substantial modification pursuant to 40 CFR Section 403.18. There were no items identified that would cause this to be a substantial modification to your Pretreatment Program. The updated Rules reflected direct Federal regulations or corrections to your Code. Pursuant to 40 CFR Section 403.18(d), the modifications are approved. The revised pretreatment program shall be an enforceable condition of your NPDES permit as of the date of this approval letter (see 40 CFR Section 122.63(g)).

If you have any questions, please contact me at 303.312-6382 or email at garcia.al@epa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Garcia", written over a circular stamp or seal.

Al Garcia
USEPA Region 8 Pretreatment Coordinator

cc: Rick Koplitz, Colorado Department of Public Health and Environment

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING A PORTION OF ARTICLE II OF CHAPTER 38 OF THE GRAND JUNCTION CODE OF ORDINANCES TO INCORPORATE CHANGES MADE TO THE FEDERAL CODE OF REGULATIONS RELATED TO INDUSTRIAL PRETREATMENT REGULATIONS

RECITALS:

The Federal Government has amended the Federal Code of Regulations (CFR) relating to industrial pretreatment regulations to further streamline the reporting processes to the United States Environmental Protection Agency (USEPA).

The USEPA requires that state and local law develop pretreatment programs that are consistent with federal law and not less stringent in their requirements than those set forth in the National Pretreatment Standards.

In compliance with USEPA requirements, City staff has made the required revisions relating to industrial pretreatment to the City Code of Ordinances and now request that the City Council approve the proposed changes to the Code of Ordinances.

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

Article II of Chapter 38 of the Code is amended as follows:

The following definitions in Section 38-63 are revised to read as follows:

38-63. Same—Definitions.

~~Authorized representative of an industrial user~~ includes: **Signatory Official** for required reports is defined as follows:

- (1) ~~A principal executive officer of at least the level of vice president having full actual authority to act on behalf of the corporation, if the industrial user is a corporation;~~ A responsible corporate officer, if the industrial user is a corporation, means:
 - (a) a president, secretary, treasurer, or vice president of the corporation in charge of a principal business function, or any other person who performs similar policy-or decision-making functions for the corporation, or
 - (b) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make

management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiate and direct other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

- (2) ~~A general partner or proprietor if the industrial user is a partnership or proprietorship, respectively; or~~ A general partner or proprietor if the Industrial User submitting the reports is a partnership or a sole proprietorship.
- (3) ~~A duly authorized representative of the individual designated above if such representative is responsible for the overall operation of facilities from which any discharge originates.~~ A duly authorized representative of the individual designated in (1) and (2) of this section if:
 - (a) the authorization is made in writing by the individual described in (1) or (2) of this section,
 - (b) the authorization specifies either an individual or a position having responsibility for the overall operation of the facility from which the Industrial Discharge originates, such as the position of plant manager, operator of a well, or well field superintendent, or a position of equivalent responsibility, or having overall responsibility for environmental matters for the company; and
 - (c) the written authorization is submitted to Control Authority.
- (4) If an authorization under (3) of this section is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, or overall responsibility for environmental matters for the company, a new authorization satisfying the requirements (3) of this section must be submitted to the Control Authority prior to or together with any reports to be signed by an authorized representative.

Significant noncompliance. An industrial user is in significant noncompliance if its violation meets one or more of the following criteria:

- (1) Chronic violations of wastewater discharge limits, defined here as those in which 66 percent or more of all the measurements taken during a six-month period exceed (by any amount) the ~~daily~~ maximum limit for the same pollutant parameter; or

(2) Technical review criteria ("TRC") violations, defined here as those in which 33 percent or more of all the measurements for each pollutant parameter taken during a six-month period equal or exceed the product of the ~~daily~~ maximum limit or the average limit multiplied by the applicable TRC (TRC equals 1.4 for BOD, TSS, fats, oil and grease and 1.2 for all other pollutants except pH); or

(3) Any other violation of a pretreatment effluent limit (~~daily~~ maximum or longer term mean average) that the WWTW determines has caused, alone or in combination with other discharges, Interference or Pass Through, including endangering the health of WWTW personnel or the public; or

(4) No Changes

(5) No Changes

(6) Failure to provide, within ~~thirty~~ forty-five days after the date due, a required report such as a baseline monitoring report (BMR), a ninety-day compliance report, a periodic self-monitoring report or a report on compliance with compliance schedules; or

(7) No Changes

(8) No Changes

The remainder of Article II, Chapter 38, not specifically amended herein, shall remain in full force and effect.

