



**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
MONDAY, APRIL 14, 2008, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance  
Invocation – Jim Hale, Spirit of Life Christian Fellowship

**Proclamations/Recognitions**

Proclaiming April as “Alcohol Awareness Month” in the City of Grand Junction

Proclaiming April as “Child Abuse Prevention Month” in the City of Grand Junction

Proclaiming April as “Month of the Young Child” in the City of Grand Junction

Proclaiming April 14, 2008 as “Habitat Building Colorado 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 31, 2008, and the April 2, 2008, Regular Meetings*
  
2. **Contracts for Spring Cleanup Program** [Attach 2](#)

\*\*\* Indicates New Item

® Requires Roll Call Vote

This approval request is for the award of contracts for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites; and rental and hauling of roll-off containers to carry debris and refuse from designated collection sites to the Mesa County Landfill, as part of the City's Annual Spring Cleanup Program for 2008.

*Action: Authorize the Purchasing Division to enter into contracts with J & K Trucking, LLC to provide thirteen (13) dump trucks with drivers for an estimated amount of \$82,550; and Waste Management of Colorado to provide the rental and hauling of twelve (12) roll-off containers, for an estimated amount of \$75,250, to complete the duration of the two week City Spring Cleanup Program*

Staff presentation: Jay Valentine, Assistant Financial Operations Manager  
Terry Franklin, Deputy Director of Utilities and Streets

3. **Contract for Outsourced Printing and Copying** [Attach 3](#)

Approval request for two contract awards for the City of Grand Junction outsourced printing and copying requirements.

*Action: Authorize the City Purchasing Division to Award the Printing/Copying Contracts to CopyCopy and Peczuh Printing*

Staff presentation: Jay Valentine, Assistant Financial Operations Manager

4. **Rescinding the Mersman Annexation, Located at 3037 D Road** [File #ANX-2007-356] [Attach 4](#)

Staff requests that the City Council formally rescind the Mersman Annexation petition presented to City Council on January 14, 2008 and continued (as per request) at the February 20, 2008 meeting. The annexation involved the Mersman property located at 3037 D Road.

Resolution No. 36-08—A Resolution Rescinding Resolution No. 04-08 Concerning a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, and Releasing Land Use Control, Mersman Annexation, Located at 3037 D Road

*®Action: Adopt Resolution No. 36-08*

Staff presentation: Justin T. Kopfman, Associate Planner

5. **Setting a Hearing to Rezone the Trail Side Subdivision, Located at 381 31 5/8 Road** [File #PP-2007-321] [Attach 5](#)

A request to rezone 9.15 acres, located at 381 31 5/8 Road, from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac).

Proposed Ordinance Rezoning the Property known as the Trail Side Subdivision to R-5 (Residential 5 du/ac), Located at 381 5/8 Road

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

Staff presentation: Adam Olsen, Senior Planner

6. **Setting a Hearing on the Vacation of Public Right-of-Way, South 6' of Second Avenue West of South 9<sup>th</sup> Street** [File #VR-2007-316] [Attach 6](#)

Request to vacate the south 6' of the Second Avenue right-of-way west of S. 9<sup>th</sup> Street.

Proposed Ordinance Vacating the South 6' of Right-of-Way for Second Avenue, Located West of South 9<sup>th</sup> Street

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

Staff presentation: Senta L. Costello, Associate Planner

7. **Setting a Hearing Zoning the Carter-Page Annexation, Located at 2793 D Road** [File #ANX-2008-046] [Attach 7](#)

Request to zone the 6.29 acre Carter-Page Annexation, located at 2793 D Road, to I-2 (General Industrial).

Proposed Ordinance Zoning the Carter-Page Annexation to I-2 (General Industrial), Located at 2793 D Road

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

Staff presentation: Senta L. Costello, Associate Planner

8. **Setting a Hearing Zoning the Prather Annexation, Located at 243 29 Road**

[File #ANX-2008-048]

[Attach 8](#)

Request to zone the 0.55 acre Prather Annexation, located at 243 29 Road, to R-4 (Residential 4 du/ac).

Proposed Ordinance Zoning the Prather Annexation to R-4, (Residential 4 du/ac), Located at 243 29 Road

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

Staff presentation: Senta L. Costello, Associate Planner

9. **Setting a Hearing Zoning the Willow Wood Village Annexation, Located at**

**3147 E Road** [File#ANX-2008-033]

[Attach 9](#)

Request to zone the 7.94 acre Willow Wood Village Annexation, Located at 3147 E Road, to R-8 (Residential 8 du/ac).

Proposed Ordinance Zoning the Willow Wood Village Annexation to R-8 (Residential 8 du/ac), Located at 3147 E Road

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

Staff presentation: Senta L. Costello, Associate Planner

10. **Setting a Hearing Zoning the Summers Annexation, Located at 2144**

**Broadway** [File #ANX-2008-028]

[Attach 10](#)

Request to zone the 0.90 acre Summers Annexation, located at 2144 Broadway, to B-1 (Neighborhood Business).

Proposed Ordinance Zoning the Summers Annexation to B-1 (Neighborhood Business), Located at 2144 Broadway

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

Staff presentation: Senta L. Costello, Associate Planner

11. **Vacation of Easements in the Glens at Canyon View Subdivision Now Known as Sundance Village, Located at 2459 F ¼ Road** [File #FP-2007-078] [Attach 11](#)

Request to vacate two sanitary sewer easements, three multi-purpose easements and one drainage easement that were dedicated as part of the Glens at Canyon View Subdivision, now known as the proposed Sundance Village.

Resolution No. 48-08—A Resolution Vacating Various Utility/Drainage Easements within Block 2 of the Glens at Canyon View, Phase I, Property Located at 2459 F ¼ Road

*®Action: Adopt Resolution No. 48-08*

Staff presentation: Lori V. Bowers, Senior Planner

12. **Setting a Hearing Zoning the Lambert Annexation, Located at 2813 C ¾ Road** [File#ANX-2008-045] [Attach 12](#)

Request to zone the 10.14 acre Lambert Annexation, located at 2813 C ¾ Road, to I-1 (Light Industrial) and includes a portion of the C ¾ Road Right-of-Way

Proposed Ordinance Zoning the Lambert Annexation to I-1 (Light Industrial), Located at 2813 C ¾ Road and a Portion of the 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

13. **Setting a Hearing on the Thorson Annexation, Located at 2972 D Road** [File #ANX-2008-071] [Attach 13](#)

Request to annex 0.81 acres, located at 2972 D Road. The Thorson Annexation consists of 1 parcel and a portion of the adjacent D Road right-of-way.

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

Resolution No. 49-08—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, Thorson Annexation, Located at 2972 D Road, Including a Portion of the D Road Right-of-Way

*®Action: Adopt Resolution No. 49-08*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Thorson Annexation, Approximately 0.81 Acres, Located at 2972 D Road, Including a Portion of the D Road Right-of-Way

*Action: Introduction of a Proposed Ordinance and Set a Hearing for May 19, 2008*

Staff presentation: Brian Rusche, Senior Planner

14. **Installation of Art at Duck Pond and Sherwood Parks** [Attach 14](#)

Through a competitive process open to Mesa County artists, the Commission on Arts and Culture has selected, and recommends commissioning, local artists Vinje Lawson and Lylamae Chedsey to create ceramic tile murals for the new restroom buildings at Sherwood Park and Duck Pond Park through the 1% for the Arts Program.

*Action: Approve Selection of the Artists and Artwork for the Two Park Restroom Projects*

Staff presentation: Allison Sarmo, Cultural Arts Coordinator

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

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

15. **Public Hearing - ThreeP Development Annexation and Zoning, Located at 519 30 Road** [File #ANX-2008-019] [Attach 15](#)

Request to annex and zone 1.66 acres, located at 519 30 Road, to B-1 (Neighborhood Business). The ThreeP Development Annexation consists of 1 parcel and includes a portion of the 30 Road right-of-way.

**a. Accepting Petition**

Resolution No. 50-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as ThreeP Development Annexations, Located at 519 30 Road Including a Portion of the 30 Road Right-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4213—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, ThreeP Development Annexation, Approximately 1.66 acres, Located at 519 30 Road Including a Portion of the 30 Road Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4214—An Ordinance Zoning the ThreeP Development Annexation to B-1, (Neighborhood Business), Located at 519 30 Road.

*®Action: Adopt Resolution No. 50-08 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4213 and 4214*

Staff presentation: Senta L. Costello, Associate Planner

16. **Public Hearing - Schuckman Annexation and Zoning, Located at 231 28 ½ Road** [File #ANX-2008-018] [Attach 16](#)

Request to annex and zone 0.87 acres, located at 231 28 ½ Road, to R-8 (Residential 8 du/ac). The Schuckman Annexation consists of 1 parcel, includes a portion of the 28 ½ Road right-of-way, and is a 3 part annexation.

**a. Accepting Petition**

Resolution No. 51-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Schuckman Annexations No. 1, 2, 3, Located at 231 28 ½ Road Including a Portion of the 28 ½ Road Right-of-Way is Eligible for Annexation

**b. Annexation Ordinances**

Ordinance No. 4215—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schuckman Annexation No. 1, Approximately 0.02 acres, Located within the 28 ½ Road Right-of-Way

Ordinance No. 4216—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schuckman Annexation No. 2, Approximately 0.08 acres, Located within the 28 ½ Road Right-of-Way

Ordinance No. 4217—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schuckman Annexation No. 3, Approximately 0.77 acres, Located at 231 28 ½ Road and Including a Portion of the 28 ½ Road Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4218—An Ordinance Zoning the Schuckman Annexation to R-8, (Residential 8 du/ac), Located at 231 28 ½ Road

*®Action: Adopt Resolution No. 51-08 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4215, 4216, 4217, and 4218*

Staff presentation: Senta L. Costello, Associate Planner

17. **Public Hearing - Martin Annexation and Zoning, Located at 2107 H Road** [File #ANX-2008-017] [Attach 17](#)

Request to annex and zone 2.95 acres, located at 2107 H Road, to I-1 (Light Industrial). The Martin Annexation consists of 1 parcel.

**a. Accepting Petition**

Resolution No. 52-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Martin Annexation, Located at 2107 H Road is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4219—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Martin Annexation, Approximately 2.95 acres, Located at 2107 H Road

**c. Zoning Ordinance**

Ordinance No. 4220—An Ordinance Zoning the Martin Annexation to I-1, (Light Industrial), Located at 2107 H Road.

*®Action: Adopt Resolution No. 52-08 and Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4219 and 4220*

Staff presentation: Justin T. Kopfman, Associate Planner

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

19. **Other Business**



20. **Adjournment**

**Attach 1**  
Minutes

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

**March 31, 2008**

The City Council of the City of Grand Junction convened into regular session on the 31<sup>st</sup> day of March 2008 at 7:08 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 Kadrich, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Doody called the meeting to order. Councilmember Coons led in the Pledge of Allegiance. Invocation was given by Jim Hale, Spirit of Life Christian Fellowship, standing in for 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**

Councilmember Palmer said that he and Councilmember Coons are part of the first citizen's academy for Fire and Police.

**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 Beckstein, 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 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**

This purchase is for three ¾ 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*

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

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*

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

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*

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

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*

6. **Setting a Hearing on the Lambert Annexation, Located at 2813 C <sup>3</sup>/<sub>4</sub> Road** [File #ANX-2008-045]

Request to annex 10.14 acres, located at 2813 C <sup>3</sup>/<sub>4</sub> Road. The Lambert Annexation consists of 1 parcel and includes a portion of C <sup>3</sup>/<sub>4</sub> 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 <sup>3</sup>/<sub>4</sub> Road and a Portion of C <sup>3</sup>/<sub>4</sub> 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 <sup>3</sup>/<sub>4</sub> Road and a portion of C <sup>3</sup>/<sub>4</sub> Road Right-of-Way

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

7. **Setting a Hearing on Zoning the Schuckman Annexation, Located at 231 28 <sup>1</sup>/<sub>2</sub> Road** [File #ANX-2008-018]

Request to zone the 0.87 acre Schuckman Annexation, located at 231 28 <sup>1</sup>/<sub>2</sub> 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 <sup>1</sup>/<sub>2</sub> Road.

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

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

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*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Two Rivers Convention Center Food Distributor Contract**

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.

Joe Stevens, Parks and Recreation Director, reviewed this item. The City has been with US Food Service for the last five years. 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.

Director Stevens reviewed the integrity issue which happened about 5 years ago, with the acceptance of “perks” from the vendor at the time. This is not permitted under City policy and the vendor, Sysco, has put procedures in place so this will not happen again.

Director Stevens referenced the letter dated March 10, 2008 from Sysco that apologized and outlined the event of 5 years ago and what they have done since then. Director Stevens said since the hiring of Tim Seeberg, the Convention Center Manager, positive changes in operations have been made.

Councilmember Palmer asked if the contract renewal was automatic. Director Stevens answered no.

Councilmember Coons asked how many responses the City received for the formal request for proposal. Director Stevens said three.

Councilmember Palmer moved to authorize the Purchasing Division to purchase food delivered from Sysco Intermountain Food Services, Inc. Councilmember Thomason seconded the motion. Motion carried.

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

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.

Justin T. Kopfman, Associate Planner, presented this item. 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. Due to these negotiations failing, the cost to put in the stub street is just too costly for the applicant.

Councilmember Beckstein asked if the spec house is connected to sewer. Mr. Kopfman stated yes.

Darla Mersman, 3037 D Road, the applicant, spoke to the fact they did not realize they would incur the cost for the stub street and this would just create a financial hardship for them.

Councilmember Palmer asked if there is no other development, why not annex into the City. Ms. Mersman said they would like to have several horses on the property and the

adjoining property is a horse farm. Councilmember Palmer stated he could understand the reasoning for the financial hardship.

Councilmember Thomason moved to approve the request to withdraw from the annexation and zoning process and reverse land use jurisdiction back to Mesa County for the Mersman Annexation. Councilmember Todd seconded the motion. Motion carried.

**Public 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.

The public hearing was opened at 7:47 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.

Jana Gerow, Development Construction Services, was representing the applicant. She reviewed the location, the site, and the surrounding uses and asked for approval.

There were no public comments.

The public hearing was closed at 7:48 p.m.

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

Councilmember Todd moved to adopt Ordinance No. 4204, and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

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

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.

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

Senta L. Costello, Associate Planner, reviewed this item. She described the site, and the location. She asked that the Staff report and the attachments be entered into the record and recommended approval. In Staff's opinion, the criteria have been met and the Planning Commission recommended approval at the March 11, 2008 meeting.

Councilmember Palmer asked if this annexation will create an enclave. Ms. Costello highlighted the property on the map to show that it did not.

Trinidad Silva, 610 E. Harrison, Fruita, representing the applicant, is a realtor and a personal friend. Mr. Silva complimented the City on the Master Plan which has helped this area develop. Mr. Silva also complimented the Planning Staff, especially Ms. Costello.

There were no public comments.

The public hearing was closed at 7:59 p.m.

**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

Councilmember Palmer moved to adopt Resolution No. 46-08, and adopt Ordinance Nos. 4205, 4206, 4207, 4208, and 4209, and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.



**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 8:00 p.m.

Juanita Peterson, CMC  
Deputy City Clerk

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

**April 2, 2008**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of April 2008 at 7:05 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 Thomason led in the Pledge of Allegiance.

**Citizen Comments**

There were none.

**Presentation**

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

Councilmember Teresa Coons presented an overview of the tour she, Council President Doody, Councilmember Todd and Staff members went on a few weeks ago. The reason they went on the tour was to learn about water usage from the lower Colorado River Basin and how they are managing their 7.5 million acre feet. The trip included a lot of stops and a lot of talks. She detailed the tour route, from Las Vegas down to the Mexican border and then up to Ontario, California. Their first stop was Hoover Dam which was completed in 1935. She reviewed the compact agreement for the lower basins. The river is over apportioned and they are trying to deal with how to apportion the water in drier years. Lake Mead has dropped 200 feet. The next stop was Needles, California where there is an environmental reclamation project. She described the environmental concern there. The next stop was Lake Havasu City and the London Bridge. Next was the Mark Wilmer Pumping Plant which is the water delivery system for south and southwestern Arizona. Arizona has a banking facility to bank any excess water. Banking is not allowed in Colorado. At the Whitset Intake Pumping Plant, water is delivered to southern California. They took a boat trip on the reservoir to get there. In Yuma, Arizona, they visited the Imperial National Wildlife Refuge. The All American Canal feeds the Imperial Valley and is lined to conserve water. A new water storage facility is being constructed underground to capture the water that is conserved. The Cochella Canal has also been lined to conserve water. Then in Slab City, slabs are all that is left of a previous development, which is now where squatters have moved to. The Salton Sea was an accident in its creation but has become an important wildlife habitat and sustained by irrigation runoff. The water continues to become saltier which is a concern. There are

concerns if the sea is allowed to dry up, the remaining residue will become a blowing sand issue. In the Cochella Valley Water District almost all irrigation is a drip system. Councilmember Coons recommended the tour to anyone interested in how the river is used.

Councilmember Palmer thanked Councilmember Coons for the presentation.

Council President Doody said it was the best experience he has had since being on the City Council.

Councilmember Todd advised that there is one large water authority and the many facets and broadness of that authority's scope is interesting.

Councilmember Coons concluded by saying how valuable the river resource is and how fortunate Grand Junction is not to have to depend on the river as the City's source of water.

## **CONSENT CALENDAR**

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

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

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*

2. **Contract for 2008 Asphalt Overlays**

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*

3. **Contract for G ½ Road and 26 Road Improvements Project, Schedule A and Schedule B**

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*

4. **HVAC Replacement for City Municipal Service Center (Purchasing/ Neighborhood Services Facility)**

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*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

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

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.

The public hearing was opened at 7:39 p.m.

John Shaver, City Attorney, reviewed this item. He explained that this is the second reading of the ordinance which amends the City Code to conform to the changes made to the Code of Federal Regulations (CFR) which became effective in 2006 and deal with

Industrial Pretreatment Regulations. The EPA requires that the City incorporate language to match the EPA language.  
There were no public comments.

The public hearing closed at 7:40 p.m.

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

Councilmember Coons moved to adopt Ordinance No. 4210 and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing—Ford Annexation and Zoning, Located at 2036 Broadway** [File #ANX-2007-375]

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.

The public hearing was opened at 7:42 p.m.

Scott D. Peterson, Senior Planner, reviewed this item. He described the request, the site, and the location. He asked that the Staff report and the attachments be entered into the record. The annexation meets the criteria as well as the zoning criteria are met by the zoning request. The Planning Commission recommended approval of the annexation and zoning.

The applicant was not present.

There were no public comments.

The public hearing was closed at 7:43 p.m.

**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

Councilmember Todd moved to adopted Resolution No. 47-08, and adopt Ordinance Nos. 4211 and 4212 and ordered them published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

City Manager Laurie Kadrach reminded the City Council about the event this Saturday with the City Youth Council and the Tree House called Spotlight Youth. It is at Lincoln Park from 1:00 p.m. until 11:00 p.m. She thanked Management Analyst Angela Harness for her efforts and coordination on this event.

Council President Doody said he will be there but also has Club 20 business that day.

**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

Councilmember Todd moved to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest pursuant to Section 402 (4) (a) of Colorado's open meetings act and will not be returning to open session. Councilmember Hill seconded the motion. Motion carried.

**Adjournment**

The City Council adjourned into Executive Session at 7:45 p.m.

Stephanie Tuin, MMC  
City Clerk

**Attach 2**

Contracts for Spring Cleanup Program

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Contracts for City Spring Cleanup Program		
<b>File #</b>			
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	April 4, 2008		
<b>Author Name &amp; Title</b>	Duane Hoff Jr., Buyer		
<b>Presenter Name &amp; Title</b>	Jay Valentine, Assistant Financial Operations Manager Terry Franklin, Deputy Director of Utilities and Streets		

**Summary:** This approval request is for the award of contracts for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites; and rental and hauling of roll-off containers to carry debris and refuse from designated collection sites to the Mesa County Landfill, as part of the City's Annual Spring Cleanup Program for 2008.

**Budget:** The Streets Division has \$87,675 budgeted for the rental of dump trucks with drivers and \$75,250 budgeted for the rental of roll-off containers for the City Spring Cleanup Program.

**Action Requested/Recommendation:** Authorize the Purchasing Division to enter into contracts with J & K Trucking, LLC to provide thirteen (13) dump trucks with drivers for an estimated amount of \$82,550; and Waste Management of Colorado to provide the rental and hauling of twelve (12) roll-off containers, for an estimated amount of \$75,250, to complete the duration of the two week City Spring Cleanup Program.

**Attachments:** N/A

**Background Information:** Each year the City's Streets Division conducts its Annual City Spring Cleanup Program. The Cleanup program provides hauling and disposal of debris and refuse that citizens wish to dispose of, at no cost to the citizens. The renting of dump trucks with drivers and roll-off containers is required to complete the two week cleanup, which runs from May 5, 2008 – May 17, 2008 (the 1<sup>st</sup> week will be dedicated to the north half of the City and the 2<sup>nd</sup> week will be dedicated to the south half of the City). Formal Invitation for Bids were issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, and sent to a source list of contractors including the Western Colorado Contractors Association (WCCA).

Three companies submitted formal bids for the **Dump Trucks with Drivers** solicitation, all of which were found to be responsive and responsible, in the following amounts:

- J & K Trucking, LLC, Grand Junction \$82,550
- Colorado West Contracting, Inc. , Grand Junction \$98,540
- Gary Rinderle Construction, Inc. , Grand Junction \$104,260

Based on the previous 3 year average of 90 hours per truck, to complete the two week program, the estimated total dollar amount is \$82,550. The City reserves the option to renew this contract for 2 additional one year periods.

One company submitted a formal bid for the **Roll-Off Containers** solicitation, which was found to be responsive and responsible, in the following amount:

- Waste Management of Colorado, Grand Junction \$175 per roll-off, per container.

Based on the previous 3 year average of 430 roll-offs to complete the two week program, the estimated total dollar amount is \$75,250. The City reserves the option to renew this contract for 2 additional one year periods.



**Attach 3**

Contract for Outsourced Printing and Copying

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Outsourced Printing and Copying Requirements		
<b>File #</b>			
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 21, 2008		
<b>Author Name &amp; Title</b>	Susan Hyatt, Senior Buyer		
<b>Presenter Name &amp; Title</b>	Jay Valentine, Assistant Financial Operations Manager		

**Summary:** Approval request for two contract awards for the City of Grand Junction outsourced printing and copying requirements.

**Budget:** Individual Department budgets have funds for printing and copying requirements.

**Action Requested/Recommendation:** Authorize the City Purchasing Division to award the printing/copying contracts to *Copy Copy* and *Peczuh Printing*.

**Attachments:** N/A

**Background Information:** Since the closing of the City's Print Shop operation on December 31, 2005, the City has outsourced printing and copying needs. A formal Request for Proposal (RFP) was issued and advertised in The Daily Sentinel. The solicitation was sent to 17 local companies. Of those 17, six responded.

AlphaGraphics, 2454 Hwy 6 & 50, Suite 110	Grand Junction, CO
Copy Copy, 401 North Avenue	Grand Junction, CO
Lightning Quick Print, 1150 N. 25 <sup>th</sup> Street, Suite F	Grand Junction, CO
Peczuh Printing, 471 River Road, Bldg C	Grand Junction, CO
Pyramid Printing, 2526 Patterson Road	Grand Junction, CO
The UPS Store 5741, 2536 Rimrock Avenue, Suite 400	Grand Junction, CO

After thorough review, *Copy Copy* and *Peczuh Printing* were chosen based on the following criteria:

- responsiveness to the RFP
- understanding the intent and objectives of the contract
- equipment and resources

- experience and reliability with similar contracts
- pricing
- pickup and delivery capabilities

After reviewing all responses, it has been determined that it is best to split the award between two companies, thereby expediting delivery to using Departments throughout the City. The contracts will be worth a combined estimate of \$100,000.