INTRODUCED on first reading this 6th day of February, 2008.

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

James J. Doody
President of the Council

ATTEST:

Stephanie Tuin
City Clerk

Attach 5

Public Hearing – Ford Annexation and Zoning, Located at 2036 Broadway

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Ford Annexation and Zoning, located at 2036 Broadway		
File #	ANX-2007-375		
Meeting Day, Date	Wednesday, April 2, 2008		
Placement on the Agenda	Consent		Individual X
Date Prepared	March 21, 2008		
Author Name & Title	Scott D. Peterson, Senior Planner		
Presenter Name & Title	Scott D. Peterson, Senior Planner		

Summary: Request to annex and zone 4.06 acres of land located at 2036 Broadway in the Redlands, to R-4, Residential – 4 units/acre Zoning District. The Ford Annexation consists of one (1) parcel of land.

Budget: N/A

Action Requested/Recommendation: Adopt Resolution accepting the petition for the Ford 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
4. Acceptance Resolution
5. Annexation Ordinance
6. Zoning Ordinance

Background Information: See attached Staff Report/Background Information.

STAFF REPORT / BACKGROUND INFORMATION

Location:		2036 Broadway			
Applicants:		Paul B. and Judith A. Ford, Owners			
Existing Land Use:		Single-family home			
Proposed Land Use:		Residential subdivision			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Single-family residential			
	West	Single-family residential			
Existing Zoning:		RSF-4, Residential Single Family – 4 units/acre (County)			
Proposed Zoning:		R-4, Residential – 4 units/acre			
Surrounding Zoning:	North	RSF-4, Residential Single Family – 4 units/acre (County)			
	South	RSF-2, Residential Single Family – 2 units/acre (County)			
	East	RSF-4, Residential Single Family – 4 units/acre (County)			
	West	RSF-4, Residential Single Family – 4 units/acre (County)			
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 4.06 acres and is comprised of one (1) parcel of land. 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 Ford Annexation is eligible to be annexed because of compliance with the following:

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

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

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

The following annexation and zoning schedule is being proposed.

<i>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 19, 2008	Introduction Of A Proposed Ordinance on Zoning by City Council
April 2, 2008	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 4, 2008	Effective date of Annexation and Zoning

FORD ANNEXATION SUMMARY		
File Number:	ANX-2007-375	
Location:	2036 Broadway	
Tax ID Number:	2947-153-00-102	
Parcels:	1	
Estimated Population:	3	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	1	
Acres land annexed:	4.06	
Developable Acres Remaining:	3.87	
Right-of-way in Annexation:	0.19	
Previous County Zoning:	RSF-4, Residential Single Family – 4 units/acre	
Proposed City Zoning:	R-4, Residential Single Family – 4 units/acre	
Current Land Use:	Single family home	
Future Land Use:	Residential Medium Low (2 – 4 DU/Ac.)	
Values:	Assessed:	\$31,730
	Actual:	\$398,670
Address Ranges:	2036 Broadway	
Special Districts:	Water:	Ute Water Conservation District
	Sewer:	Persigo Wastewater Treatment Facility
	Fire:	Grand Junction Rural
	Irrigation/Drainage:	Redlands Water and Power
	School:	School District 51
	Pest:	Grand River Mosquito

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the R-4, Residential – 4 units/acre Zoning District is consistent with the Growth Plan density/intensity of Residential Medium Low (2 – 4 DU/Ac.). The existing County zoning is RSF-4, Residential Single Family – 4 units/acre. In accordance with Section 2.14 of the Zoning and Development Code, the zoning of the annexation area shall be consistent with either the Growth Plan or the existing County zoning.

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

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

The proposed R-4 District is compatible with the neighborhood and will not create adverse impacts as this existing property is surrounded by single-family residential development and incorporates the Growth Plan designation of Residential Medium Low (2 – 4 DU/Ac.). Review of platted adjacent County subdivisions in this area indicates that the average density is just under 2 dwelling units/acre (Country Squire Subdivision = 1.6 DU/Ac.; Suncrest Subdivision = 1.91 DU/Ac.). Country Squire and Suncrest Subdivisions are larger lot and lower density subdivisions due to the fact when they were developed in the County, the minimum acreage allowed to have a septic system was half an acre in size. To the north of Suncrest Subdivision is the Independence Heights Subdivision which is inside the City limits and zoned R-4.

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

Adequate public facilities are available or will be supplied at the time of further development of the property. Water (Ute) is available in Broadway and also Rodeo Way. Sewer is available in Rodeo Way. It is reasonable to request the zoning designation of R-4 and to develop the property at a density that would correspond with the assigned Growth Plan designation of Residential Medium Low (2 – 4 DU/Ac.) and also that would be in compliance with the Redlands Area Plan by upholding the present Growth Plan designation as a developable residential parcel.

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

- a. R-2, Residential – 2 units/acre.

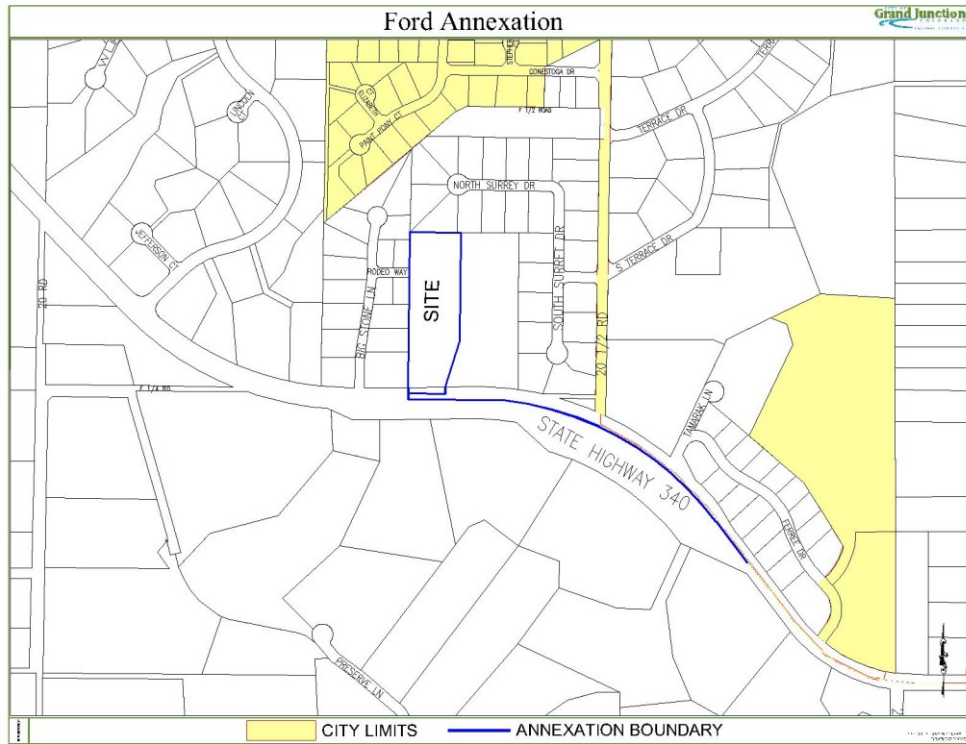
If the City Council chooses to recommend this alternative zone designation, specific alternative findings must be made.