**Attach 4**

Rescinding the Mersman Annexation, Located at 3037 D Road

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
<b>Subject</b>		Request to Rescind Mersman Annexation – Located at 3037 D Road					
<b>Meeting Date</b>		Monday, April 14, 2008					
<b>Date Prepared</b>		April 8, 2008			File # ANX-2007-356		
<b>Author</b>		Justin T. Kopfman		Associate Planner			
<b>Presenter Name</b>		Justin T. Kopfman		Associate Planner			
<b>Report results back to Council</b>		X	No		Yes	<b>When</b>	
<b>Citizen Presentation</b>			Yes	X	No	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>		X	<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** Staff requests that the City Council formally rescind the Mersman Annexation petition presented to City Council on January 14, 2008 and continued (as per request) at the February 20, 2008 meeting. The annexation involved the Mersman property located at 3037 D Road.

**Budget:** No cost

**Action Requested/Recommendation:** Adopt Resolution to rescind the petition and Resolution 04-08 for Mersman Annexation and release City land use control on the property.

**Attachments:** Resolution.

**Background Information:** The Mersman Annexation was scheduled to be heard at the June 2, 2008 City Council Meeting. On March 26<sup>th</sup>, 2008, the Petitioners requested not to proceed with the annexation. Staff agrees and recommends the removal of the petition for Mersman Annexation. At the March 31st, 2008 City Council Meeting, Council agreed 6-0 to release the Mersman Annexation from City land use jurisdiction.

**CITY OF GRAND JUNCTION, CO**

**RESOLUTION NO.**

**A RESOLUTION RESCINDING RESOLUTION 04-08  
CONCERNING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS TO  
THE CITY OF GRAND JUNCTION, COLORADO,  
AND RELEASING LAND USE CONTROL**

**MERSMAN ANNEXATION**

**LOCATED AT 3037 D ROAD**

On the 14<sup>th</sup> day of January, 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:

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW 1/4 NE 1/4 NW 1/4) of Section 21, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NW 1/4 NE 1/4 NW 1/4 of said Section 21 and assuming the East line of the NW 1/4 NE 1/4 NW 1/4 of said Section 21 to bear S00°03'34"E with all bearings contained herein relative thereto; thence S00°03'34"E along the East line of the NW 1/4 NE 1/4 NW 1/4 of said Section 21, a distance of 30.00 feet to the Point Of Beginning; thence S00°03'34 "E along the East line of the NW 1/4 NE 1/4 NW 1/4 of said Section 21, a distance of 630.18 feet to the Southwest corner of the NE 1/4 NE 1/4 NW 1/4 of said Section 21; thence S89°56'20"W along the South line of the NW 1/4 NE 1/4 NW 1/4 of said Section 21, a distance of 100.03 feet; thence N00°03'35"W a distance of 630.13 feet; thence S89°54'45"E a distance of 100.09 feet to the point of beginning

Said parcel contains 1.45 acres (63,054.43 sq. ft.), more or less, as described.

On the 26<sup>th</sup> day of March, 2008, the Petitioners requested that the annexation not proceed.

The City Council being fully advised in the premises does hereby rescind, revoke and render null and void Resolution 04-08 concerning the annexation of land located at 3037 D Road.

Because of the rescission of the petition and Resolution No. 04-08 the City shall no longer have or exercise jurisdiction over land use until such time as a petition to annex is again filed or jurisdiction is otherwise conferred by operation of law.

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

ATTEST:

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

**Attach 5**

Setting a Hearing to Rezone the Trail Side Subdivision, Located at 381 31 5/8 Road

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Trail Side Subdivision Rezone Request – Located at 381 31 5/8 Road		
<b>File #</b>	PP-2007-321		
<b>Meeting Day, Date</b>	April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<input checked="" type="checkbox"/>	<b>Individual</b>
<b>Date Prepared</b>	April 4, 2008		
<b>Author Name &amp; Title</b>	Adam Olsen, Senior Planner		
<b>Presenter Name &amp; Title</b>	Adam Olsen, Senior Planner		

**Summary:** A request to rezone 9.15 acres, located at 381 31 5/8 Road, from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce the proposed Ordinance and set a hearing for May 5, 2008.

**Background Information:** See attached report.

**Attachments:**

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

BACKGROUND INFORMATION			
Location:	381 31 5/8 Road		
Applicants:	Ankarlo Hilldav LLC-Owner Davidson Homes-Representative		
Existing Land Use:	Vacant		
Proposed Land Use:	Residential		
Surrounding Land Use:	North	Residential/Church	
	South	Residential/Agriculture	
	East	Industrial	
	West	Residential/Vacant	
Existing Zoning:	R-4 (Residential 4 du/ac)		
Proposed Zoning:	R-5 (Residential 5 du/ac)		
Surrounding Zoning:	North	R-4 (Residential 4 du/ac), RSF-R (County)	
	South	AFT (County)	
	East	C-2 (General Commercial), I-1 (Light Industrial)	
	West	R-8 (Residential 8 du/ac)	
Growth Plan Designation:	RM (Residential Medium 4-8 du/ac)		
Zoning within density range?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No

**Staff Analysis:**

1. Background

This area consists of 9.15 acres and was platted as Lot 2, Ankarlo Subdivision. The property was annexed in 2005 under the Ankarlo Annexation and zoned R-4 (Residential 4 du/ac). The property owner, in conjunction with Housing Resources of Western Colorado, has submitted a preliminary subdivision plan consisting of single-family detached units conforming to the R-5 zone district standards. That proposal is running concurrent with this rezone request. However, before the preliminary subdivision plan may proceed further, the rezone request must be acted upon.

2. Consistency with the Growth Plan

The requested zone district of R-5 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; or

The existing zoning was not in error at the time of adoption. The property owners requested the R-4 zone district upon annexation, which is also compatible with the Future Land Use designation for this area.

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

Properties that have been recently annexed and zoned R-8, C-2 and I-1 in the City are present to the west and east. To the east of this request, the area is becoming more commercial and industrial in nature. County zoning of RSF-4 is present to the north. The R-5 zone designation is compatible with the existing City zoning designations in the area.

3. The proposed rezone 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 R-5 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). The proposed River Trail Subdivision, located to the west, is zoned R-8 (Residential 8 du/ac). The City Council's Strategic Plan emphasizes the importance of affordable housing in the City. One of the objectives is to identify, develop and promote relationships with public agencies, not-for-profits and the private sector in providing affordable housing. This objective is met as the property owner and Housing Resources of Western Colorado have paired to allow this development to help alleviate the need for workforce housing in the community.

The R-5 zone district is in conformance with the following goals and policies of the Growth Plan and the Pear Park Neighborhood 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.

Pear Park Plan:

Goal 3, Land Use and Growth, Pear Park Neighborhood Plan: Establish areas of higher density to allow for a mix in housing options.

The Pear Park Plan designates this area “Residential Medium”, with densities ranging from four to eight units per acre. The R-5 zone district falls within the “Residential Medium” density range.

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 made available at the time of further development of the property. Water and sewer lines are located in 31 5/8 Road.

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

This is located within an area of Pear Park that is rapidly developing. Proposed subdivisions will be built at densities comparable to that of the R-5 zone district. Any land comparably zoned in the City, in this area, is developing or has been developed. The R-5 zone district will allow development at densities comparable to that of existing developments nearby.

6. The community will benefit from the proposed zone.

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 zone district will allow densities comparable to that of the existing subdivisions in the vicinity.

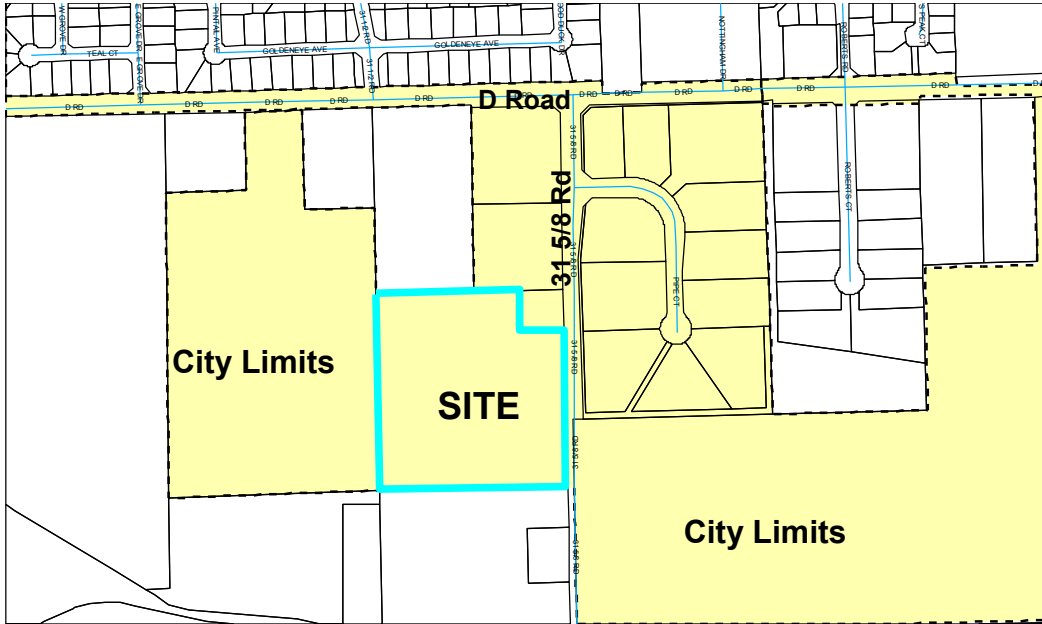
**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommended approval of the requested rezone, PP-2007-321, 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



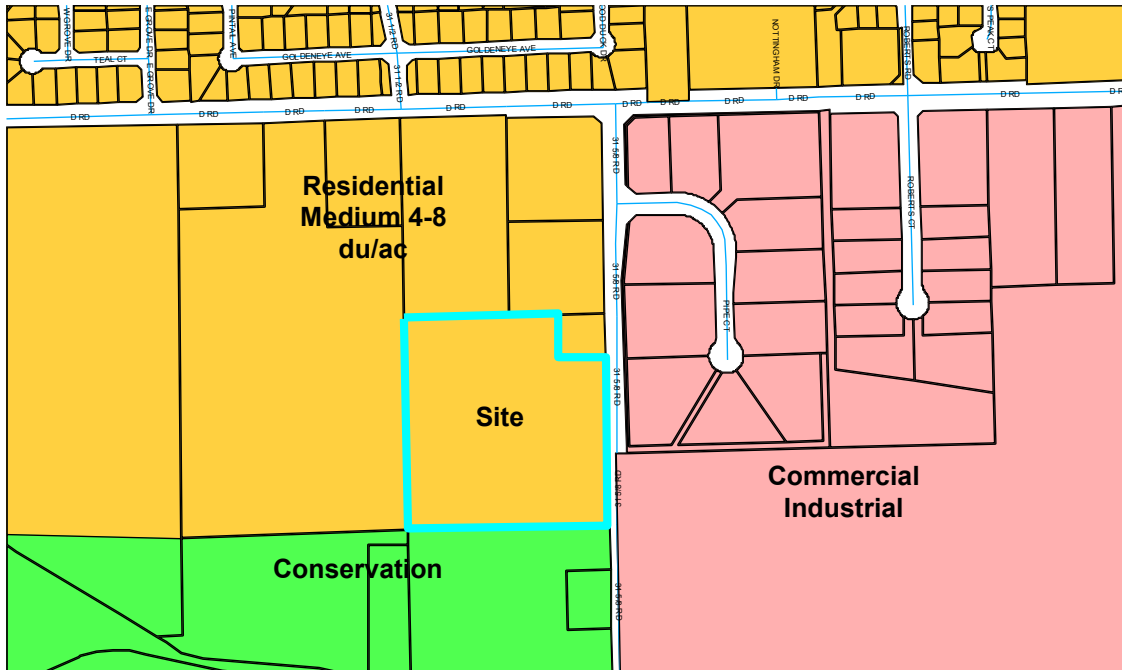
# Aerial Photo Map

Figure 2



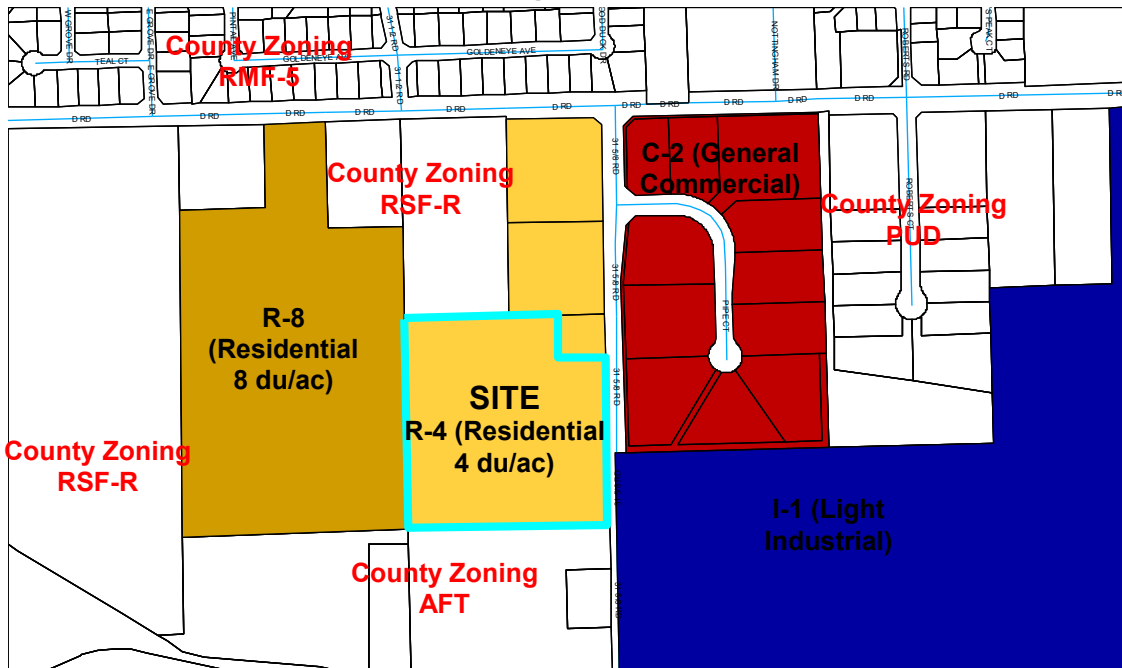
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING THE PROPERTY KNOWN AS THE  
TRAIL SIDE SUBDIVISION TO  
R-5, RESIDENTIAL 5 UNITS PER ACRE**

**LOCATED AT 381 31 5/8 ROAD**

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 Trail Side Subdivision Rezone to the R-5, Residential 5 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 & Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5, Residential 5 Units/Acre 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 property be zoned R-5, Residential 5 Units/Acre

Lot 2, Ankarlo Subdivision, being a replat of Parcel 1A Ankarlo Simple Land Division situated in the NW ¼, NE ¼ in Section 22, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado.

Said parcel contains 9.15 acres more or less.

Introduced on first reading this 14th day of April, 2008 and ordered published.

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

ATTEST:

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President of the Council

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City Clerk

**Attach 6**

Setting a Hearing on the Vacation of Public ROW S 6' of Second Ave West of South 9th Street

**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>			
<b>Subject</b>	Vacation of Public Right-of-Way - Located South 6' of Second Avenue west of S. 9 <sup>th</sup> Street		
<b>File #</b>	VR-2007-316		
<b>Meeting Day, Date</b>	Monday, April 14 , 2008		
<b>Placement on the Agenda</b>	Consent	X	Individual
<b>Date Prepared</b>	<b>April 2, 2008</b>		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to vacate the south 6' of the Second Avenue right-of-way west of S. 9<sup>th</sup> Street.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed vacation Ordinance and set a public hearing for May 5, 2008.

**Attachments:**

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

**Background Information:** See attached report

BACKGROUND INFORMATION				
<b>Location:</b>		South 6' of Second Avenue west of S 9 <sup>th</sup> Street		
<b>Applicants:</b>		Applicant: Allen Munro, LLC Representative: Austin Civil Group – Troy Gorham		
<b>Existing Land Use:</b>		Undeveloped Second Avenue right-of-way		
<b>Proposed Land Use:</b>		Redevelopment of the property to the south of Second Avenue		
<b>Surrounding Land Use:</b>	<b>North</b>	Vacant Industrial		
	<b>South</b>	Munro Pump warehouse		
	<b>East</b>	American Linen/Commercial-Industrial uses		
	<b>West</b>	Vacant Industrial		
<b>Existing Zoning:</b>		I-2 (General Industrial)		
<b>Proposed Zoning:</b>		I-2 (General Industrial)		
<b>Surrounding Zoning:</b>	<b>North</b>	I-2 (General Industrial)		
	<b>South</b>	I-2 (General Industrial)		
	<b>East</b>	I-2 (General Industrial)		
	<b>West</b>	I-2 (General Industrial)		
<b>Growth Plan Designation:</b>		Industrial		
<b>Zoning within density range?</b>		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No

**Staff Analysis:**

1. Background

The street was created as a part of the Milldale Subdivision platted in 1903. The Milldale Subdivision was annexed as the South Alley S. of S. Ave annexation in 1909. Second Avenue is currently undeveloped right-of-way. The owner of the property to the south plans to redevelop the property and would like to incorporate this area of Second Avenue into the property in order to improve on-site circulation and building/landscaping placement. Improvements will be required for the currently unimproved Second Avenue right-of-way with the proposed redevelopment of the applicant's property.

2. Consistency with the Growth Plan

This project is consistent with the following Goals and Policies of the Growth Plan:

- Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.
  - Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.
  - Policy 5.3: The City and County may accommodate extensions of public facilities to serve development that is adjacent to existing facilities. Development in areas which have adequate public facilities in place or which provide needed connections of facilities between urban development areas will be encouraged. Development that is separate from existing urban services (“leap-frog” development) will be discouraged.
- Goal 6: To promote the cost-effective provision of services for businesses and residents by all service providers.
  - Policy 6.4 – The City and County will encourage consolidations of services whenever such consolidations will result in improved service efficiencies while maintaining adopted level of service standards.
- Goal 10: To retain valued characteristics of different neighborhoods within the community.
  - Policy 10.2: The City and County will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.

3. Section 2.11.c of the Zoning and Development Code

Requests 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.

Applicant’s Response: Vacation of the street right-of-way does not impact any street plan or policies adopted by the City of Grand Junction. Vacating the right-of-way actually helps comply with Transportation Engineering Design Standards (TEDS) by providing a route for delivery trucks to access the property without backing through the 9<sup>th</sup> Street right-of-way.

Staff’s Response: The request is in conformance with the Growth Plan, major street plan, and other adopted plans and policies of the City. With the redevelopment of the applicant’s property, access on South 9<sup>th</sup> Street will be relocated to Second Avenue. This will eliminate a grandfathered circulation pattern that does not meet current TEDS standards. Also see #2 above for Growth Plan consistency details.

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



Applicant's Response: No parcels will be landlocked from vacation. A thirty-foot right-of-way would still exist to access the adjacent parcels.

Staff's Response: There will not be any parcels landlocked if the vacation is approved. The applicant's original application was to vacate the south 30' of Second Avenue. Through review comments that request was changed to 6'. Vacating the south 6' will leave a 54' wide right-of-way. The minimum for a local Industrial street is 48'.

- 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.

Applicant's Response: No parcels will be landlocked from vacation. A thirty-foot right-of-way would still exist to access the adjacent parcels.

Staff's Response: Access will not be restricted to any parcels as a result of the vacation. The applicant's original application was to vacate the south 30' of Second Avenue. Through review comments that request was changed to 6'. Vacating the south 6' will leave a 54' wide right-of-way. The minimum for a local Industrial street is 48'.

- 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).

Applicant's Response: This vacation will not impact any health, safety, or public welfare. The quality of public facilities (i.e. utilities) will not be impacted by this project because the roadway currently does not exist.

Staff's Response: The vacation will not cause any 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 will not be reduced.

- 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.

Applicant's Response: Vacation of the right-of-way will not inhibit service to any parcel.

Staff's Response: Adequate public facilities and services will be maintained.

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

Applicant's Response: Vacation of the right-of-way reduces street maintenance requirements and improves street circulation by providing site access location to properties off the busy Ninth Street area.

Staff's Response: The vacation eliminates a portion of existing/future maintenance requirements for Second Avenue,

**Findings of Fact/Conclusion:**

After reviewing the Second Avenue Vacation application, VR-2007-316 for the vacation of a public right-of-way, I make the following findings of fact and conclusions:

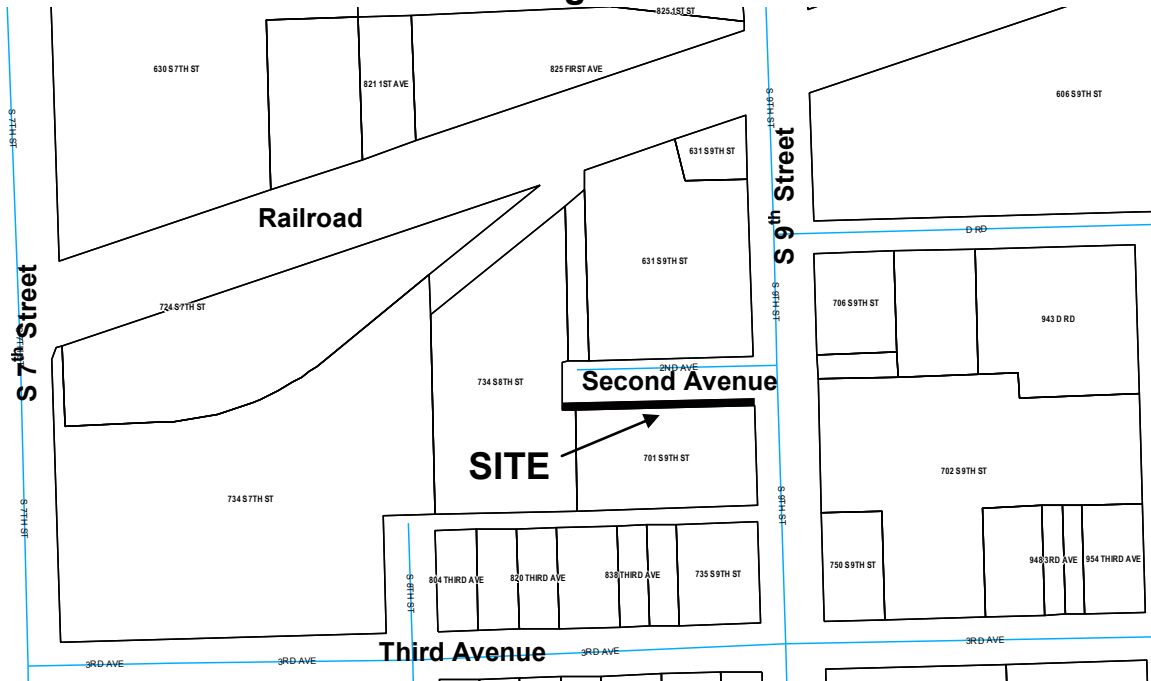
3. The requested right-of-way vacation is consistent with the Growth Plan.
4. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.

**Planning Commission Recommendation:**

On April 8, 2008, Planning Commission forwarded a recommendation of approval of the requested right-of-way vacation, VR-2007-316 to the City Council with the findings and conclusions listed above.