PLANNING COMMISSION RECOMMENDATION:

During 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, Residential – 4 units/acre Zoning District to be consistent with the Growth Plan, the existing County Zoning of RSF-4, Residential Single Family – 4 units/acre and Sections 2.6 and 2.14 of the Zoning and Development Code.

Site Location Map

Figure 1



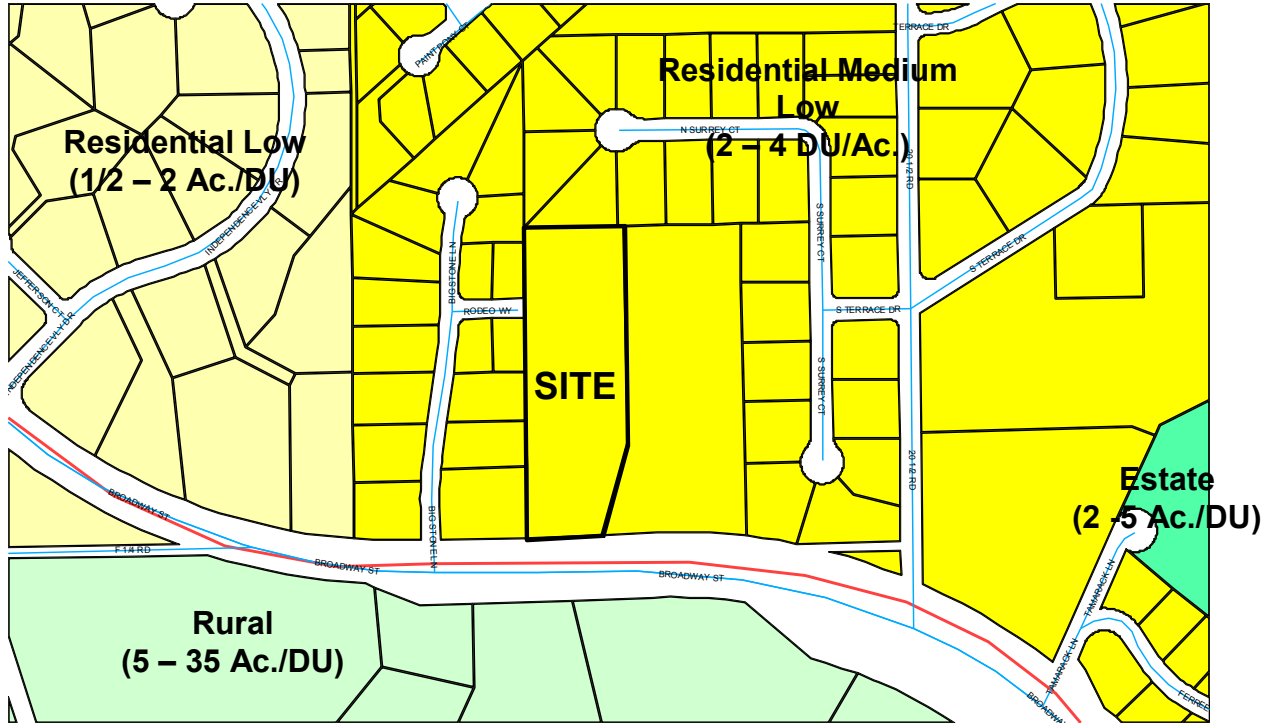
Aerial Photo Map

Figure 2



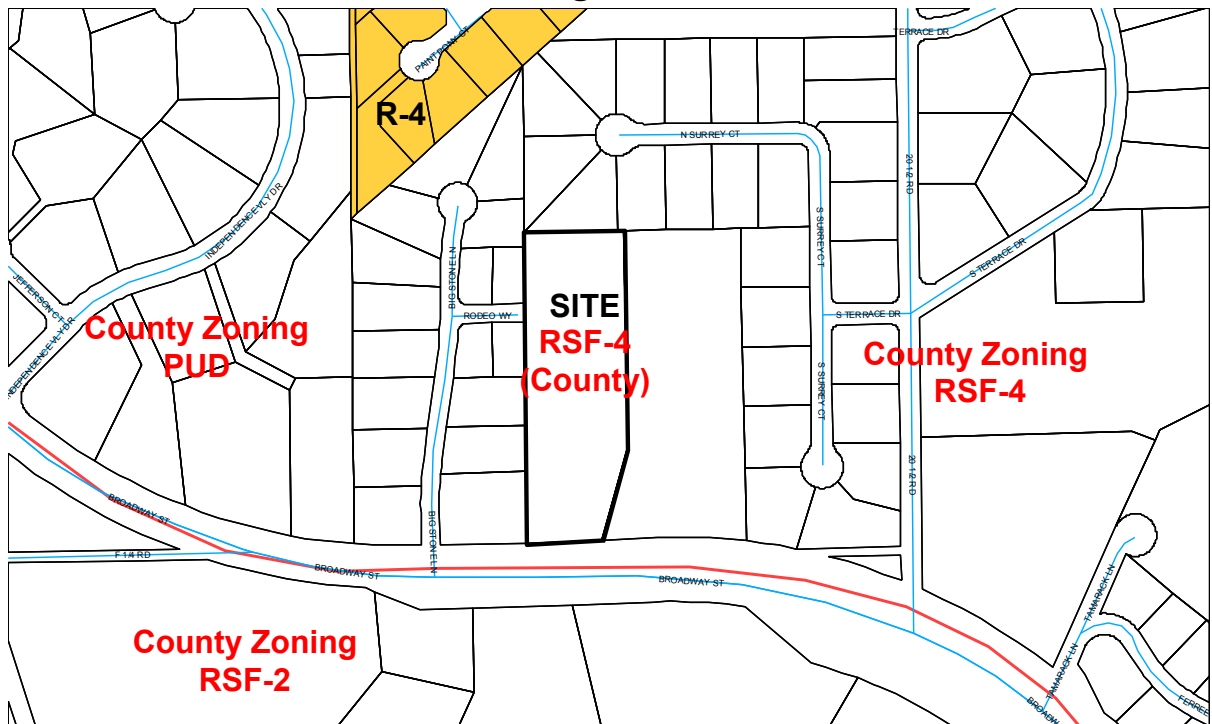
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

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

FORD ANNEXATION

**LOCATED AT 2036 BROADWAY INCLUDING PORTIONS OF THE
BROADWAY (HIGHWAY 340) RIGHT-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:

FORD ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of Lot 1 of Suncrest Subdivision, as same is recorded in Plat Book 16, Page 186, public records of Mesa County, Colorado and assuming the East line of said Suncrest Subdivision to bear N00°48'43"E with all bearing contained herein relative thereto; thence N00°48'43"E along the East line of said Suncrest Subdivision, a distance of 730.15 feet to the Southwest corner of Lot 14 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, public records of Mesa County, Colorado; thence S89°43'18"E along the South line of said Country Squire Subdivision, a distance of 239.87 feet; thence S00°40'43"W a distance of 509.05 feet; thence S17°19'43"W a distance of 231.47 feet to a point on the North Right of Way line, as same as recorded in Book 530, Page 485 of the Mesa County, Colorado public records; thence S00°33'30"W to a point on the South line of the NE 1/4 SW 1/4 of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado, a distance of 26.95 feet; thence N89°26'30"W along the said South line of the NE 1/4 SW 1/4, a distance of 172.99 feet; thence Southeasterly the following (3) three courses: (1) S00°00'00"E a distance of 28.26' feet (2) S89°39'07"E a distance of 449.02 feet (3) 469.27 feet along the arc of a 1503.82 foot radius curve, concave Southwest, having a central angle of

17°52'45" and a chord bearing S74°37'31"E a distance of 467.36 feet; thence 720.86 feet along the arc of a 1417.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing S51°06'43"E a distance of 713.11 feet, said line also being the South line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction; thence S37°06'43"E a distance of 241.57 feet, said line also being the South line of said Page Annexation No.3; thence S52°53'17"W a distance of 2.00 feet; thence N37°06'43"W along a line being 2.00 feet South and parallel with the South line of said Page Annexation No.3, a distance of 241.57 feet; thence 719.84 feet along the arc of a 1415.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 712.10 feet, said line also being 2.00 feet South of said Page Annexation No.3; thence Northwesterly the following (3) three courses: 468.64 feet along the arc of a 1501.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing N74°37'31"W a distance of 466.74 feet (2) N89°39'07"W a distance of 450.81 feet (3) N00°00'00"W a distance of 56.57 feet to the Point of Beginning.

Said parcel contains 4.06 acres (176,935.31 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of April, 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**

FORD ANNEXATION

APPROXIMATELY 4.06 ACRES

**LOCATED AT 2036 BROADWAY INCLUDING PORTIONS OF THE
BROADWAY (HIGHWAY 340) 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 2nd day of April, 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:

FORD ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of Lot 1 of Suncrest Subdivision, as same is recorded in Plat Book 16, Page 186, public records of Mesa County, Colorado and assuming the East line of said Suncrest Subdivision to bear N00°48'43"E with all bearing contained herein relative thereto; thence N00°48'43"E along the East line of said Suncrest Subdivision, a distance of 730.15 feet to the Southwest corner of Lot 14

of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, public records of Mesa County, Colorado; thence S89°43'18"E along the South line of said Country Squire Subdivision, a distance of 239.87 feet; thence S00°40'43"W a distance of 509.05 feet; thence S17°19'43"W a distance of 231.47 feet to a point on the North Right of Way line, as same as recorded in Book 530, Page 485 of the Mesa County, Colorado public records; thence S00°33'30"W to a point on the South line of the NE 1/4 SW 1/4 of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado, a distance of 26.95 feet; thence N89°26'30"W along the said South line of the NE 1/4 SW 1/4, a distance of 172.99 feet; thence Southeasterly the following (3) three courses: (1) S00°00'00"E a distance of 28.26' feet (2) S89°39'07"E a distance of 449.02 feet (3) 469.27 feet along the arc of a 1503.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing S74°37'31"E a distance of 467.36 feet; thence 720.86 feet along the arc of a 1417.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing S51°06'43"E a distance of 713.11 feet, said line also being the South line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction; thence S37°06'43"E a distance of 241.57 feet, said line also being the South line of said Page Annexation No.3; thence S52°53'17"W a distance of 2.00 feet; thence N37°06'43"W along a line being 2.00 feet South and parallel with the South line of said Page Annexation No.3, a distance of 241.57 feet; thence 719.84 feet along the arc of a 1415.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 712.10 feet, said line also being 2.00 feet South of said Page Annexation No.3; thence Northwesterly the following (3) three courses: 468.64 feet along the arc of a 1501.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing N74°37'31"W a distance of 466.74 feet (2) N89°39'07"W a distance of 450.81 feet (3) N00°00'00"W a distance of 56.57 feet to the Point of Beginning.

Said parcel contains 4.06 acres (176,935.31 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 FORD ANNEXATION TO
R-4, RESIDENTIAL – 4 UNITS/ACRE**

LOCATED AT 2036 BROADWAY

Recitals:

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

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4, Residential – 4 units/acre Zone District is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-4, Residential – 4 units/acre Zone District.