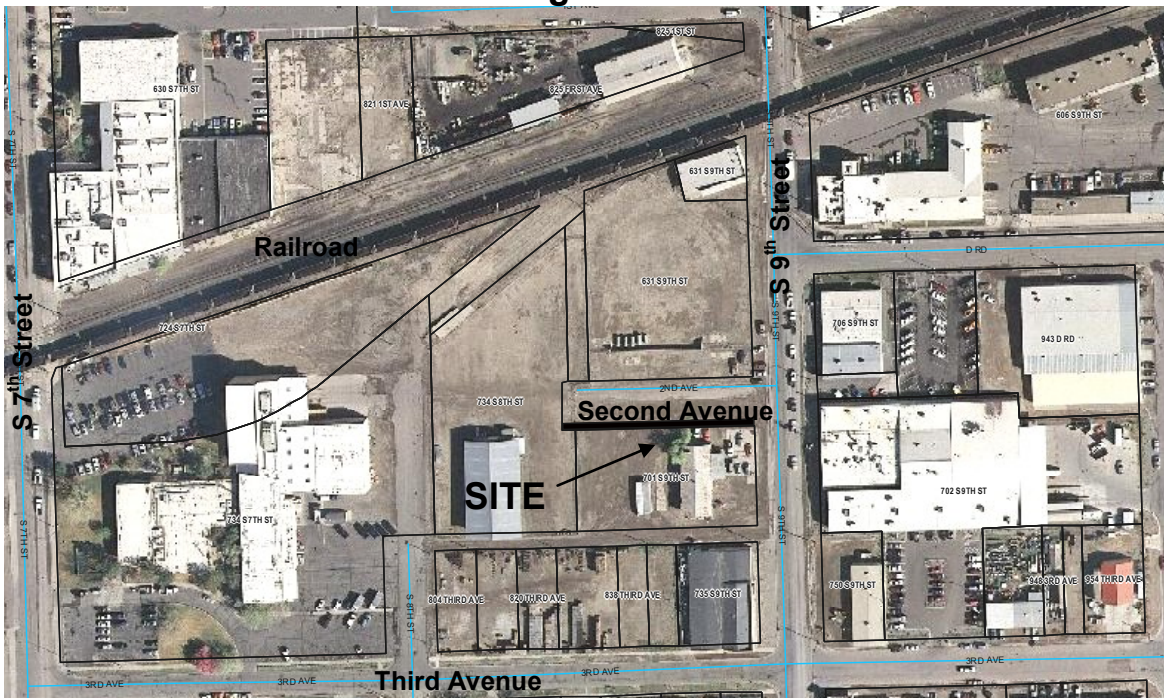
# Site Location Map

Figure 1



# Aerial Photo Map

Figure 2





**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**AN ORDINANCE VACATING THE SOUTH 6' OF RIGHT-OF-WAY FOR  
SECOND AVENUE**

**LOCATED WEST OF S. 9<sup>TH</sup> STREET**

RECITALS:

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

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 is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

Dedicated right-of-way to be vacated:

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

That part of Second Avenue within the Milldale Subdivision, City of Grand Junction, County of Mesa, State of Colorado. Described as follows:

The South 6.00 feet of Second Avenue contiguous to Lot 5 thru Lot 13, Block 12 ,  
Milldale Subdivision as recorded in Plat Book 2, Page 29, recorded at the Mesa County  
Clerk and Recorders, Grand Junction, Colorado.

Containing 1340.5 square feet or 0.03 acres as described.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2008

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

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

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

# EXHIBIT B

Homer Brothers LLC  
 dba HOMAX Oil Sales  
 Book 4327, Page 680

15' Alley Vacation  
 Ordinance 2939  
 Book 2754, Page 336  
 Book 2308, Pages 35-40

John J. & Mark A. Bonella  
 Book 2855, Pages 733-744

15' Alley Vacation  
 Ordinance 2939 Book 2254, Page 336  
 Book 2308, Page 35-40

**N89°57'20"W 258.62'**  
**City of Grand Junction Monument Line**  
 Area To Be Vacated  
 Second Avenue

6.00'

N89°57'20"W 223.42'

20'

6.00'

60'

**City of Grand Junction Monument Line**

Ninth Street

N00°00'55"W 125.12'

S00°00'55"E 125.12'

S00°00'55"E 330.29'

Milldale Subdivision  
 Plat Book 2, Page 29  
 Block 12

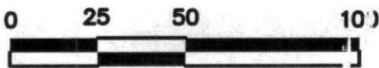
N89°57'20"W 223.42'

27 26 25 24 23 22 21 20 19 18 17

Block 12



SCALE: 1" = 50'



## High Desert Surveying, LLC

1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503  
 Tele: 970-254-8649 Fax: 970-240-0451

PROJ. NO. 07-148	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Nov., 2007	smg/dc	skw	rsk	1	1

**Attach 7**

Setting a Hearing Zoning the Carter-Page Annexation, Located at 2793 D Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Carter-Page Annexation, located at 2793 D Road		
<b>File #</b>	ANX-2008-046		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	April 2, 2008		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to zone the 6.29 acre Carter-Page Annexation, located at 2793 D Road, to I-2 (General Industrial).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed ordinance and set a public 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. Zoning Ordinance

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



**STAFF REPORT / BACKGROUND INFORMATION**

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

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the I-2 (General Industrial) district is consistent with the Growth Plan designation of Industrial as is the recommended I-1 (Light Industrial). The existing County zoning is I-2 (General Industrial). 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 current Future Land Use designation is Industrial. This designation is implemented by the I-O (Industrial-Office), I-1 (Light Industrial), I-2 (Heavy Industrial), and M-U (Mixed-Use) zone districts. The South Downtown Plan proposes changing the Future Land Use designation to Commercial/Industrial. The Commercial/Industrial designation is implemented by the C-2 (General Commercial), I-O (Industrial-Office), I-1 (Light Industrial), and M-U (Mixed-Use) zone districts. The only difference between the 2 designations is the Commercial/Industrial designation allows C-2 and not I-2, the Industrial designation is just the opposite, allowing the I-2 and not the C-2.

The City has been working on developing a plan for the South Downtown area. Through the discussions for this plan, the area where this property is located was determined to be most appropriate for commercial/industrial type uses and proposed changing the Future Land Use Map to the Commercial Industrial designation. The Commercial/Industrial designation supports zone districts which accommodate a majority of the uses seen developing in the area and allows for a greater range of uses. With the construction of the Riverside Parkway through the area, there was also a desire to see cleaner, less intensive uses develop in the South Downtown neighborhood. While the Plan has not been adopted the premise behind the proposed designation is still valid. Based on this, the requested I-2 zone district is not being supported and the I-1 zone district is being recommended to Planning Commission and City Council.

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

Response: Adequate public facilities are available or will be supplied at the time of further development of the property. There is an existing 15" sewer line and a 12" water line in the D Road right-of-way.

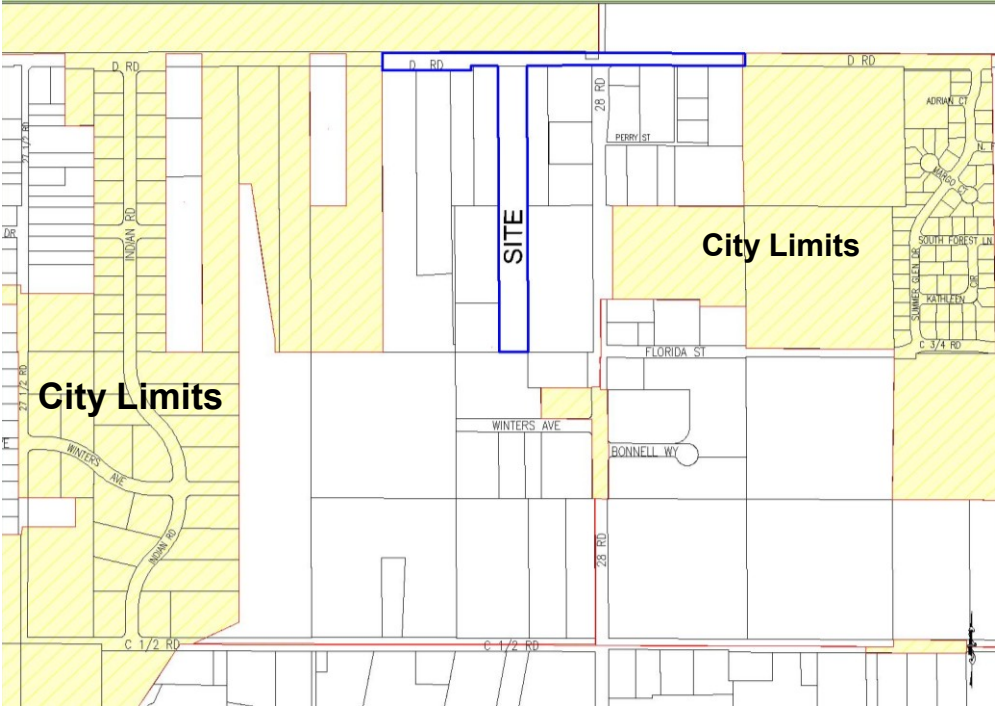
Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. I-1 (recommended)
- b. I-O
- c. M-U

**PLANNING COMMISSION RECOMMENDATION:** At it April 8, 2008 meeting, the Planning Commission recommended approval of the staff recommended zone of annexation to the City Council, finding the zoning to the I-1 (Light Industrial) zone district to be consistent with the Growth Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.

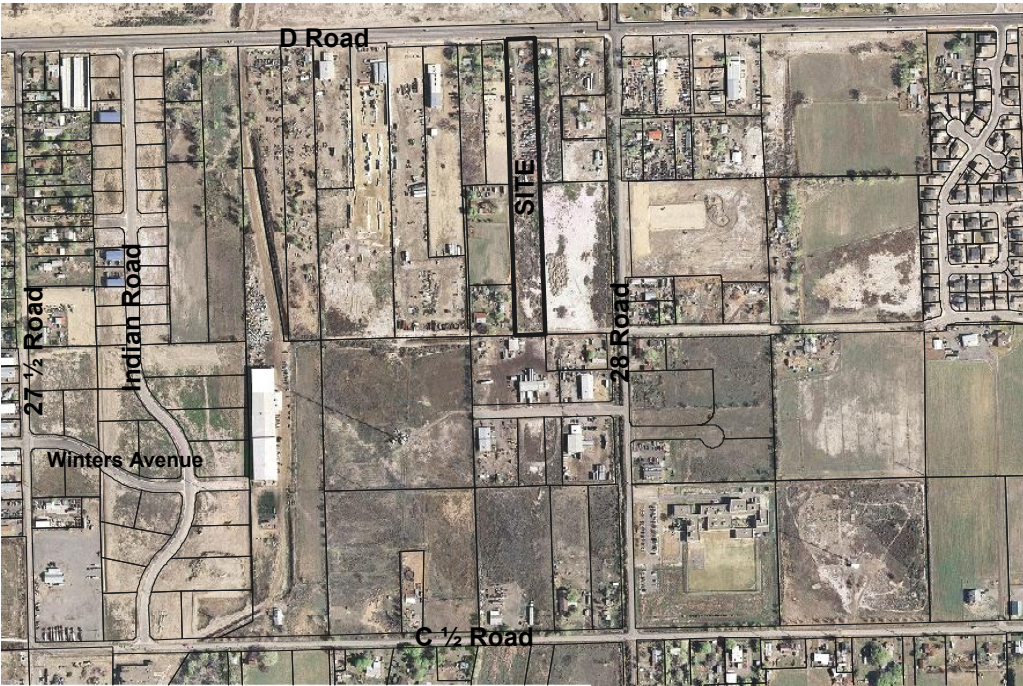
# Annexation-Site Location Map

Figure 1



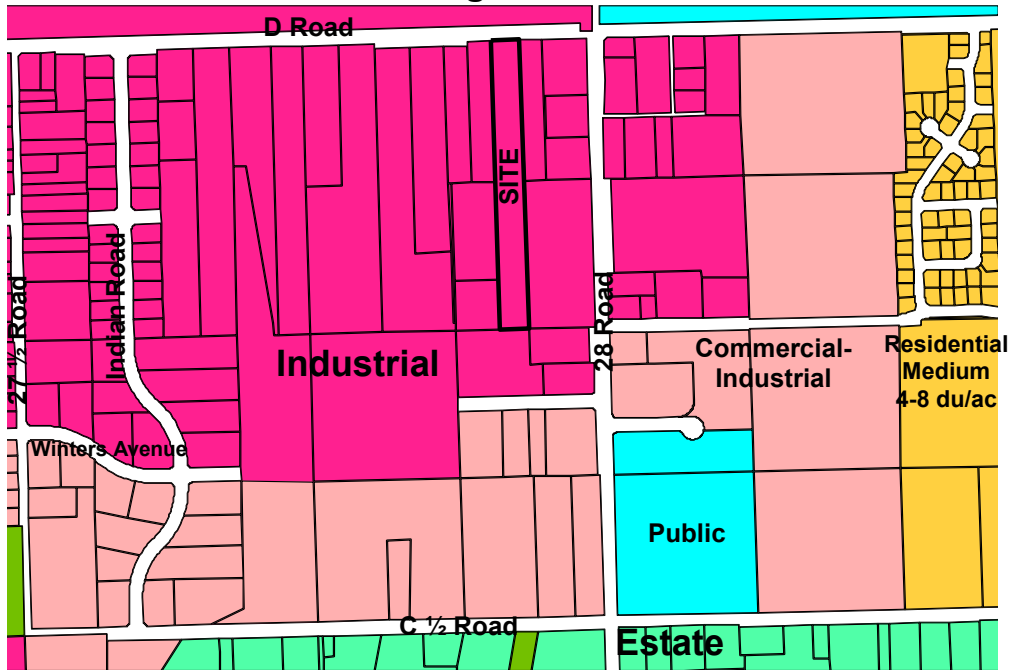
# Aerial Photo Map

Figure 2



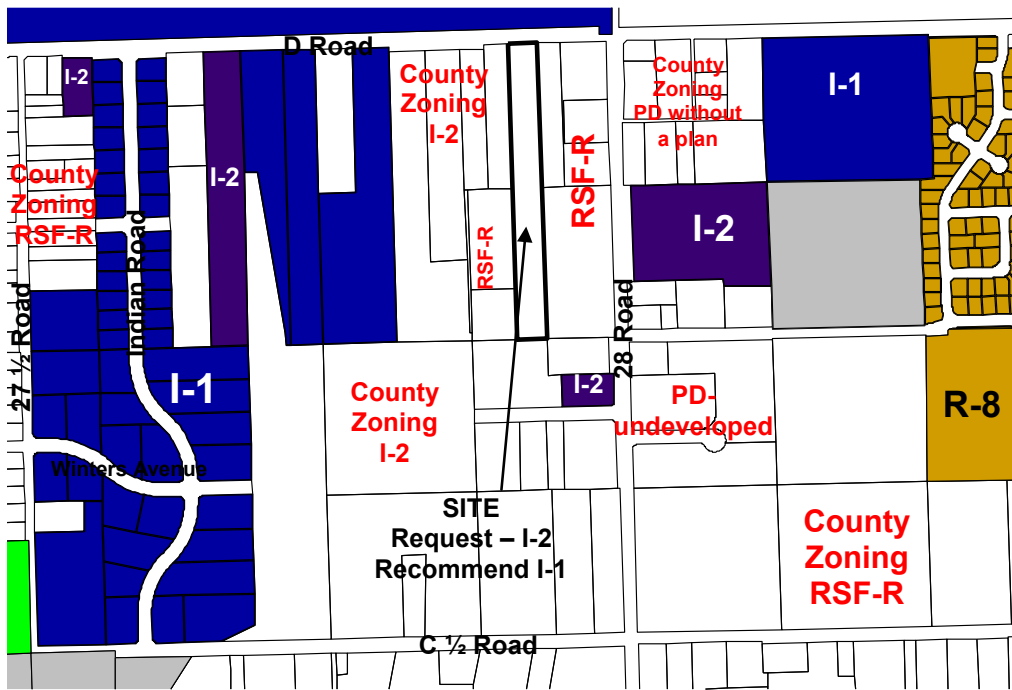
# Future Land Use Map

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 CARTER-PAGE ANNEXATION TO  
I-2**

**LOCATED AT 2793 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 Carter-Page Annexation to the I-2 (General 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-2 (General 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-2 (General Industrial).

**CARTER-PAGE ANNEXATION**

E 4A of W2E2NE4NE4 SEC 24 1S 1W

**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 Prather Annexation, Located at 243 29 Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Prather Annexation - Located at 243 29 Road		
<b>File #</b>	ANX-2008-048		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 11, 2008		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to zone the 0.55 acre Prather Annexation, located at 243 29 Road, to R-4 (Residential 4 du/ac).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public 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. Zoning Ordinance

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

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

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the R-4 (Residential 4 du/ac) district is consistent with the Growth Plan designation of Residential Medium Low 2-4 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 surrounding properties are zoned with the County equivalent of the requested R-4 and are developed with lots ranging from ¼ to ½ acres in size.

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

Response: Adequate public facilities are available or will be supplied at the time of further development of the property. There is an existing 8" water line and an 8" sewer line existing in 29 Road. The property is also served by XCel Energy and cable.

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

d. R-2

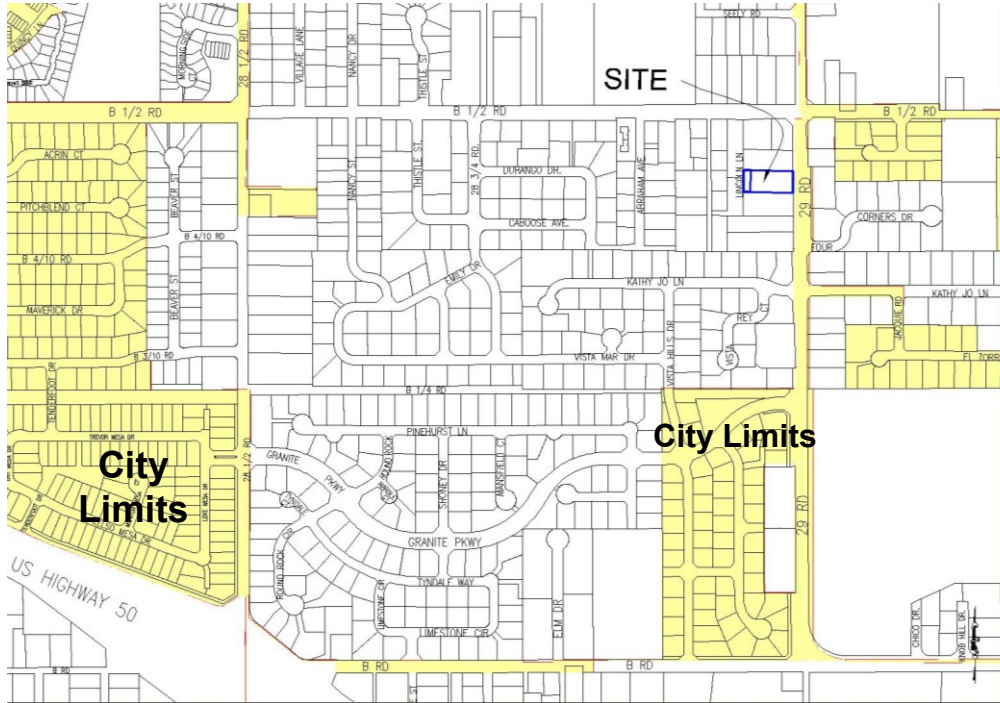
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

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



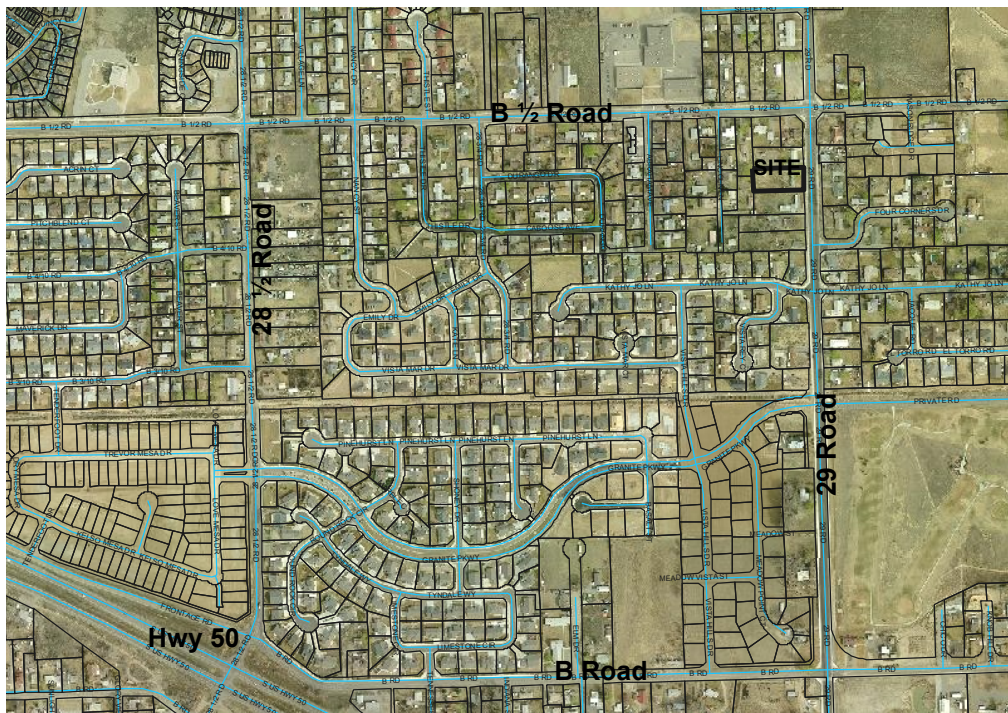
# Annexation-Site Location Map

Figure 1



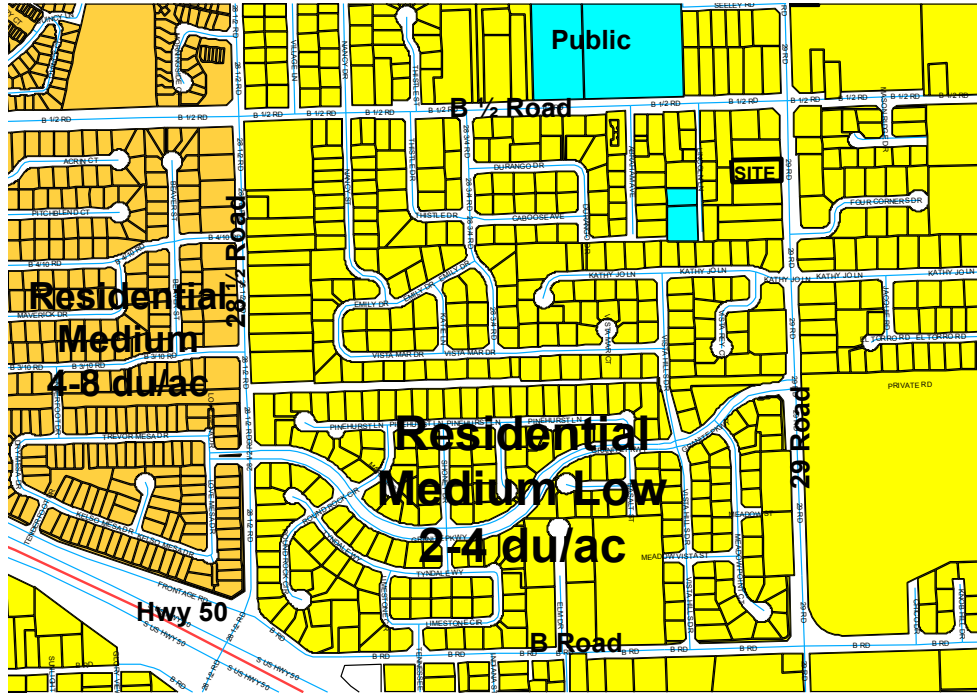
# Aerial Photo Map

Figure 2



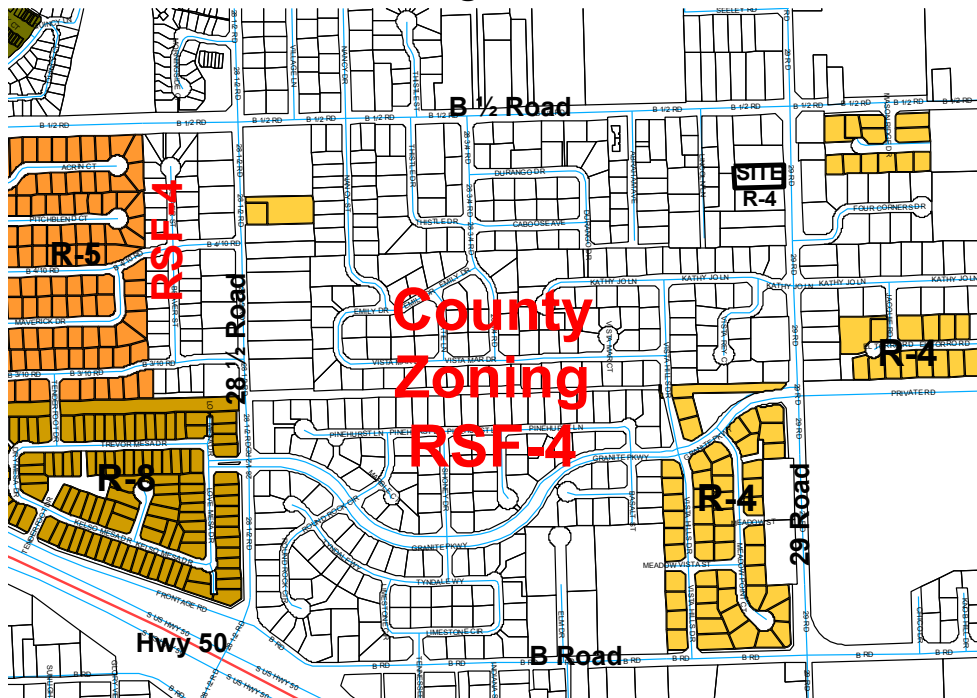
# Future Land Use Map

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 PRATHER ANNEXATION TO  
R-4 (RESIDENTIAL 4 DU/AC)**

**LOCATED AT 243 29 ROAD**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Prather 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).

**PRATHER ANNEXATION**

BEG 250FT S OF NE COR LOT 17 G J O M LD CO SUB SEC 301S 1E W 235FT S  
103FT E 235FT N TO BEG

**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**

Setting a Hearing Zoning the Willow Wood Village Annexation, Located at 3147 E Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Willow Wood Village Annexation - Located at 3147 E Road		
<b>File #</b>	ANX-2008-033		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 4, 2008		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to zone the 7.94 acre Willow Wood Village Annexation, located at 3147 E Road, to R-8 (Residential 8 du/ac).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public 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. Zoning Ordinance

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

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		3147 E Road		
<b>Applicants:</b>		Owner/Developer: Gary Rinderle Construction Inc Representative: Robert Engelke		
<b>Existing Land Use:</b>		Vacant		
<b>Proposed Land Use:</b>		Residential Development		
<b>Surrounding Land Use:</b>	<b>North</b>	Residential Development		
	<b>South</b>	Residential Development		
	<b>East</b>	Vacant / Agricultural		
	<b>West</b>	Residential Development		
<b>Existing Zoning:</b>		County RMF-8 (Residential Multi-Family 8 du/ac) and RSF-R (Residential Single Family 1 du/5 ac)		
<b>Proposed Zoning:</b>		City R-8 (Residential 8 du/ac)		
<b>Surrounding Zoning:</b>	<b>North</b>	County RMF-8 (Residential Multi-Family 8 du/ac)		
	<b>South</b>	City R-8 (Residential 8 du/ac)		
	<b>East</b>	County RMF-8 (Residential Multi-Family 8 du/ac) and RSF-R (Residential Single Family 1 du/5 ac)		
	<b>West</b>	County PD 4.4 du/ac		
<b>Growth Plan Designation:</b>		Residential Medium 4-8 du/ac		
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the R-8 (Residential 8 du/ac) district is consistent with the Growth Plan designation of Residential Medium 4-8 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 R-8 (Residential 8 du/ac) is compatible with the surrounding developed properties which consist of lots ranging in size from 1/6 to 1/8 of an acre and large parcel with development potential in the future.

- 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. There is a 10" Clifton Water line and an 8" Clifton Sanitation #2 sewer line existing in E 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.

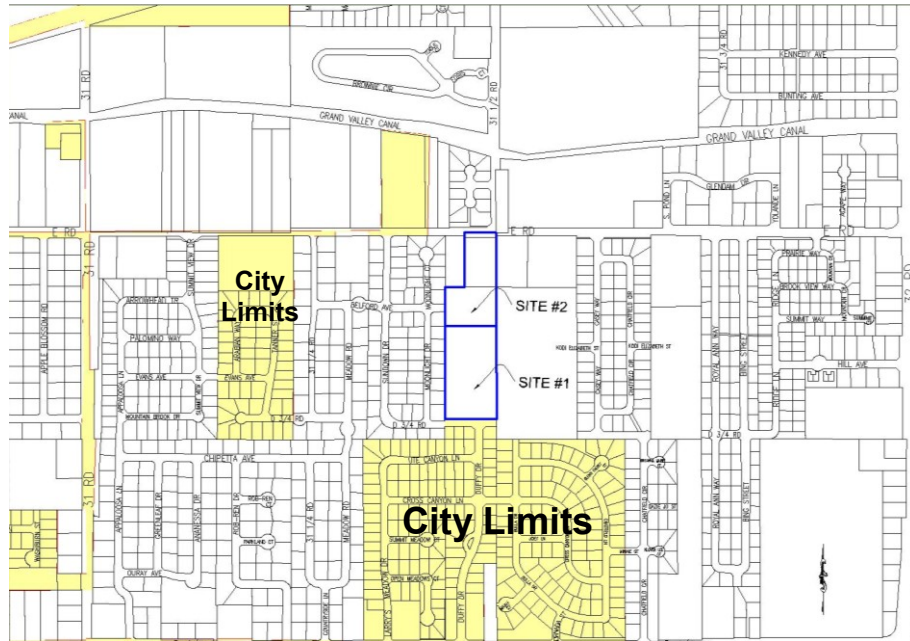
- e. R-4
- f. R-5

If the Planning Commission chooses to recommend an alternative zone designation, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

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

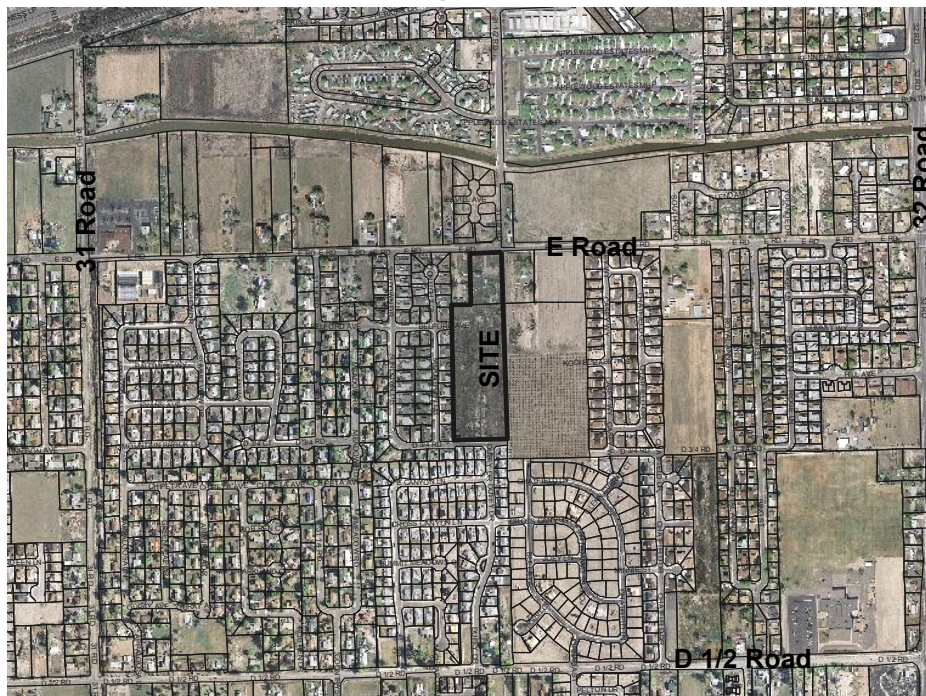
# Annexation-Site Location Map

Figure 1



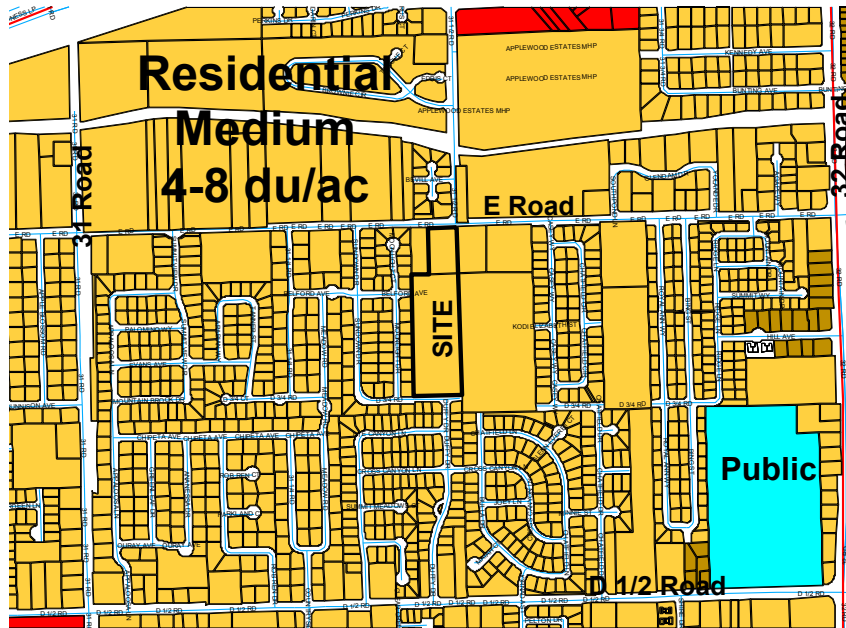
# Aerial Photo Map

Figure 2



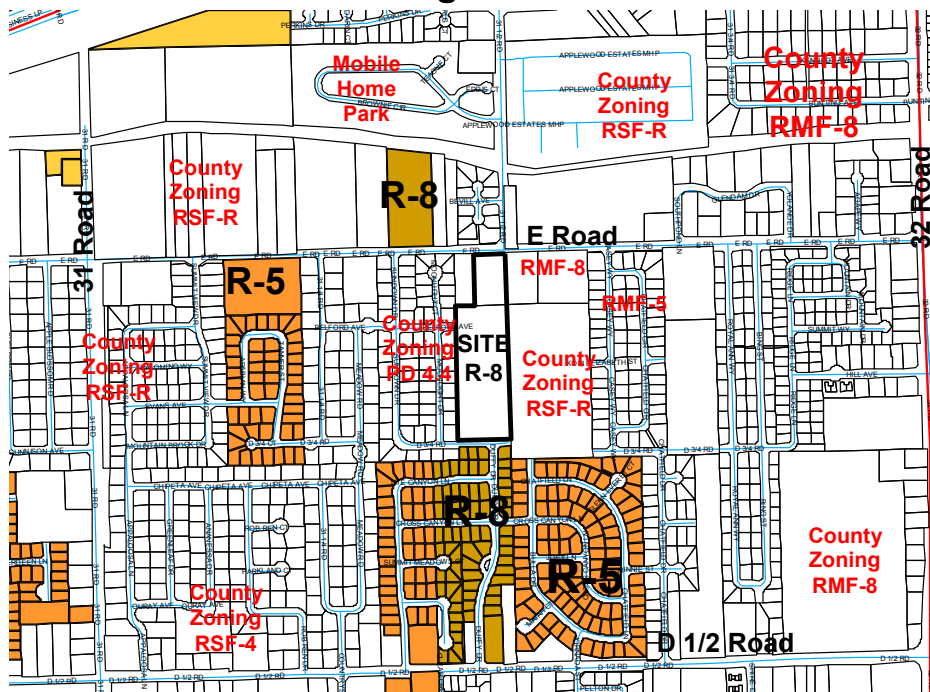
# Future Land Use Map

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 WILLOW WOOD VILLAGE ANNEXATION TO  
R-8 (RESIDENTIAL 8 DU/AC)**

**LOCATED AT 3147 E 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 Willow Wood Village 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).

**WILLOW WOOD VILLAGE ANNEXATION**

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

Beginning at the Northwest corner of Summit View Meadows Subdivision, as same is recorded in Plat Book 19, Page's 323 and 324, public records of Mesa County, Colorado, said point also being the Northwest corner of Summit View Meadows Annexation, Ordinance No. 3460, City of Grand Junction and assuming the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°03'03"E with all bearings contained herein relative thereto; thence N00°02'25"W a distance of 593.08 feet along the East line of Sundown Village No. 2 Subdivision, as same is recorded in Plat Book 15, Page's 35 and 36, public records of Mesa County, Colorado; thence S89°52'21"E a distance of 327.13 feet to a point on the East line of the NE 1/4 NW 1/4 of said Section 15; thence S00°03'03"E a distance of 593.09 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of said Summit View Meadows Subdivision,

said point also being the Northeast corner of said Summit View Meadows Annexation; thence N89°52'21"W a distance of 327.24 feet along the North line of said Summit View Meadows Subdivision, said line also being the North line of said Summit View Meadows Annexation to the Point of Beginning.

Said parcel contains 4.45 acres (194,047.91 sq. ft.), more or less, as described.

AND

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 15, 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 Summit View Meadows Subdivision, as same is recorded in Plat Book 19, Page's 323 and 324, public records of Mesa County, Colorado, said point also being the Northwest corner of Summit View Meadows Annexation, Ordinance No. 3460, City of Grand Junction and assuming the East line of the NE 1/4 NW 1/4 of said Section 15 to bear S00°03'03"E with all bearings contained herein relative thereto; thence N00°02'25"W a distance of 593.08 feet along the East line of Sundown Village No. 2 Subdivision, as same is recorded in Plat Book 15, Page's 35 and 36, public records of Mesa County, Colorado to the Point of Beginning; thence N00°02'25"W a distance of 249.97 feet along the East line of said Sundown Village No. 2 Subdivision to the Southwest corner of that certain Parcel of land described in Book 4203, Page 10, public records of Mesa County, Colorado; thence S89°50'37"E along the South line of said Parcel of land a distance of 125.00 feet; thence N00°02'25"W along the East line of said Parcel of land a distance of 348.46 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 15; thence S89°51'00"E a distance of 202.02 feet along the North line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of the NE 1/4 NW 1/4 of said Section 15; thence S00°03'03"E a distance of 598.29 feet along the East line of the NE 1/4 NW 1/4 of said Section 15 to the Northeast corner of Willow Wood Village Annexation No. 1, City of Grand Junction; thence N89°52'21"W a distance of 327.13 feet along the North line of said Willow Wood Village Annexation No. 1 to the Point of Beginning.

Said parcel contains 3.49 acres (152,149.65 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 10**

Setting a Hearing Zoning the Summer Annexation, Located at 2144 Broadway

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Summers Annexation - Located at 2144 Broadway		
<b>File #</b>	ANX-2008-028		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	February 28, 2008		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to zone the 0.90 acre Summers Annexation, located at 2144 Broadway, to B-1 (Neighborhood Business).

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public 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. Zoning Ordinance

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

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		2144 Broadway		
<b>Applicants:</b>		Owner: Clint Summers Representative: Austin Civil Group - Troy		
<b>Existing Land Use:</b>		Vacant commercial		
<b>Proposed Land Use:</b>		Car wash		
<b>Surrounding Land Use:</b>	<b>North</b>	Safeway shopping center		
	<b>South</b>	Single Family Residential		
	<b>East</b>	Gas station/Single Family Residential		
	<b>West</b>	Ace Hardware/Single Family Residential		
<b>Existing Zoning:</b>		County C-1 (Commercial)		
<b>Proposed Zoning:</b>		City B-1 (Neighborhood Business)		
<b>Surrounding Zoning:</b>	<b>North</b>	County C-1 (Commercial)		
	<b>South</b>	County RSF-4 (Residential Single Family 4 du/ac)		
	<b>East</b>	County C-1 (Commercial)/PD (Residential 3.4 du/ac)		
	<b>West</b>	City B-1 (Neighborhood Business)/County RSF-4 (Residential Single Family 4 du/ac)		
<b>Growth Plan Designation:</b>		Commercial		
<b>Zoning within density range?</b>	<b>X</b>	<b>Yes</b>		<b>No</b>

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the B-1 (Neighborhood Business) district is consistent with the Growth Plan density of Commercial. The existing County zoning is C-1 (Commercial). 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 neighborhood 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. A 4” water line is located in Broadway and an 8” sewer line is located in Monument Village Drive.

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.

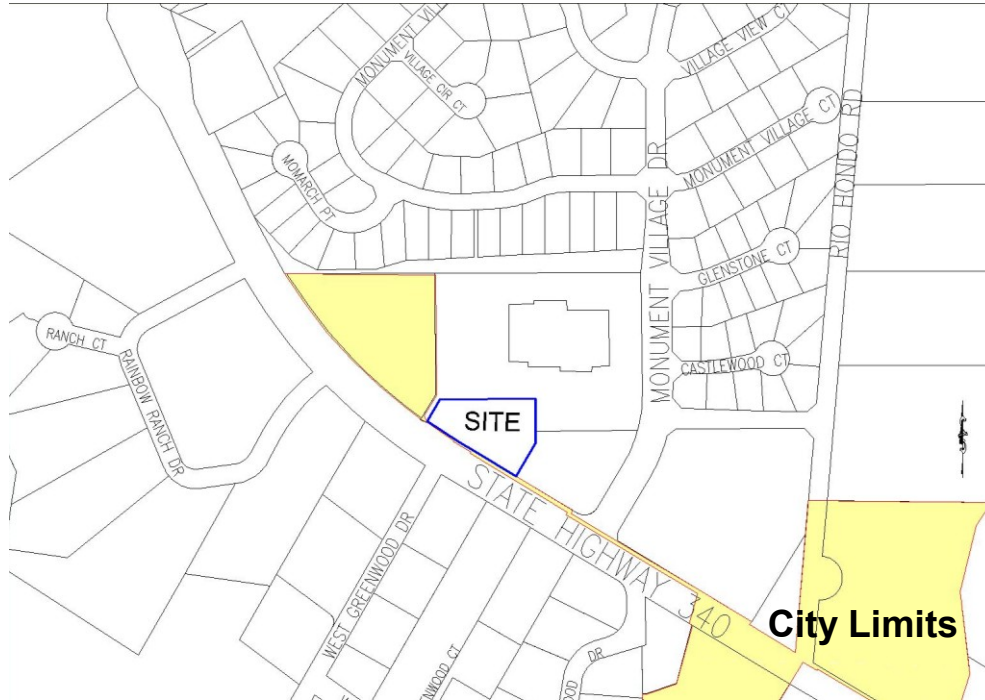
- g. R-O
- h. C-1
- i. C-2
- j. M-U

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

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the 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



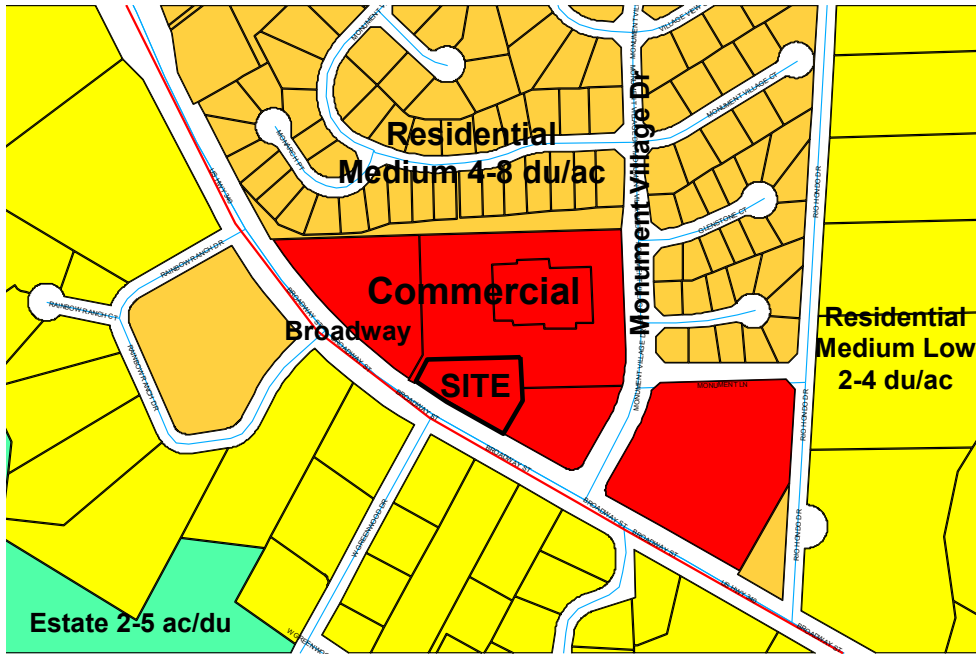
# Aerial Photo Map

Figure 2



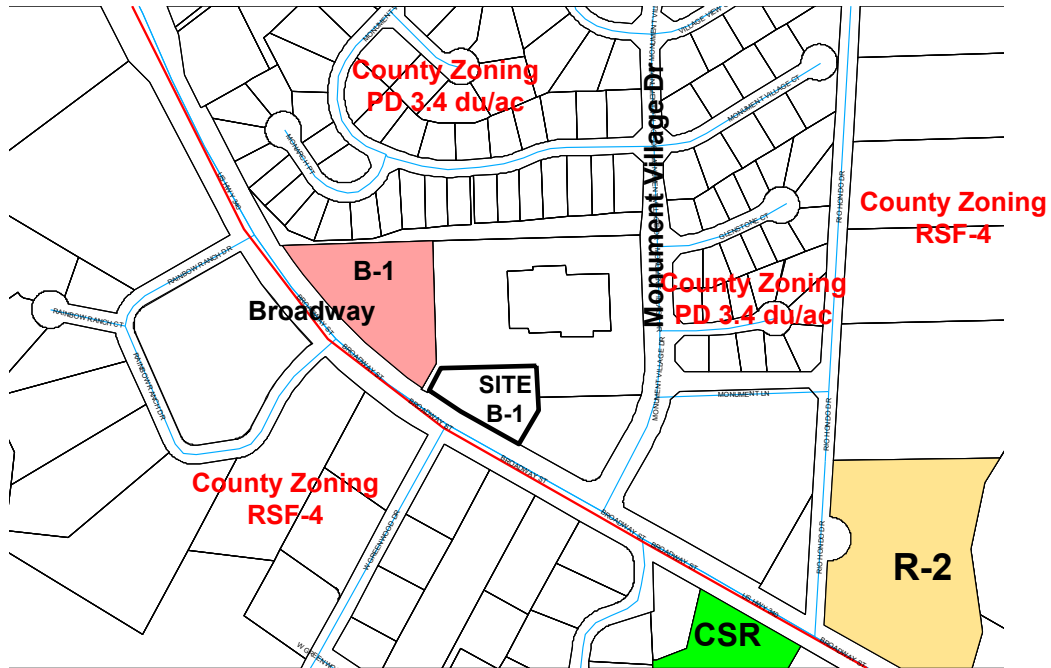
# Future Land Use Map

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 SUMMERS ANNEXATION TO  
B-1 (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 2144 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 Summers 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).

**SUMMERS ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, 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:

Lot One Monument Village Shopping Center, Filing 2, as same is recorded in Plat Book 15, Pages 59-60, public records of Mesa County, Colorado.

Said parcel contains 0.90 acres (39,167.17 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:

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President of the Council

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City Clerk

**Attach 11**

Vacation of Easements in the Glens at Canyon View Subdivision Now Known as Sundance Village, Located at 2459 F ¼ Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Vacation of Easements on Hacienda Subdivision, now known as Sundance Village.		
<b>File #</b>	FP-2007-078		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 27, 2008		
<b>Author Name &amp; Title</b>	Lori V. Bowers, Senior Planner		
<b>Presenter Name &amp; Title</b>	Lori V. Bowers, Senior Planner		

**Summary:** Request to vacate two sanitary sewer easements, three multi-purpose easements and one drainage easement that were dedicated as part of the Hacienda Subdivision, then the Glens at Canyon View Subdivision, now known as Sundance Village.