FORD ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of Lot 1 of Suncrest Subdivision, as same is recorded in Plat Book 16, Page 186, public records of Mesa County, Colorado and assuming the East line of said Suncrest Subdivision to bear N00°48'43"E with all bearing contained herein relative thereto; thence N00°48'43"E along the East line of said Suncrest Subdivision, a distance of 730.15 feet to the Southwest corner of Lot 14 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, public

records of Mesa County, Colorado; thence S89°43'18"E along the South line of said Country Squire Subdivision, a distance of 239.87 feet; thence S00°40'43"W a distance of 509.05 feet; thence S17°19'43"W a distance of 231.47 feet to a point on the North Right of Way line, as same as recorded in Book 530, Page 485 of the Mesa County, Colorado public records; thence S00°33'30"W to a point on the South line of the NE 1/4 SW 1/4 of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado, a distance of 26.95 feet; thence N89°26'30"W along the said South line of the NE 1/4 SW 1/4, a distance of 172.99 feet; thence Southeasterly the following (3) three courses: (1) S00°00'00"E a distance of 28.26' feet (2) S89°39'07"E a distance of 449.02 feet (3) 469.27 feet along the arc of a 1503.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing S74°37'31"E a distance of 467.36 feet; thence 720.86 feet along the arc of a 1417.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing S51°06'43"E a distance of 713.11 feet, said line also being the South line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction; thence S37°06'43"E a distance of 241.57 feet, said line also being the South line of said Page Annexation No.3; thence S52°53'17"W a distance of 2.00 feet; thence N37°06'43"W along a line being 2.00 feet South and parallel with the South line of said Page Annexation No.3, a distance of 241.57 feet; thence 719.84 feet along the arc of a 1415.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 712.10 feet, said line also being 2.00 feet South of said Page Annexation No.3; thence Northwesterly the following (3) three courses: 468.64 feet along the arc of a 1501.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing N74°37'31"W a distance of 466.74 feet (2) N89°39'07"W a distance of 450.81 feet (3) N00°00'00"W a distance of 56.57 feet to the Point of Beginning.

Said parcel contains 4.06 acres (176,935.31 sq. ft.), more or less, as described.

INTRODUCED on first reading the 19th day of March, 2008 and ordered published.

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

ATTEST:

President of the Council

City Clerk

Attach 6

HVAC Replacement for City Municipal Service Center (New Shops Facility)

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	HVAC Replacement for City Municipal Service Center		
File #			
Meeting Day, Date	Wednesday, April 2, 2008		
Placement on the Agenda	Consent	X	Individual
Date Prepared	March 31, 2008		
Author Name & Title	Jim Stavast, Facilities Superintendent Scott Hockins, Purchasing Supervisor		
Presenter Name & Title	Jay Valentine, Assistant Financial Operations Manager		

Summary: Approval of the contract for the replacement of the Heating Ventilation & Air Conditioning System (HVAC) for the Municipal Service Center Offices.

Budget: Funds will be allocated from fund balance in the Facilities Capital Fund.

Action Requested/Recommendation: Authorize the Purchasing Division to enter into a contract with Phelps Construction, Inc. to complete the replacement of the HVAC system at the Municipal Service Center, in the additional amount of \$155,160.

Attachments: N/A

Background Information:

Due to age and condition, the HVAC system for the Municipal Services Center Offices is being replaced. Originally, the plan was to utilize two used, 1996 HVAC roof top units that the City received from Mesa County for no charge. The County used these units for 10 years, and as such, the units have approximately 5 years of useful life remaining.

During the recent bid tour for the Neighborhood Services remodel, it was recommended that we consider upgrading to a Daikin HVAC system. The new system is highly efficient, particularly when compared to the older units that were originally specified. After discussions with the supplier, our consulting mechanical engineer, and the comparison of energy savings versus costs calculations, indications are that this system

is highly energy efficient, offers better comfort levels, and is more environmentally friendly to operate.

Because the heating and cooling system serving the Purchasing offices was scheduled for replacement later this year, the two projects have been combined to take advantage of cost savings associated with one complete larger system, as opposed to two separate smaller systems.

The calculated annual energy savings is projected at just under \$14,000 when comparing the cost to run the 2 used units compared to operating the Daikin system. With this annual savings, the payback time on this proposed system is 11.1 years.