**Budget:** N/A

**Action Requested/Recommendation:** Approval of the Resolution vacating the easements.

**Attachments:**

- Site Location Map / Aerial Photo Map
- Future Land Use Map / Existing City & County Zoning Map
- Easement Vacation Map
- Vacation Resolution
- Easement Exhibits (23 pages)

**Background Information:** Please see the attached Staff Report with background information.

BACKGROUND INFORMATION				
Location:		2459 F 1/4 Road		
Applicants:		Owner/Developer: Sundance Village, LLC – William Grebe Representative: Colorado Civil Engineering – Otto Burden		
Existing Land Use:		Vacant Residential		
Proposed Land Use:		Condominiums		
<b>Surrounding Land Use:</b>	North	Condominiums and single family residential / vacant land		
	South	Office/Retail		
	East	Single Family Residential and vacant land		
	West	Vacant Commercial		
Existing Zoning:		PD (Planned Development - 17 du/ac)		
Proposed Zoning:		No change in zoning		
<b>Surrounding Zoning:</b>	North	PD (Planned Development 17 du/ac) R-8 (Residential 8 du/ac)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial)		
	West	C-1 (Light Commercial)		
Growth Plan Designation:		Residential High 12+ du/ac		
Zoning within density range?		X	Yes	No

**ANALYSIS:**

The property was originally annexed into the City in 1984 as a part of the P.H. Annexation and was given a zoning of PR-17 (the property is currently zoned PD (Planned Development)). Originally, a portion of the property was platted as a part of the CLM Minor Subdivision. In January 1998, The Hacienda Subdivision was approved which replatted Lot 1 of the CLM Subdivision and included property to the east. In November 1999, The Homestead in Grand Junction was approved as a replat of The Hacienda Subdivision. In March 2006, The Glens at Canyon View, Phase 1 was approved and was a resubdivision of Block 1 and a portion of Block 2 of The Homestead in Grand Junction.

The sanitary sewer easements were originally dedicated on the plat for the Hacienda Subdivision and The Homestead in Grand Junction. The multi-purpose, drainage and irrigation easements were dedicated on the plat for The Glens at Canyon View, Phase 1. The current owner of the property has submitted a final plat for this property, now called Sundance Village Subdivision, and is requesting that the sewer and multi-purpose, drainage and irrigation easements be vacated allowing the easements to be relocated. The vacation and relocation of the easements are needed to allow the final plat to be approved.

Utilities and drainage and related facilities currently exist in some of these easements. Because of the existing utilities and facilities, the easements should not be vacated until the following conditions are met: (a) the Applicant shall pay all recording/documentary fees and costs for this Resolution; (b) the resolutions and easement vacations are not effective until a replacement utilities and related facilities needed to serve the property and other properties, as determined by the City Utility Engineer, are accepted following construction; (c) the existing utilities and related facilities located within the easement being vacated is taken out of service and appropriately removed or otherwise approved by the City Engineer; (d) appropriate easements for the utilities and facilities are provided to the City; and (e) a replat of Block Two of the Glens at Canyon View, Phase 1 shall not be recorded until the above conditions have been met.

Attached is a copy of The Glens at Canyon View, Phase 1 plat that identifies the easements to be vacated. Each easement is identified by a letter that corresponds to an exhibit attached to the proposed resolution.

#### REVIEW CRITERIA:

1. Consistency with the Growth Plan:

The project is consistent with the following Growth Plan goals and policies:

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

Goal 6: To promote the cost-effective provision of services for businesses and residents by all service providers.

Policy 6.4 – The City and County will encourage consolidations of services whenever such consolidations will result in improved service efficiencies while maintaining adopted level of service standards.

2. 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:

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

The request is in conformance with the Growth Plan, major street plan, and other adopted plans and policies of the City.

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

No parcels will be landlocked as a result of the vacation.

- i. 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 to any parcels as a result of the vacation.

- j. 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).

The easement vacation will not cause any 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 will not be reduced. The vacation eliminates unnecessary public easements, with respect to drainage and vacant utility easements, reducing public maintenance without reducing public services. With respect to the sewer easements, vacation will allow a new plat to be recorded and the sewer lines to be moved.

- k. 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 vacation eliminates unnecessary easements and will not inhibit any public facilities or services to any properties. An existing sewer line will be moved during construction of Sundance Village.

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

The proposal eliminates unused utility/drainage easements and allows new more functional easements to be dedicated.

## FINDINGS OF FACT/CONCLUSIONS/CONDITIONS

After reviewing the Sundance Village vacation application, FP-2007-078 for the vacation of sewer, utility and drainage easements, I make the following findings of fact, conclusions and conditions:

5. The requested easement vacations are consistent with the Growth Plan.
6. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
7. The sanitary sewer easements shall not be vacated until the following conditions are met: (a) the Applicant shall pay all recording/documentary fees and costs for this Resolution; (b) this resolution and easement vacation are not effective until a replacement sewer line and related facilities needed to serve the property and other properties, as determined by the City Utility Engineer, are accepted following construction; (c) the existing sewer line located within the easement being vacated hereby is taken out of service and appropriately removed or otherwise approved by the City Engineer; (d) appropriate easements for the new sewer lines and facilities are provided to the City; and (e) a replat of Block Two of the Glens at Canyon View, Phase 1 shall not be recorded until the above conditions have been met.
8. The multipurpose and drainage easements shall not be vacated until the following conditions are met: (a) the Applicant shall pay all recording/documentary fees and costs for this Resolution; (b) this resolution and easement vacation are not effective until replacement drainage facilities and related facilities needed to serve the property and other properties, as determined by the Development Engineer, are accepted following construction; (c) the existing drainage facilities within the easements being vacated are taken out of service and appropriately removed or otherwise approved by the City Engineer; (d) appropriate easements for the new drainage facilities are provided to the City; (e) any multipurpose easement required by the Code are provided to the City; and (f) replat of Block Two of the Glens at Canyon View, Phase 1 shall not be recorded until the above conditions have been met.

## PLANNING COMMISSION RECOMMENDATION:

This item was considered non-controversial in nature and therefore placed on the Consent Agenda for the Planning Commission; therefore the Planning Commission forwards a recommendation of approval to the City Council with the findings, conclusions and conditions as listed in the staff report.

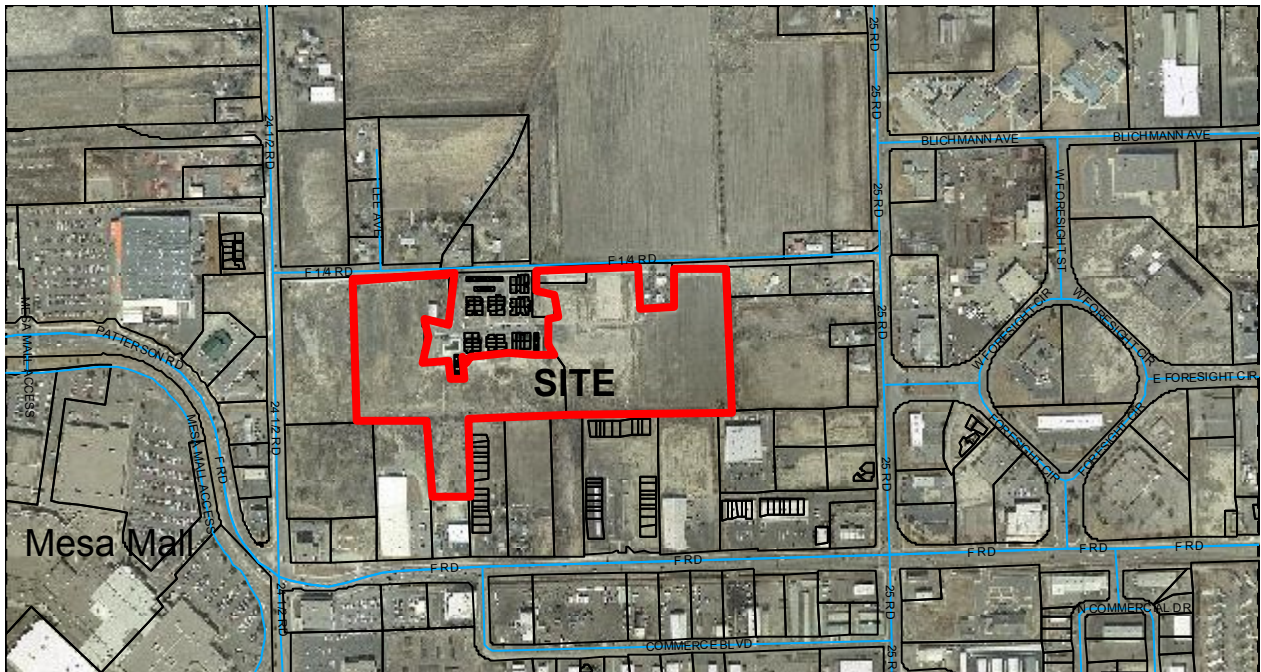
# Site Location Map

2459 F ¼ Road



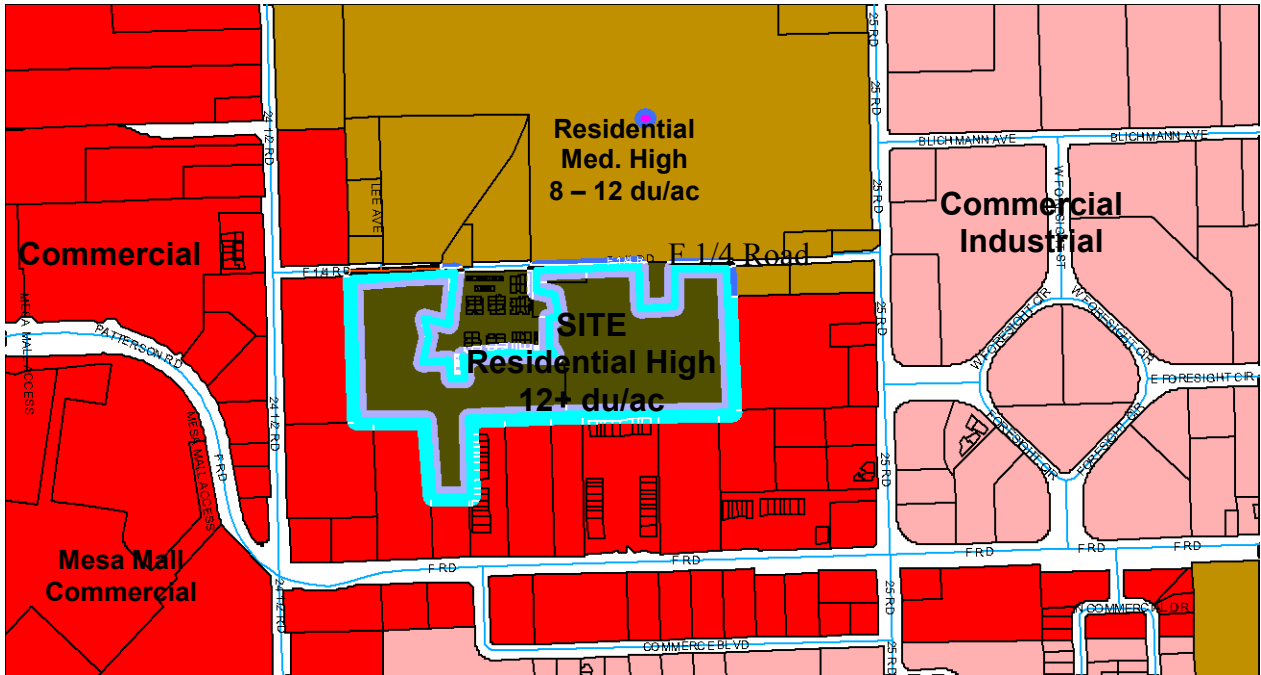
# Aerial Photo Map

2459 F ¼ Road



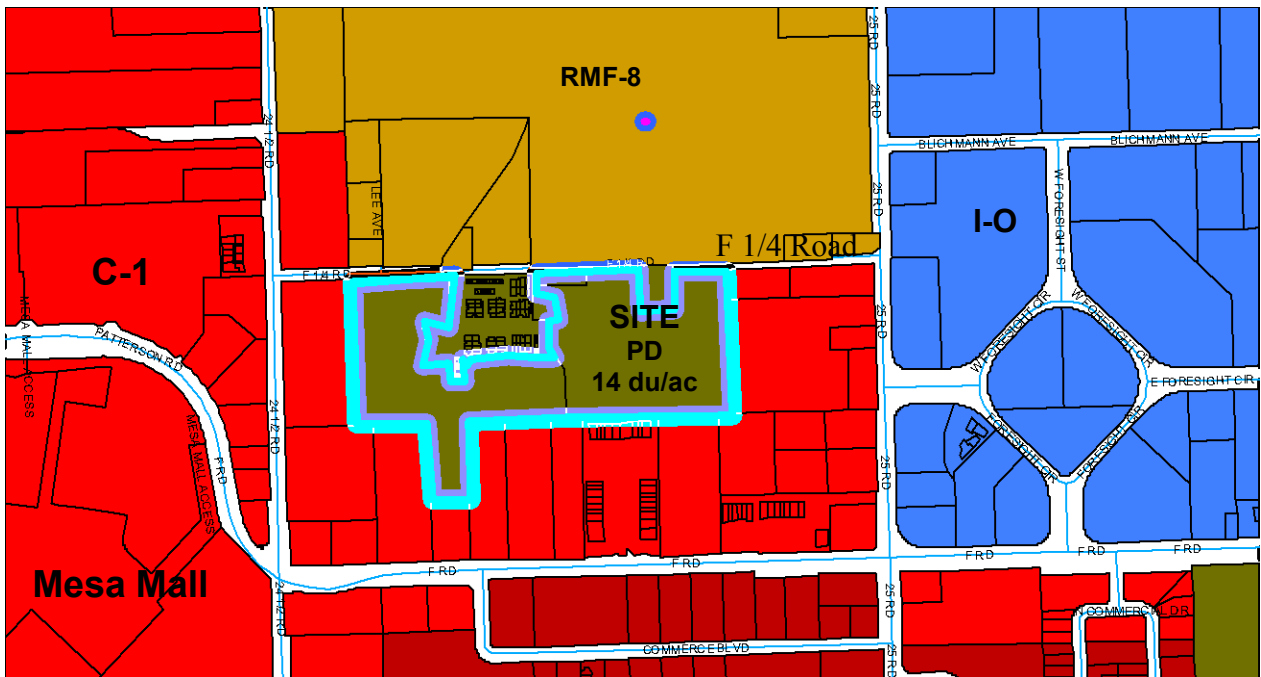
# Future Land Use Map

2459 F 1/4 Road



# Existing City and County Zoning

2459 F 1/4 Road

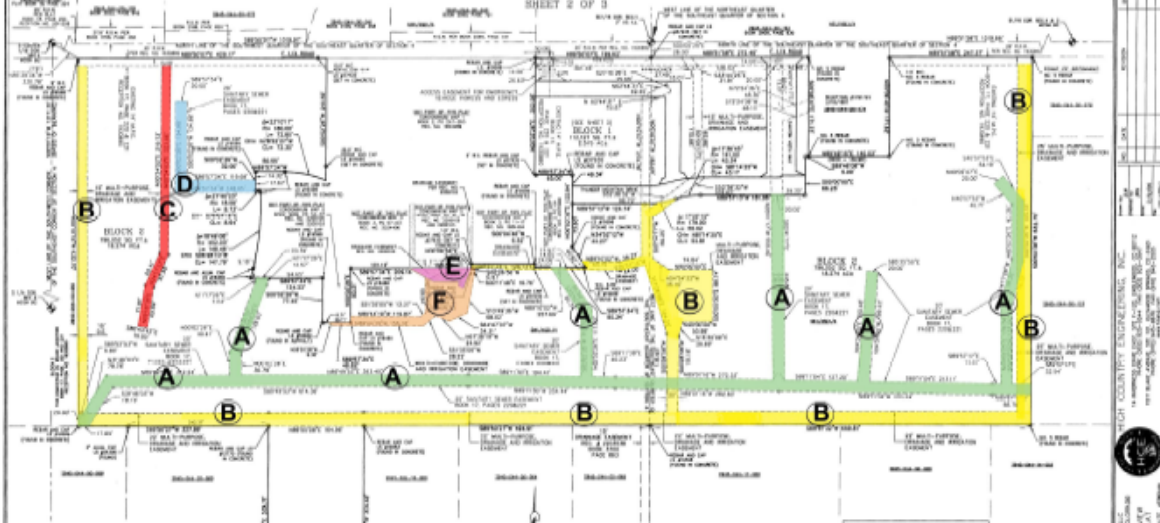


NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."



### GLENS AT CANYON VIEW, PHASE 1

A RESUBDIVISION OF BLOCK 1 AND A PORTION OF BLOCK 2 OF THE HOMESTEAD IN GRAND JUNCTION  
AS RECORDED IN RECEPTION NO. 193890 OF THE MESA COUNTY CLERK AND RECORDER'S OFFICE  
A PARCEL OF LAND SITUATED IN SECTION 4, T 1 S, R 1 W, OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
SHEET 2 OF 2



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION VACATING VARIOUS UTILITY/DRAINAGE EASEMENTS WITHIN  
BLOCK 2 OF THE GLENS AT CANYON VIEW, PHASE 1

Property Located At 2459 F ¼ Road

Recitals:

A request for the vacation of various utility/drainage easements has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the sanitary sewer, multi-purpose, and drainage easements located within Block 2 of the Glens at Canyon View, Phase I, be vacated. The easements were dedicated in Book 4119, Pages 37-39 of the Mesa County Clerk and Recorders Office.

In a public hearing, the Planning Commission reviewed the request for the vacation request and determined that it satisfied the criteria as set forth and established in Section 2.11.C of the Zoning and Development Code. The proposed vacation is also consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS HEREBY VACATED.

The following described dedicated easements, attached as Exhibits A-F, are hereby vacated subject to the listed conditions:

2. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

SEE ATTACHED EXHIBITS "A", "B", "C", "D", "E", and "F"

PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

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

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

# EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 1 OF 7

## EASEMENT DESCRIPTION

ALL OF THAT SANITARY SEWER EASEMENT AS RECORDED IN BOOK 17 AT PAGE 220 IN THE RECORDS OF MESA COUNTY, COLORADO LYING WITHIN BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 26°45'49" E, A DISTANCE OF 736.64 FEET TO THE SOUTHWESTERLY CORNER OF SAID GLENS AT CANYON VIEW, PHASE 1, BEING THE POINT OF BEGINNING;

THENCE N 00°10'15" W, ON THE WESTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 20.00 FEET;

THENCE N 89°52'53" E, A DISTANCE OF 6.80 FEET;

THENCE N 31°46'03" E, A DISTANCE OF 78.78 FEET;

THENCE N 89°49'53" E, A DISTANCE OF 212.24 FEET;

THENCE N 00°02'26" E, A DISTANCE OF 40.41 FEET;

THENCE N 20°09'25" E, A DISTANCE OF 130.03 FEET;

THENCE N 11°17'26" E, A DISTANCE OF 7.04 FEET TO THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 20.39 FEET;

THENCE S 11°17'26" W, A DISTANCE OF 12.57 FEET;

THENCE S 20°09'25" W, A DISTANCE OF 128.03 FEET;

THENCE S 00°02'26" W, A DISTANCE OF 36.78 FEET;

THENCE N 89°49'53" E, A DISTANCE OF 393.40 FEET;

THENCE S 89°11'30" E, A DISTANCE OF 194.41 FEET;

THENCE N 00°02'26" E, A DISTANCE OF 110.70 FEET;

THENCE N 33°42'34" W, A DISTANCE OF 92.34 FEET TO THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 24.06 FEET;

THENCE S 33°42'34" E, A DISTANCE OF 85.04 FEET;

THENCE S 00°02'26" W, A DISTANCE OF 117.02 FEET;

THENCE S 89°12'32" E, A DISTANCE OF 40.23 FEET;

THENCE S 89°01'16" E, A DISTANCE OF 272.32 FEET;

THENCE N 00°41'17" W, A DISTANCE OF 317.61 FEET TO THE NORTHERLY BOUNDARY OF BLOCK 2, SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE S 89°57'13" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 20.00 FEET;

THENCE S 00°41'17" E, A DISTANCE OF 317.89 FEET;

CONTINUED...



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE: 1" = 60'

JOB NO. 60018618

DATE: 05-18-07

J: /60018618/.../ESMT-VAC-01

DRAWN BY: AGW

SHEET NO. 1 OF 7

# EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 2 OF 7

## EASEMENT DESCRIPTION CONTINUED

THENCE S 89°11'04" E, A DISTANCE OF 127.20 FEET;  
THENCE N 04°24'10" E, A DISTANCE OF 190.48 FEET;  
THENCE S 85°35'50" E, A DISTANCE OF 20.00 FEET;  
THENCE S 04°24'10" W, A DISTANCE OF 189.23 FEET;  
THENCE S 89°11'04" E, A DISTANCE OF 213.11 FEET;  
THENCE S 89°57'17" E, A DISTANCE OF 14.01 FEET;  
THENCE N 00°02'25" E, A DISTANCE OF 139.56 FEET;  
THENCE N 14°17'08" E, A DISTANCE OF 76.32 FEET;  
THENCE N 00°02'26" E, A DISTANCE OF 93.35 FEET;  
THENCE N 40°57'53" W, A DISTANCE OF 46.71 FEET;  
THENCE N 49°02'07" E, A DISTANCE OF 20.00 FEET;  
THENCE S 40°57'53" E, A DISTANCE OF 54.19 FEET;  
THENCE S 00°02'26" W, A DISTANCE OF 103.33 FEET;  
THENCE S 14°17'08" W, A DISTANCE OF 76.32 FEET;  
THENCE S 00°02'25" W, A DISTANCE OF 137.06 FEET;  
THENCE S 89°57'17" E, A DISTANCE OF 32.54 FEET TO THE EASTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;  
THENCE S 00°02'36" W, ON THE TO THE EASTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 20.00 FEET;  
THENCE N 89°57'17" W, A DISTANCE OF 66.70 FEET;  
THENCE N 89°11'04" W, A DISTANCE OF 370.24 FEET;  
THENCE N 89°01'16" W, A DISTANCE OF 282.60 FEET;  
THENCE N 89°11'30" W, A DISTANCE OF 254.44 FEET;  
THENCE S 89°49'53" W, A DISTANCE OF 614.36 FEET;  
THENCE S 31°44'39" W, A DISTANCE OF 78.84 FEET TO THE SOUTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;  
THENCE S 89°50'27" W, ON THE SOUTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 58,669 SQUARE FEET (1.347 ACRES).

## SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH  
COLORADO PLS 37913  
FOR AND ON BEHALF OF SURVCON INC.

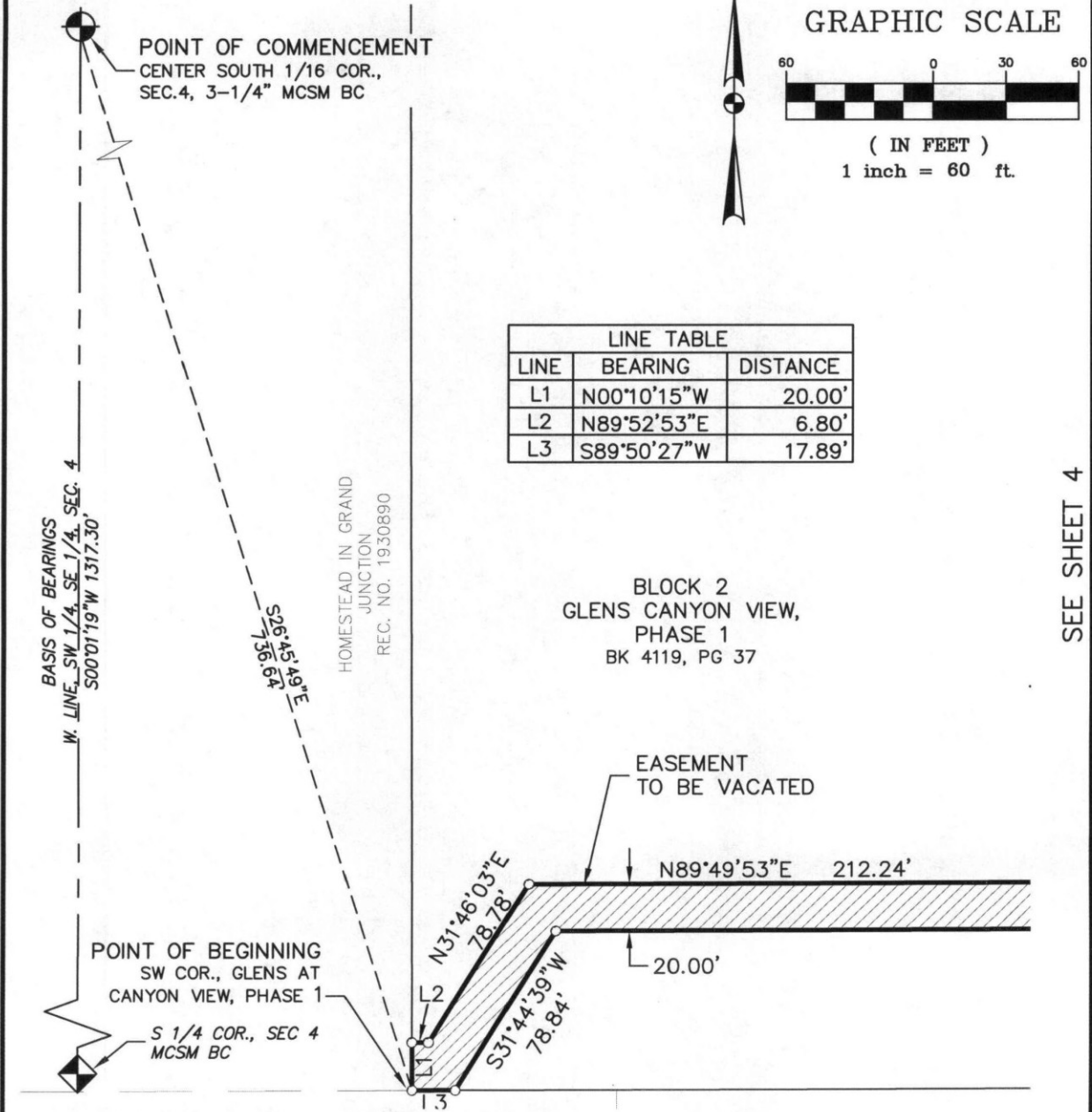


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-01
DRAWN BY:	AGW	SHEET NO.	2 OF 7

# EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 3 OF 7




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°10'15\"W	20.00'
L2	N89°52'53\"E	6.80'
L3	S89°50'27\"W	17.89'

BLOCK 2  
 GLENS CANYON VIEW,  
 PHASE 1  
 BK 4119, PG 37

EASEMENT  
 TO BE VACATED

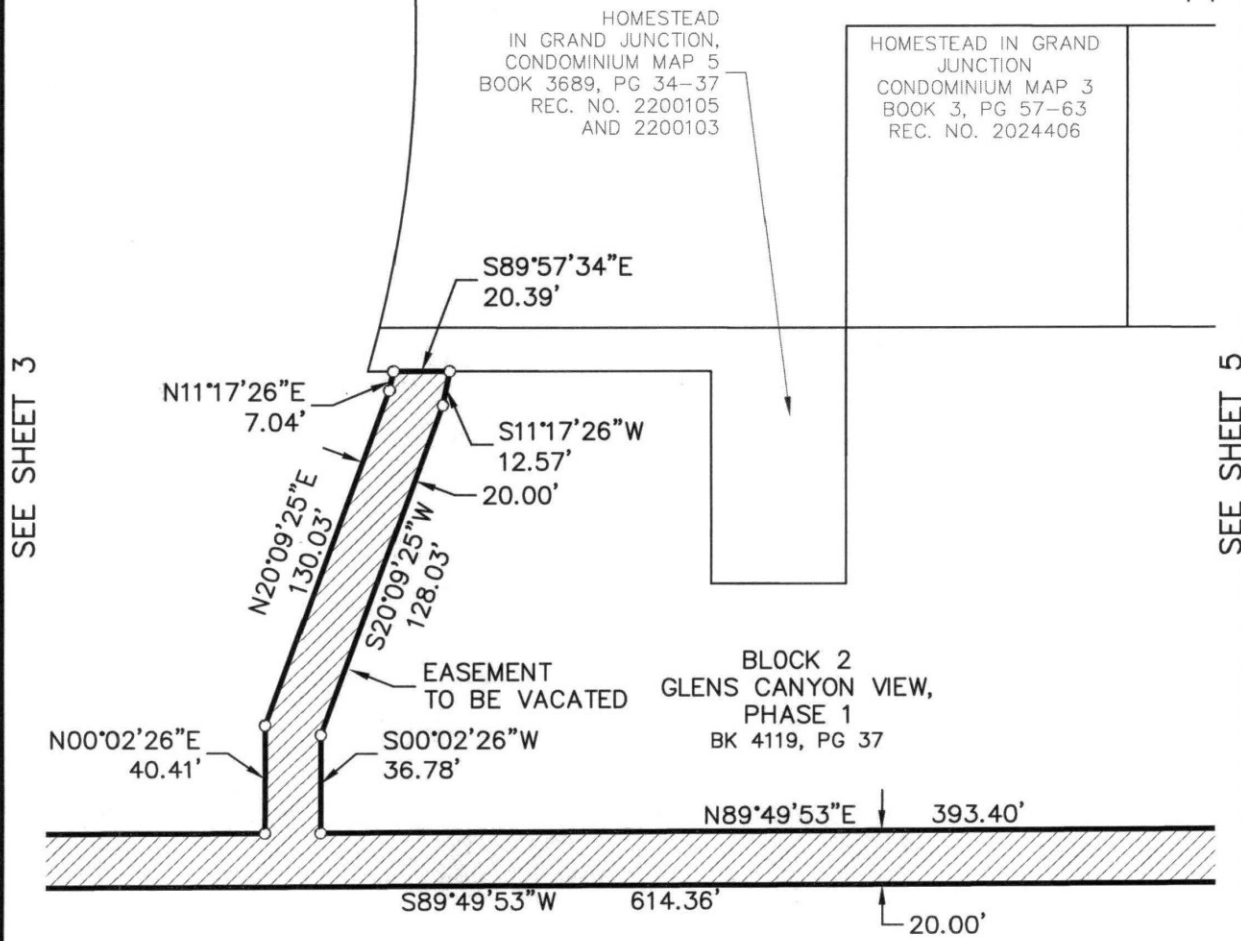
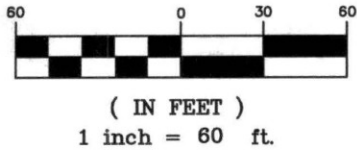
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

 <p><b>SURVCON INC.</b>                  PROFESSIONAL SURVEYORS                  7100 E. BELLEVIEW AVE., STE G-12                  GREENWOOD VILLAGE, CO. 80111                  PH. (303) 858-0404</p>	SCALE: 1" = 60'	JOB NO. 60018618
	DATE: 05-18-07	J: /60018618/.../ESMT-VAC-01
	DRAWN BY: AGW	PROJECT: 3 OF 7

SEE SHEET 4

# EXHIBIT A - SANITARY SEWER EASEMENT


GRAPHIC SCALE SHEET 4 OF 7



SEE SHEET 3

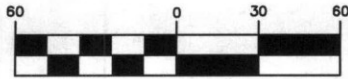
SEE SHEET 5

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

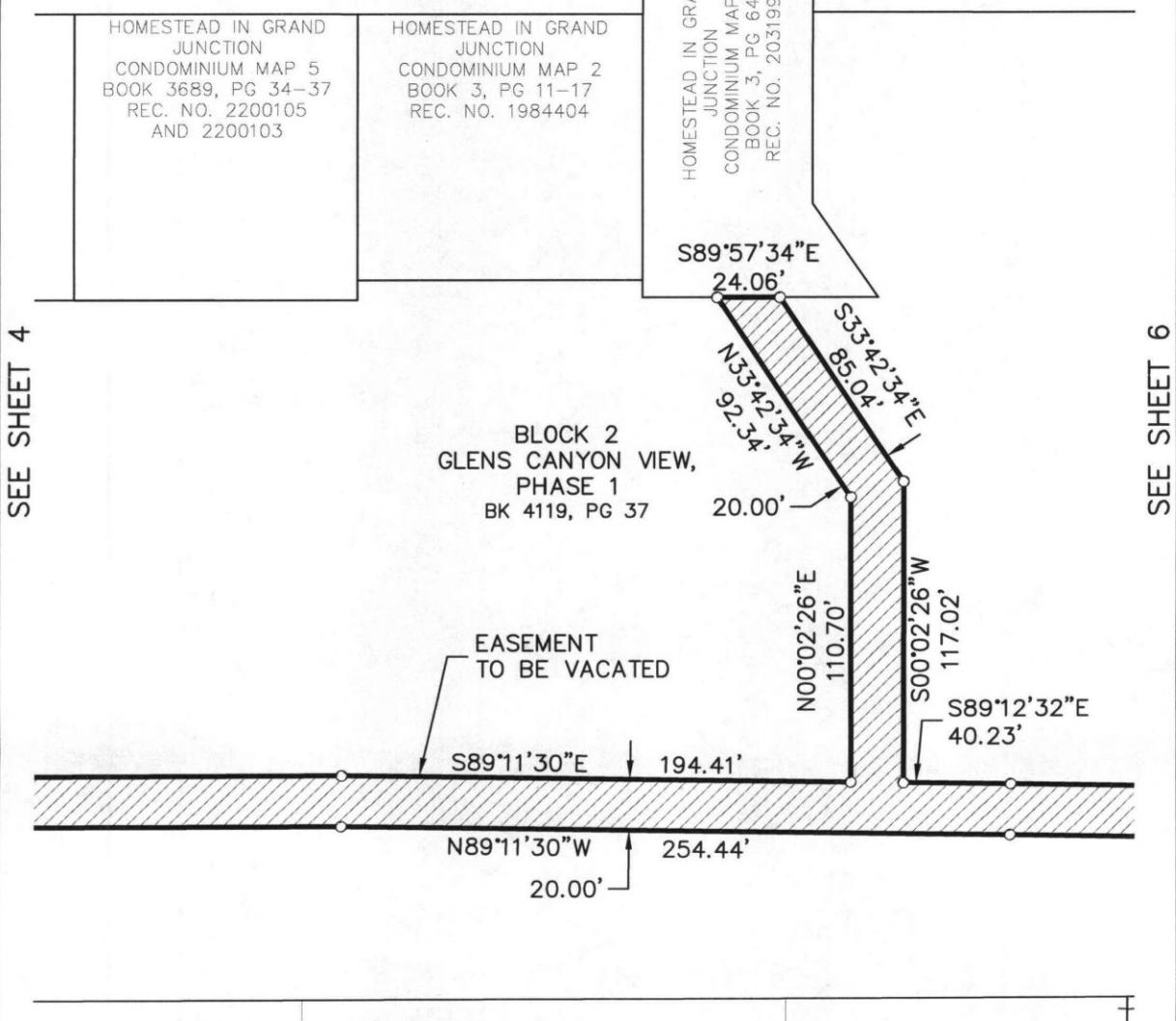
 <p><b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7100 E. BELLEVIEW AVE., STE G-12 GREENWOOD VILLAGE, CO. 80111 PH. (303) 858-0404</p>	SCALE: 1" = 60'	JOB NO. 60018618
	DATE: 05-18-07	J: /60018618/.../ESMT-VAC-01
	DRAWN BY: AGW	PROJECT: 4 OF 7

# EXHIBIT A - SANITARY SEWER EASEMENT

GRAPHIC SCALE SHEET 5 OF 7



( IN FEET )  
1 inch = 60 ft.



SEE SHEET 4

SEE SHEET 6

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
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**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
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GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-01
DRAWN BY:	AGW	PROJECT:	5 OF 7

# EXHIBIT A - SANITARY SEWER EASEMENT

GRAPHIC SCALE SHEET 6 OF 7

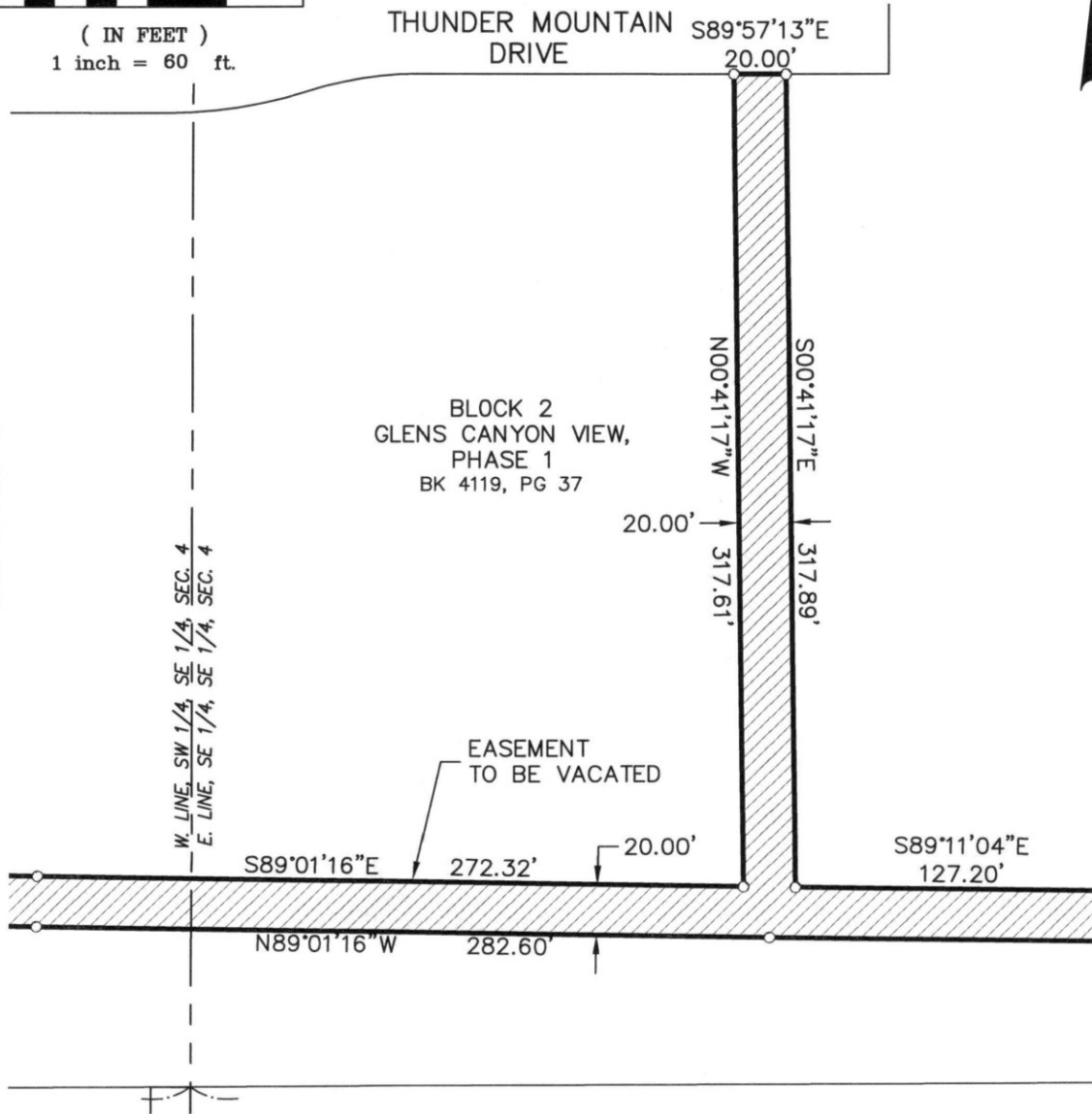


( IN FEET )  
1 inch = 60 ft.



SEE SHEET 5

SEE SHEET 7



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
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GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-01
DRAWN BY:	AGW	PROJECT:	6 OF 7



# EXHIBIT A - SANITARY SEWER EASEMENT

SHEET 7 OF 7

## GRAPHIC SCALE

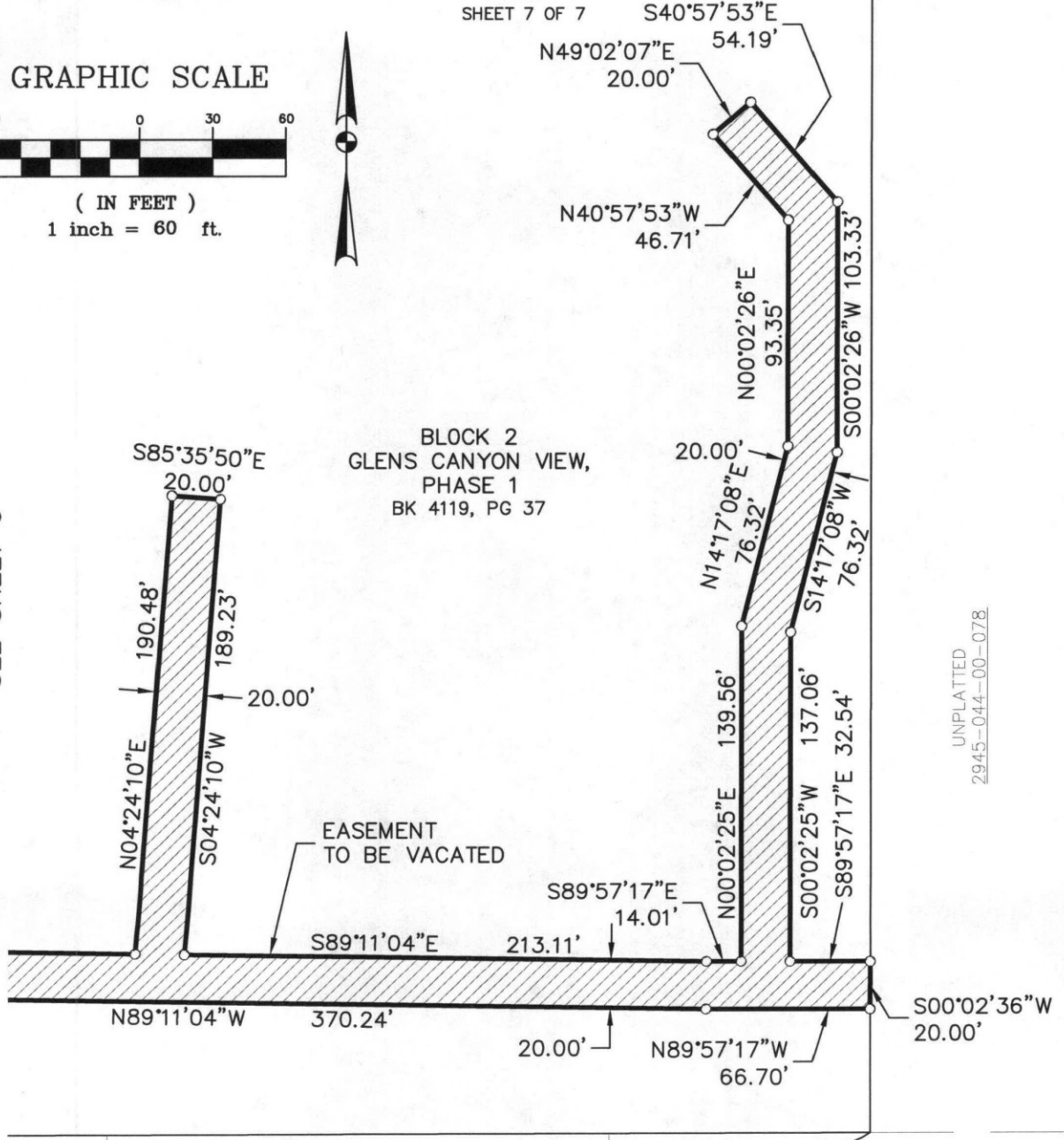


( IN FEET )  
1 inch = 60 ft.



BLOCK 2  
GLENS CANYON VIEW,  
PHASE 1  
BK 4119, PG 37

SEE SHEET 6



UNPLATTED  
2945-044-00-078

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-01
DRAWN BY:	AGW	PROJECT:	7 OF 7

# EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 1 OF 7

## EASEMENT DESCRIPTION

A PORTION OF THAT MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT AS SHOWN AND DEDICATED BY THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 83°15'05" E, A DISTANCE OF 332.18 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, AND ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN PLAT BOOK 17 AT PAGES 220 AND 221, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N 89°50'07" E, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 15.00 FEET;  
THENCE S 00°10'15" E, A DISTANCE OF 596.70 FEET;  
THENCE N 89°50'27" E, A DISTANCE OF 312.89 FEET;  
THENCE N 89°50'08" E, A DISTANCE OF 164.96 FEET;  
THENCE N 89°50'27" E, A DISTANCE OF 494.91 FEET;  
THENCE N 89°51'32" E, A DISTANCE OF 28.65 FEET;  
THENCE N 00°28'58" E, A DISTANCE OF 135.93 FEET;  
THENCE N 17°28'08" W, A DISTANCE OF 124.23 FEET;  
THENCE S 76°57'14" W, A DISTANCE OF 44.00 FEET;  
THENCE N 89°10'02" W, A DISTANCE OF 257.69 FEET TO THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE ON THE NORTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. N 00°06'56" E, A DISTANCE OF 7.18 FEET;
2. S 89°57'34" E, A DISTANCE OF 108.73 FEET;
3. S 00°02'26" W, A DISTANCE OF 6.52 FEET;
4. S 89°57'34" E, A DISTANCE OF 90.34 FEET;
5. N 34°52'12" W, A DISTANCE OF 14.27 FEET;

THENCE S 89°10'02" E, A DISTANCE OF 65.15 FEET;  
THENCE N 76°57'14" E, A DISTANCE OF 38.27 FEET;  
THENCE N 00°10'57" W, A DISTANCE OF 90.43 FEET TO THE NORTHERLY BOUNDARY OF BLOCK 2, SAID GLENS AT CANYON VIEW, PHASE 1;  
THENCE ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°57'13" E, A DISTANCE OF 5.51 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 03°02'20", A RADIUS OF 179.00 FEET AND A DISTANCE OF 9.49 FEET;

THENCE S 00°10'57" E, A DISTANCE OF 8.70 FEET;  
THENCE N 52°38'32" E, A DISTANCE OF 16.23 FEET TO A POINT ON A CURVE BEING ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1;



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVUE AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 856-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	SHEET NO.	1 OF 7

# EXHIBIT B – MULTI-PURPOSE EASEMENT

SHEET 2 OF 7

## EASEMENT DESCRIPTION CONTINUED

THENCE ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N 07°08'55" W, HAVING A DELTA ANGLE OF 10°25'03", A RADIUS OF 179.00 FEET AND A DISTANCE OF 32.55 FEET TO A POINT OF REVERSE CURVATURE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 01°27'55", A RADIUS OF 141.00 FEET AND A DISTANCE OF 3.61 FEET;

THENCE S 52°38'32" W, A DISTANCE OF 54.35 FEET;  
 THENCE S 00°14'17" W, A DISTANCE OF 69.25 FEET;  
 THENCE S 54°54'32" E, A DISTANCE OF 35.10 FEET;  
 THENCE N 90°00'00" E, A DISTANCE OF 74.84 FEET;  
 THENCE S 00°00'00" E, A DISTANCE OF 88.74 FEET;  
 THENCE S 90°00'00" W, A DISTANCE OF 50.88 FEET;  
 THENCE S 16°30'09" W, A DISTANCE OF 26.69 FEET;  
 THENCE S 00°28'58" W, A DISTANCE OF 131.18 FEET;  
 THENCE N 89°51'32" E, A DISTANCE OF 586.23 FEET;  
 THENCE N 00°02'36" E, A DISTANCE OF 596.70 FEET TO A POINT BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 AND ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN BOOK 17 AT PAGES 220 AND 221;

THENCE N 89°51'58" E, A DISTANCE OF 25.00 FEET TO THE EASTERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE ON THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 00°02'36" W, A DISTANCE OF 618.70 FEET TO THE SOUTHEAST CORNER OF SAID GLENS AT CANYON VIEW, PHASE 1;
2. S 89°51'32" W, A DISTANCE OF 659.81 FEET;
3. S 89°50'27" W, A DISTANCE OF 494.91 FEET;

THENCE S 89°50'08" W, A DISTANCE OF 164.96 FEET TO THE SOUTHERLY BOUNDARY OF SAID GLENS AT CANYON VIEW, PHASE 1;

THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID GLENS AT CANYON VIEW, PHASE 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°50'27" W, A DISTANCE OF 327.89 FEET TO THE SOUTHWEST CORNER OF SAID GLENS AT CANYON VIEW, PHASE 1;
2. N 00°10'15" W, A DISTANCE OF 618.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 77,654 SQUARE FEET (1.783 ACRES).

## SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.



PETER VAN STEENBURGH  
 COLORADO PLS 37913  
 FOR AND ON BEHALF OF SURVCON INC.

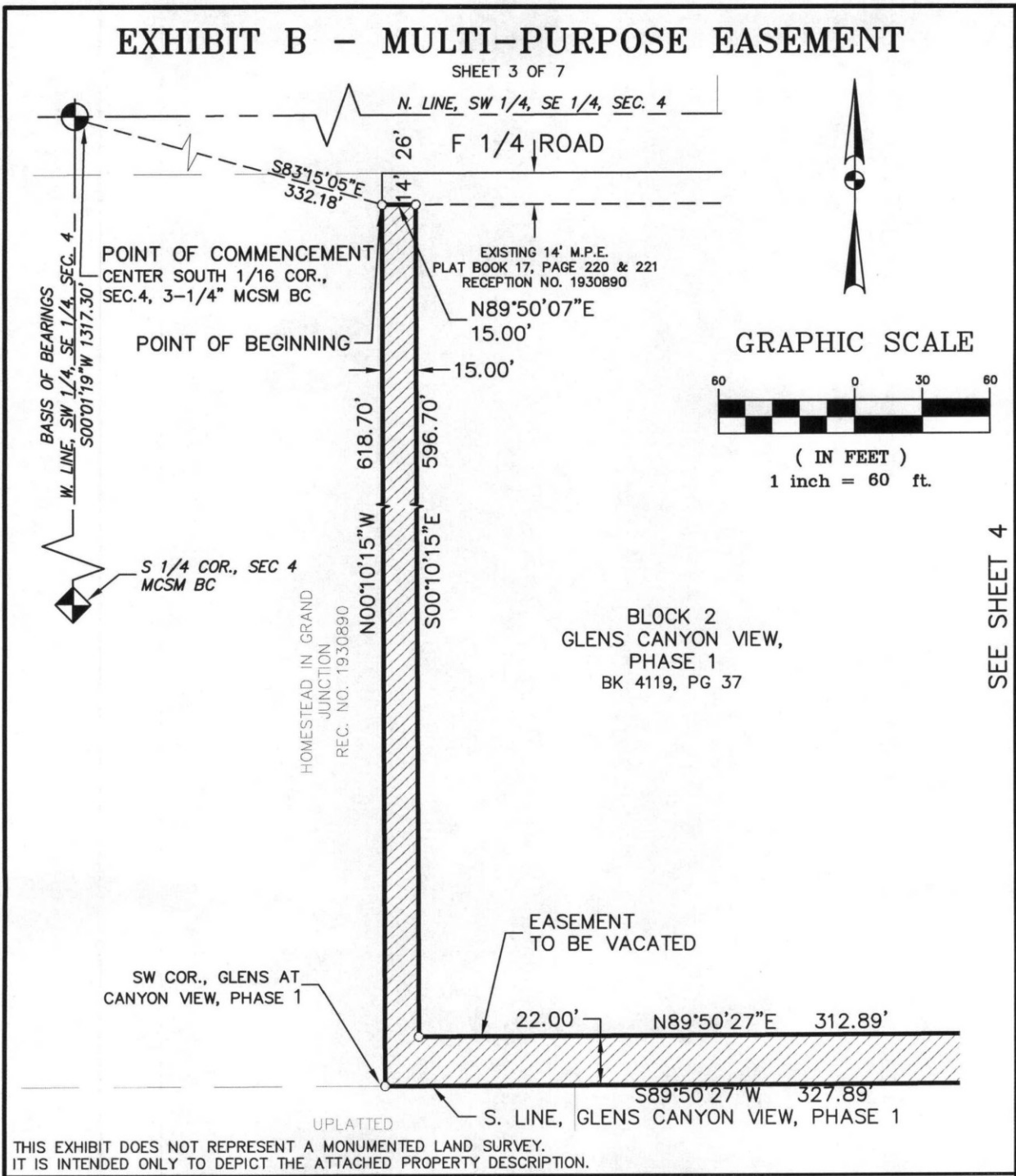


**SURVCON INC.**  
 PROFESSIONAL SURVEYORS  
 7100 E. BELLEVIEW AVE., STE G-12  
 GREENWOOD VILLAGE, CO. 80111  
 PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	SHEET NO.	2 OF 7

# EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 3 OF 7



UPDATED  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

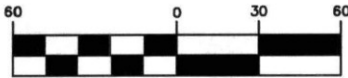
SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J: /60018618/.../ESMT-VAC-02	
DRAWN BY:	AGW	PROJECT:	3 OF 7

# EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 4 OF 7



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

HOMESTEAD  
IN GRAND JUNCTION,  
CONDOMINIUM MAP 5  
BOOK 3689, PG 34-37  
REC. NO. 2200105  
AND 2200103

HOMESTEAD IN GRAND  
JUNCTION  
CONDOMINIUM MAP 3  
BOOK 3, PG 57-63  
REC. NO. 2024406

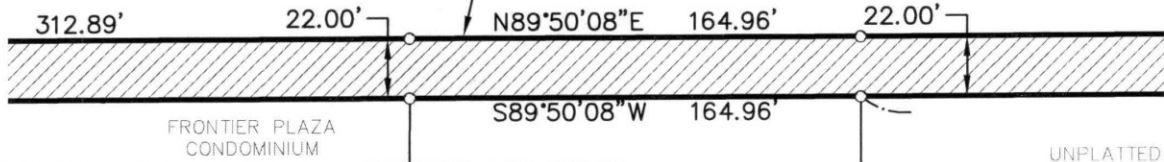
HOME  
CONI  
BOOK  
REC  
/

SEE SHEET 3

SEE SHEET 5

BLOCK 2  
GLENS CANYON VIEW,  
PHASE 1  
BK 4119, PG 37

EASEMENT  
TO BE VACATED



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

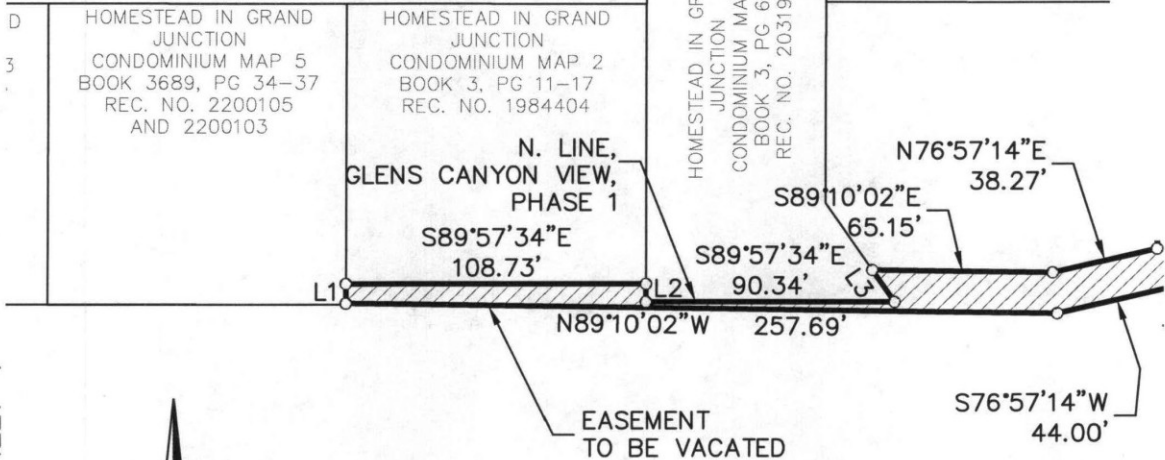


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVUE AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	PROJECT:	4 OF 7

# EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 5 OF 7



SEE SHEET 4

SEE SHEET 6



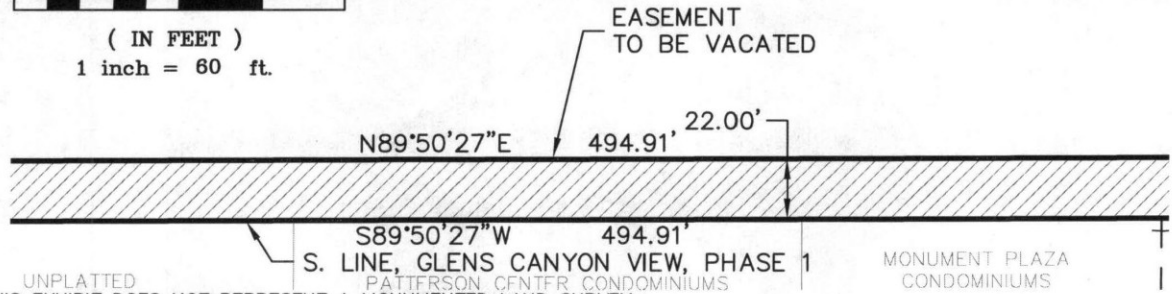
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°06'56\"E	7.18'
L2	S00°02'26\"W	6.52'
L3	N34°52'12\"W	14.27'

## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

BLOCK 2  
GLENS CANYON VIEW,  
PHASE 1  
BK 4119, PG 37



UNPLATTED  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

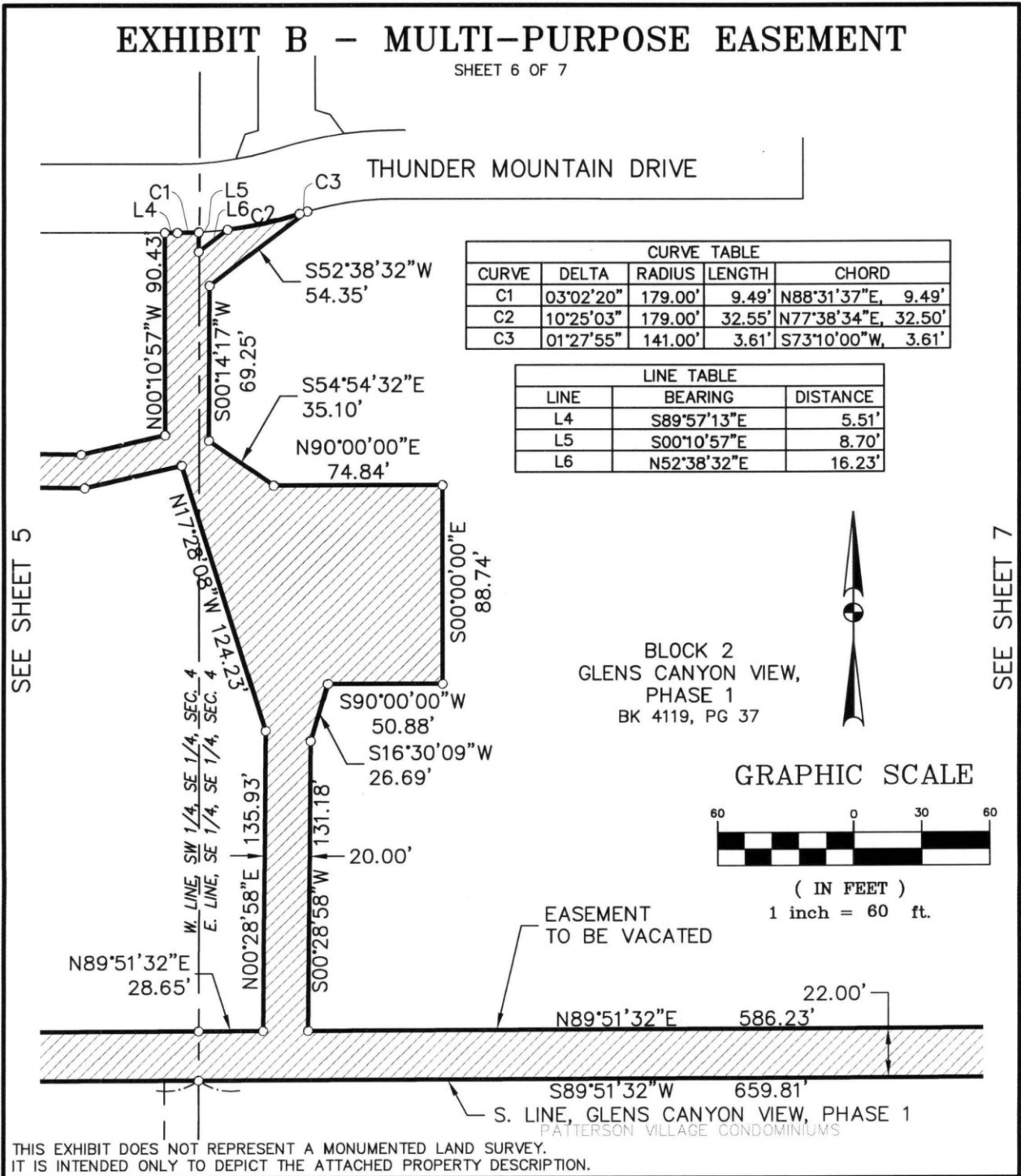


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7100 E. BELLEVUE AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	PROJECT:	5 OF 7

# EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 6 OF 7



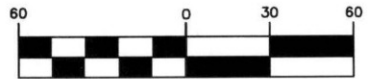
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	03°02'20"	179.00'	9.49'	N88°31'37"E, 9.49'
C2	10°25'03"	179.00'	32.55'	N77°38'34"E, 32.50'
C3	01°27'55"	141.00'	3.61'	S73°10'00"W, 3.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S89°57'13"E	5.51'
L5	S00°10'57"E	8.70'
L6	N52°38'32"E	16.23'



BLOCK 2  
GLENS CANYON VIEW,  
PHASE 1  
BK 4119, PG 37

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

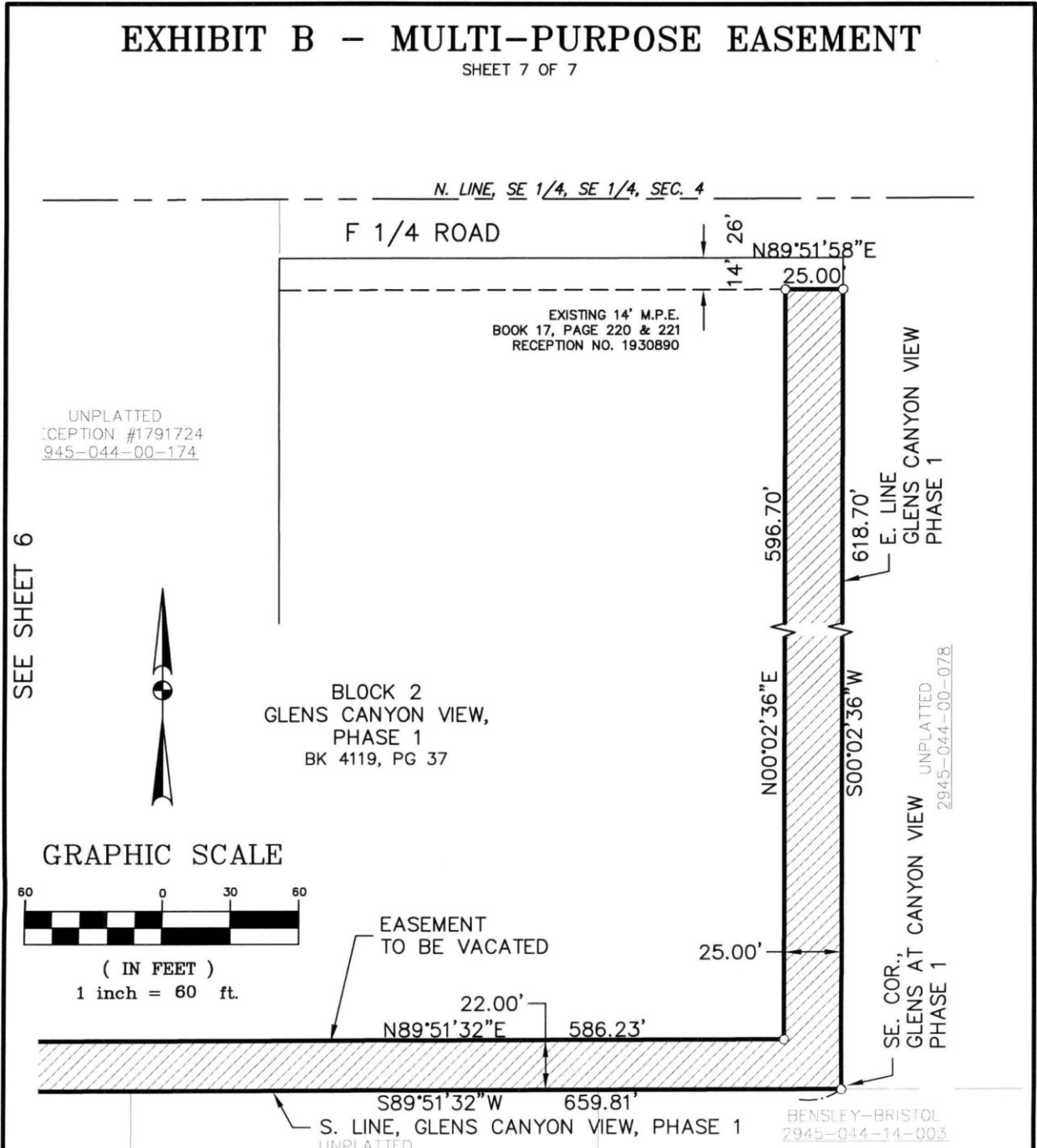


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	PROJECT:	6 OF 7

# EXHIBIT B - MULTI-PURPOSE EASEMENT

SHEET 7 OF 7



UNPLATTED  
RECEPTION #1791724  
945-044-00-174

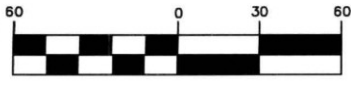
EXISTING 14' M.P.E.  
BOOK 17, PAGE 220 & 221  
RECEPTION NO. 1930890

BLOCK 2  
GLENS CANYON VIEW,  
PHASE 1  
BK 4119, PG 37

SEE SHEET 6



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

EASEMENT  
TO BE VACATED

UNPLATTED  
RECEPTION #2945-044-00-078

BENSLEY-BRISTOL  
2945-044-14-003

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
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**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
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SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-02
DRAWN BY:	AGW	PROJECT:	7 OF 7



# EXHIBIT C - MULTI-PURPOSE EASEMENT

SHEET 1 OF 2

## EASEMENT DESCRIPTION

A PORTION OF THAT MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT AS SHOWN AND DEDICATED BY THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 85°21'03" E, A DISTANCE OF 476.45 FEET TO A POINT BEING 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, AND ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN PLAT BOOK 17 AT PAGES 220 AND 221, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N 89°50'07" E, ON THE SOUTHERLY LINE OF THAT MULTI-PURPOSE EASEMENT DESCRIBED IN BOOK 17 AT PAGES 220 AND 221, A DISTANCE OF 15.00 FEET;

THENCE S 00°34'03" W, A DISTANCE OF 323.06 FEET;

THENCE S 24°11'37" W, A DISTANCE OF 61.59 FEET;

THENCE S 09°16'18" W, A DISTANCE OF 69.84 FEET;

THENCE N 80°43'42" W, A DISTANCE OF 15.00 FEET;

THENCE N 09°16'18" E, A DISTANCE OF 71.81 FEET;

THENCE N 24°11'37" E, A DISTANCE OF 60.41 FEET;

THENCE N 00°34'03" E, A DISTANCE OF 319.73 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,798 SQUARE FEET (0.156 ACRES).

## SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH  
COLORADO PLS 37913  
FOR AND ON BEHALF OF SURVCON INC.

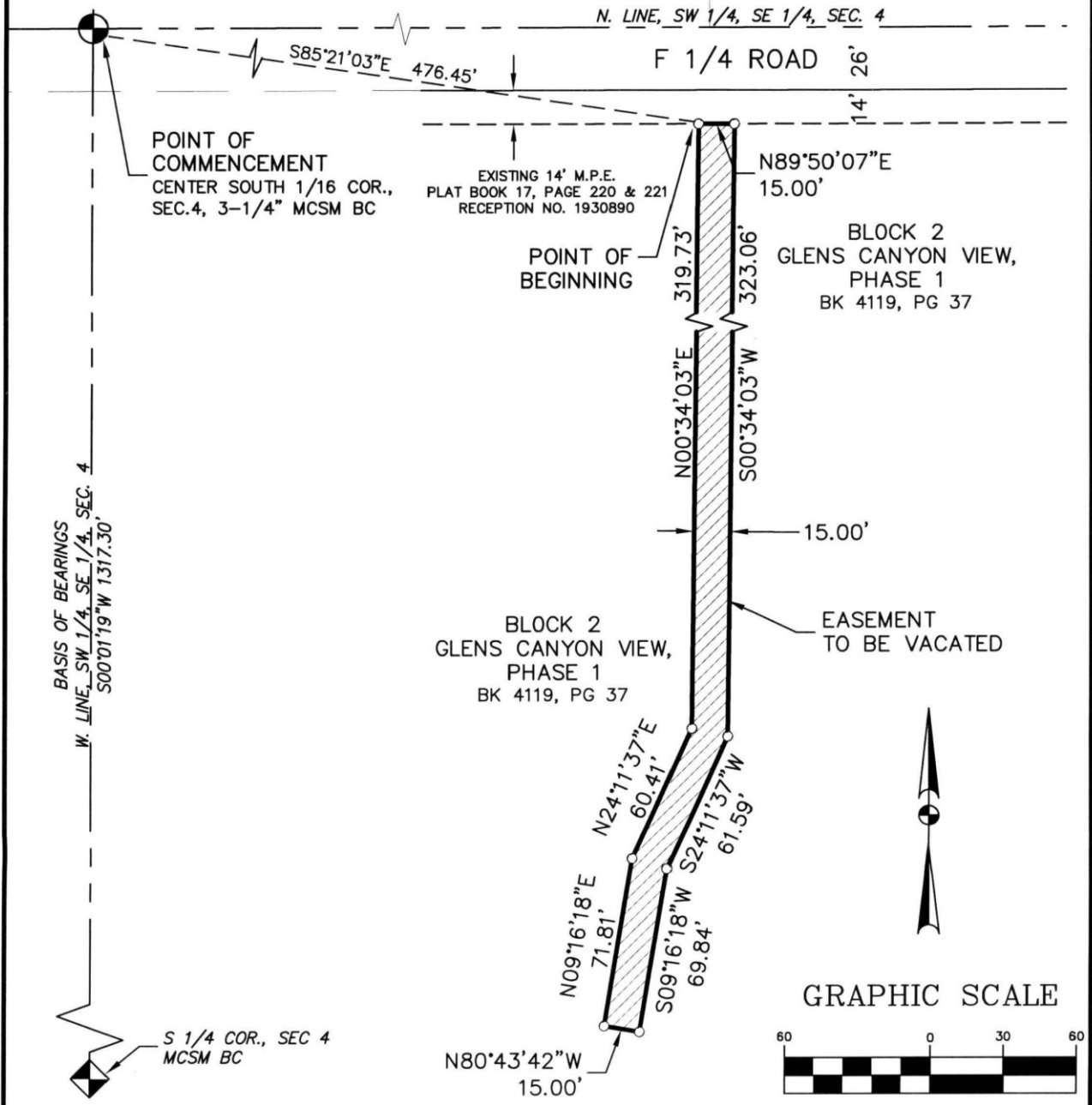


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J:	/60018618/.../ESMT-VAC-03
DRAWN BY:	AGW	SHEET NO.	1 OF 2

# EXHIBIT C - MULTI-PURPOSE EASEMENT

SHEET 2 OF 2



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVUE AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J:	/60018618/.../ESMT-VAC-03
DRAWN BY:	AGW	PROJECT:	2 OF 2

# EXHIBIT D – SANITARY SEWER EASEMENT

SHEET 1 OF 2

## EASEMENT DESCRIPTION

ALL OF THAT SANITARY SEWER EASEMENT DESCRIBED IN BOOK 17 AT PAGES 220 AND 221 IN THE RECORDS OF MESA COUNTY LYING WITHIN BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 69°50'03" E, A DISTANCE OF 679.11 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1 AND THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 00°02'26" W, A DISTANCE OF 17.67 FEET TO A POINT ON A CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 00°02'34" W, HAVING A DELTA ANGLE OF 27°46'23", A RADIUS OF 18.00 FEET AND A DISTANCE OF 8.73 FEET TO A POINT ON A CURVE;
3. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 87°03'36" W, HAVING A DELTA ANGLE OF 00°01'55", A RADIUS OF 452.00 FEET AND A DISTANCE OF 0.25 FEET;

THENCE N 89°57'34" W, A DISTANCE OF 148.08 FEET;

THENCE N 00°02'26" E, A DISTANCE OF 154.98 FEET;

THENCE S 89°57'34" E, A DISTANCE OF 20.00 FEET;

THENCE S 00°02'26" W, A DISTANCE OF 134.98 FEET;

THENCE S 89°57'34" E, A DISTANCE OF 119.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,507 SQUARE FEET (0.126 ACRES).

## SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH  
COLORADO PLS 37913  
FOR AND ON BEHALF OF SURVCON INC.

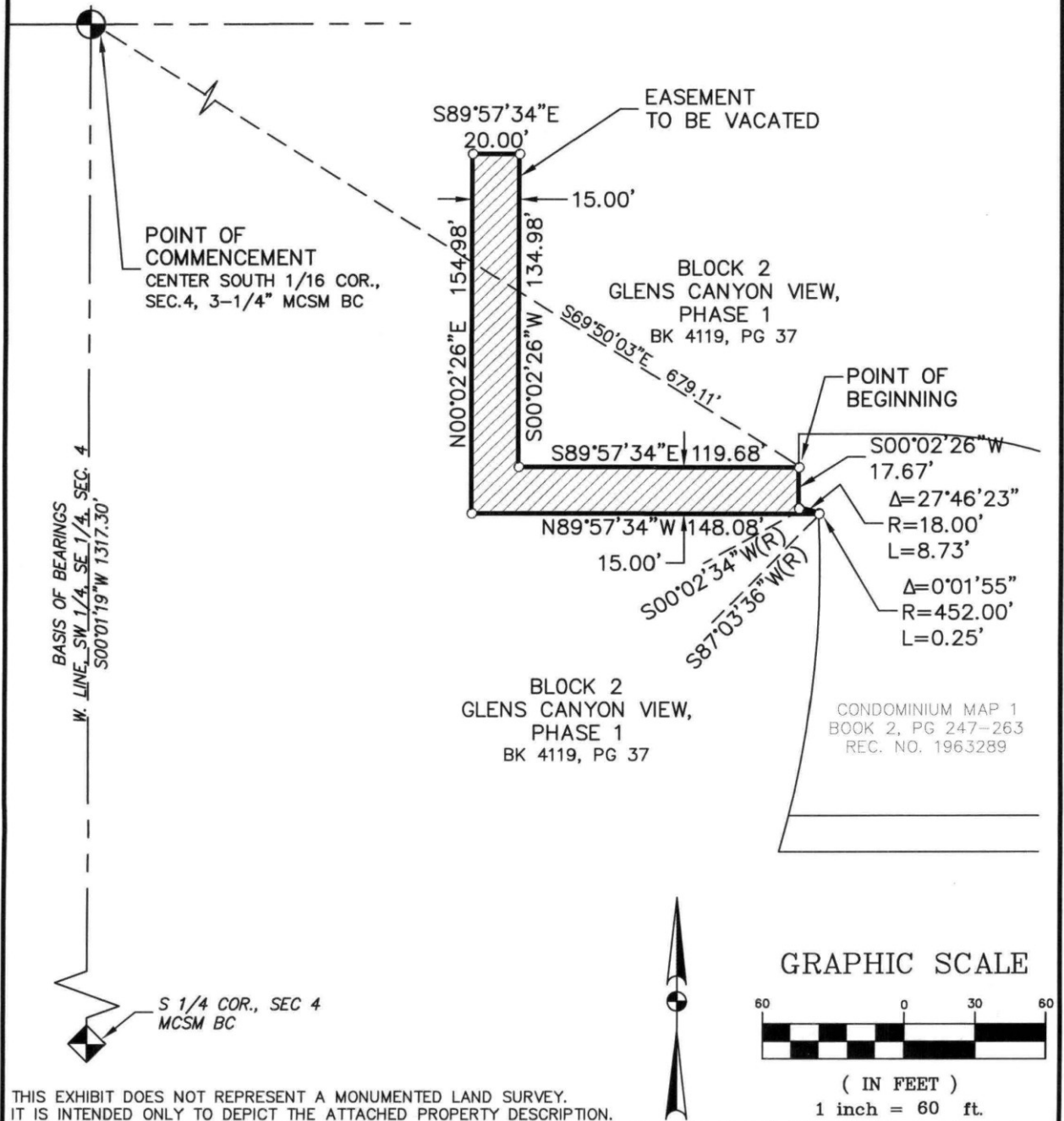


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-04
DRAWN BY:	AGW	SHEET NO.	1 OF 2

# EXHIBIT D - SANITARY SEWER EASEMENT

SHEET 2 OF 2



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-04
DRAWN BY:	AGW	PROJECT:	2 OF 2

# EXHIBIT E – DRAINAGE EASEMENT

SHEET 1 OF 2

## EASEMENT DESCRIPTION

ALL OF THAT DRAINAGE EASEMENT AS RECORDED AT RECEPTION NUMBER 2200104 IN THE RECORDS OF MESA COUNTY, COLORADO LYING WITHIN BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 66°54'51" E, A DISTANCE OF 982.02 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, GLENS AT CANYON VIEW, PHASE 1, AND THE POINT OF BEGINNING;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 108.01 FEET;

THENCE S 22°57'33" W, A DISTANCE OF 36.38 FEET;

THENCE N 67°02'58" W, A DISTANCE OF 10.00 FEET;

THENCE N 22°57'02" E, A DISTANCE OF 7.73 FEET;

THENCE N 89°57'34" W, A DISTANCE OF 45.25 FEET;

THENCE N 62°00'09" W, A DISTANCE OF 47.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1945 SQUARE FEET (0.045 ACRES).

## SURVEYOR'S STATEMENT

I, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH  
COLORADO PLS 37913  
FOR AND ON BEHALF OF SURVCON INC.

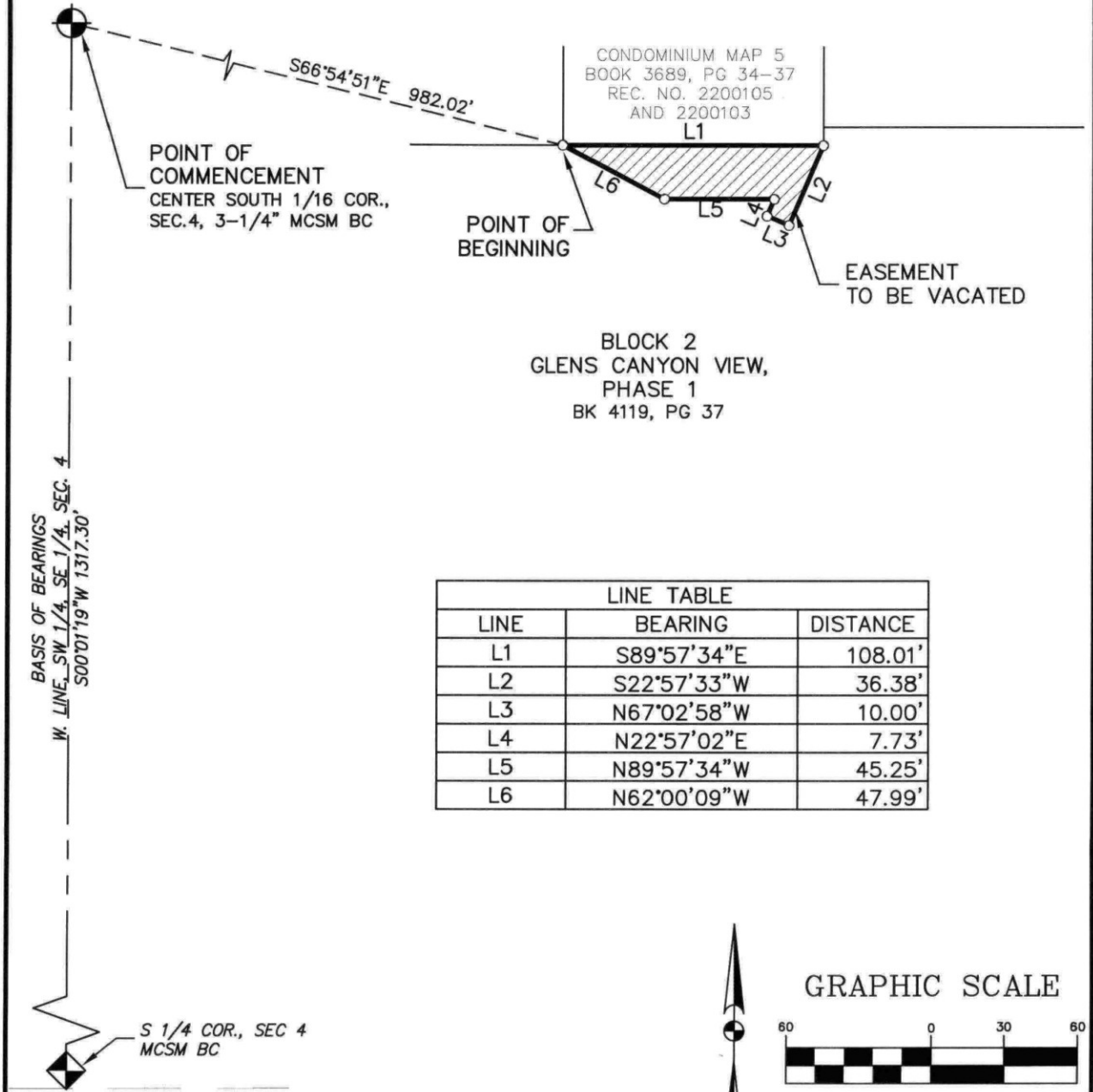


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

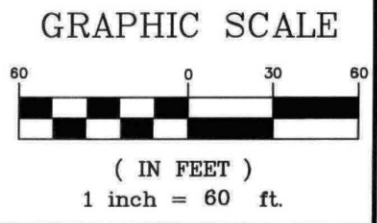
SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J: /60018618/.../ESMT-VAC-05	
DRAWN BY:	AGW	SHEET NO.	1 OF 2

# EXHIBIT E - DRAINAGE EASEMENT

SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'34"E	108.01'
L2	S22°57'33"W	36.38'
L3	N67°02'58"W	10.00'
L4	N22°57'02"E	7.73'
L5	N89°57'34"W	45.25'
L6	N62°00'09"W	47.99'



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVUE AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-11-07	J:	/60018618/.../ESMT-VAC-05
DRAWN BY:	AGW	PROJECT:	2 OF 2

# EXHIBIT F – MULTI-PURPOSE EASEMENT

SHEET 1 OF 3

## EASEMENT DESCRIPTION

ALL OF THAT MULTI-PURPOSE, DRAINAGE AND UTILITY EASEMENT SHOWN AND DEDICATED ON THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN PLAT BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTH QUARTER CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR S 00°01'19" W, A DISTANCE OF 1317.30 FEET;

COMMENCING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 69°31'59" E, A DISTANCE OF 1079.55 FEET TO A CORNER ON THE BOUNDARY OF BLOCK 2, SAID GLENS AT CANYON VIEW, PHASE 1, BEING THE POINT OF BEGINNING;

THENCE S 89°57'34" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 4.77 FEET;

THENCE S 00°11'48" E, A DISTANCE OF 16.76 FEET;

THENCE S 10°49'36" W, A DISTANCE OF 68.02 FEET;

THENCE S 64°47'07" W, A DISTANCE OF 34.31 FEET;

THENCE N 67°38'19" W, A DISTANCE OF 24.92 FEET;

THENCE S 51°35'05" W, A DISTANCE OF 28.22 FEET;

THENCE N 89°44'19" W, A DISTANCE OF 156.18 FEET;

THENCE N 59°20'28" W, A DISTANCE OF 9.30 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 2;

THENCE ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 89°57'34" E, A DISTANCE OF 39.11 FEET;

2. N 00°02'26" E, A DISTANCE OF 10.14 FEET;

THENCE S 89°44'19" E, A DISTANCE OF 119.87 FEET;

THENCE N 51°35'05" E, A DISTANCE OF 13.37 FEET;

THENCE N 01°25'15" W, A DISTANCE OF 60.64 FEET;

THENCE S 62°00'09" E, A DISTANCE OF 16.66 FEET;

THENCE S 89°57'34" E, A DISTANCE OF 45.25 FEET;

THENCE S 22°57'02" W, A DISTANCE OF 7.73 FEET;

THENCE S 67°02'58" E, A DISTANCE OF 10.00 FEET;

THENCE N 22°57'33" E, A DISTANCE OF 36.38 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 2;

THENCE N 00°06'56" E, ON THE NORTHERLY BOUNDARY OF SAID BLOCK 2, A DISTANCE OF 7.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,101 SQUARE FEET (0.163 ACRES).

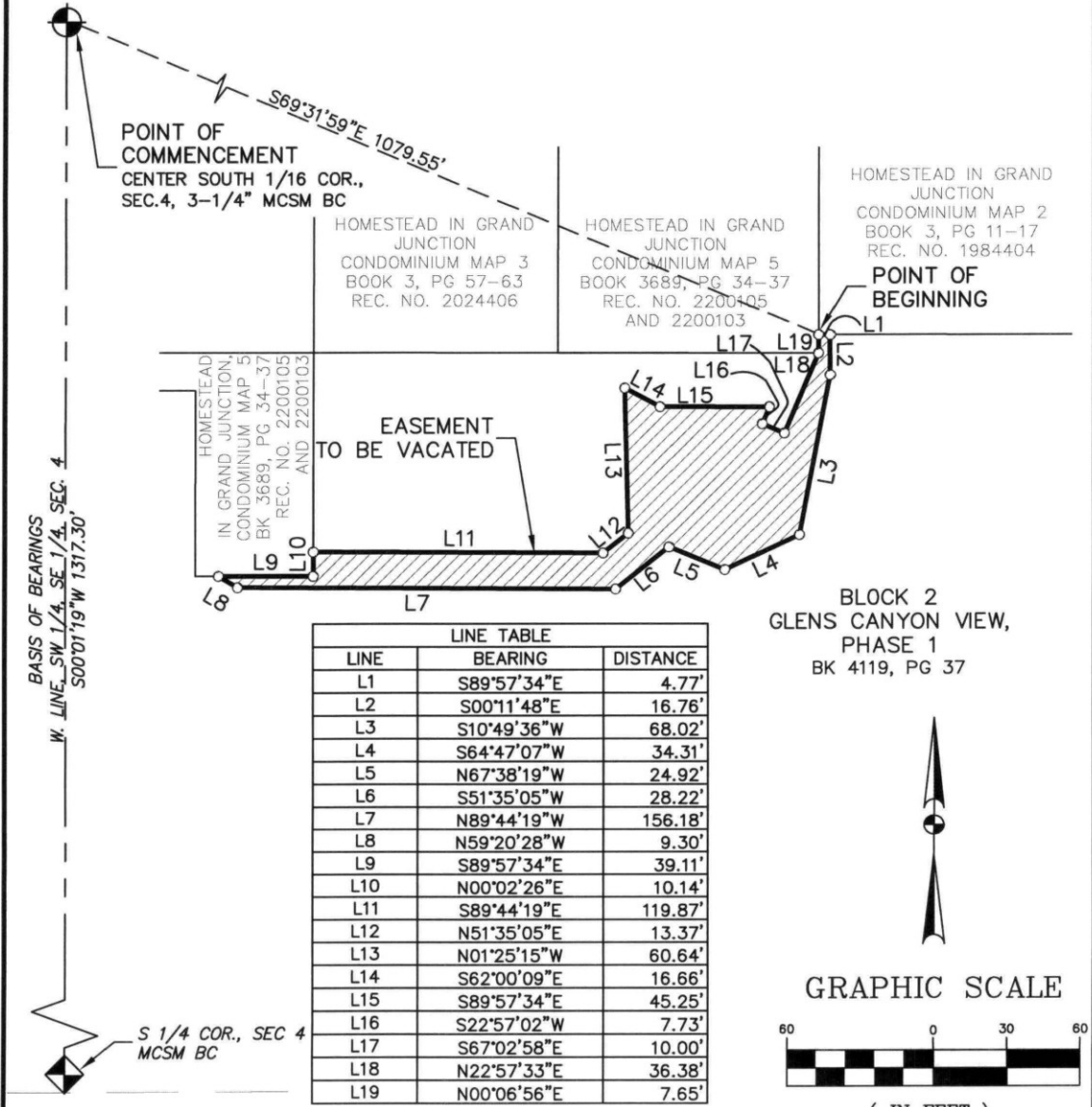


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

SCALE:	1" = 60'	JOB NO.	60018618
DATE:	05-18-07	J:	/60018618/.../ESMT-VAC-06
DRAWN BY:	AGW	SHEET NO.	1 OF 3

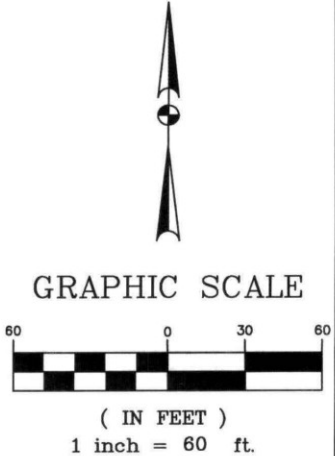
# EXHIBIT F - MULTI-PURPOSE EASEMENT

SHEET 3 OF 3




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'34"E	4.77'
L2	S00°11'48"E	16.76'
L3	S10°49'36"W	68.02'
L4	S64°47'07"W	34.31'
L5	N67°38'19"W	24.92'
L6	S51°35'05"W	28.22'
L7	N89°44'19"W	156.18'
L8	N59°20'28"W	9.30'
L9	S89°57'34"E	39.11'
L10	N00°02'26"E	10.14'
L11	S89°44'19"E	119.87'
L12	N51°35'05"E	13.37'
L13	N01°25'15"W	60.64'
L14	S62°00'09"E	16.66'
L15	S89°57'34"E	45.25'
L16	S22°57'02"W	7.73'
L17	S67°02'58"E	10.00'
L18	N22°57'33"E	36.38'
L19	N00°06'56"E	7.65'

BLOCK 2  
GLENS CANYON VIEW,  
PHASE 1  
BK 4119, PG 37



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

 <p><b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7100 E. BELLEVIEW AVE., STE G-12 GREENWOOD VILLAGE, CO. 80111 PH. (303) 858-0404</p>	SCALE: 1" = 60'	JOB NO. 60018618
	DATE: 05-18-07	J: /60018618/.../ESMT-VAC-06
	DRAWN BY: AGW	PROJECT: 3 OF 3



**Attach 12**

Setting a Hearing Zoning the Lambert Annexation, Located at 2813 C ¾ Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning the Lambert Annexation - Located at 2813 C ¾ Road		
<b>File #</b>	ANX-2008-045		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 20, 2008		
<b>Author Name &amp; Title</b>	Justin T. Kopfman – Associate Planner		
<b>Presenter Name &amp; Title</b>	Justin T. Kopfman – Associate Planner		

**Summary:** Request to zone the 10.14 acre Lambert Annexation, located at 2813 C ¾ Road, to I-1 (Light Industrial) and includes a portion of C ¾ Road Right-of-Way.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public 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. Zoning Ordinance

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

**STAFF REPORT / BACKGROUND INFORMATION**

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

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the I-1 (Light Industrial) zone district is consistent with the Growth Plan designation of Commercial Industrial. The existing County zoning is RSF-R (Residential Single Family Rural). 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:** Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City will encourage development that uses existing facilities and is compatible with existing development.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Policy 10.2: The City will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.

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.

Goal 3: Transportation and Access Management, Pear Park Plan: Provide efficient circulation for emergency vehicles.

Goal 4: Transportation and Access Management, Pear Park Plan: Plan for future street cross-sections, sidewalks, bike lanes and trails.

- 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. A 12" Ute Water Line is available. An 18" Sanitary Sewer Line is available.

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.

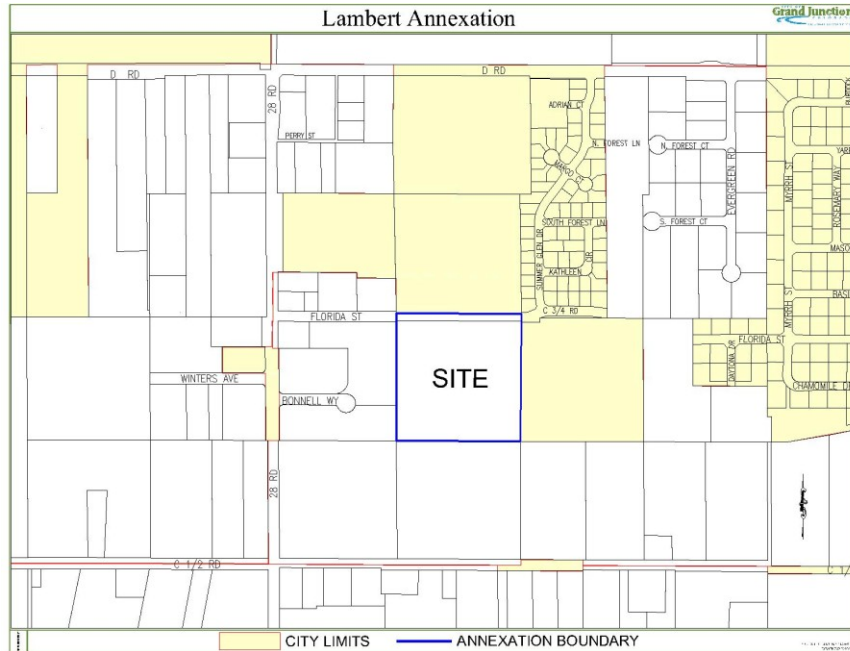
- k. I-O (Industrial Office)
- l. C-2 (General Commercial)

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 April 8, 2007, finding the zoning to the I-1 (Light Industrial) district to be consistent with the

Growth Plan, RSF-R (Residential Single Family Rural) and Sections 2.6 and 2.14 of the Zoning and Development Code.

# Annexation/Site Location Map



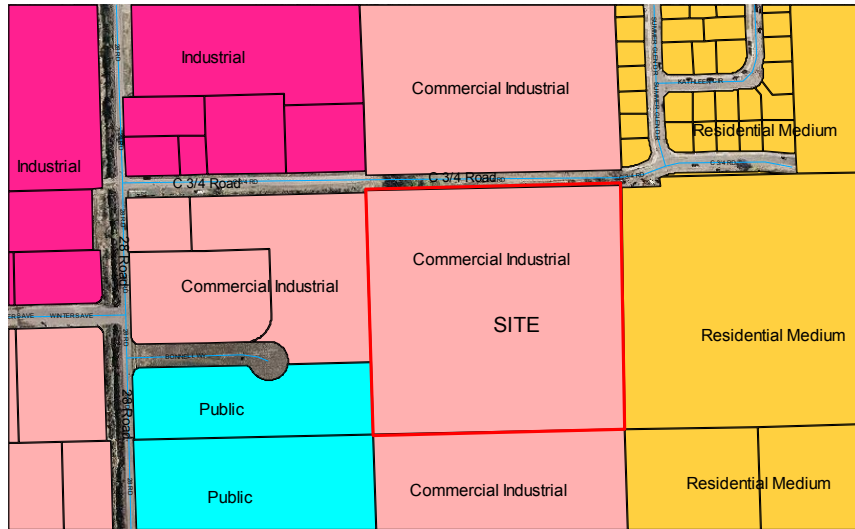
# Aerial Photo Map

Figure 2



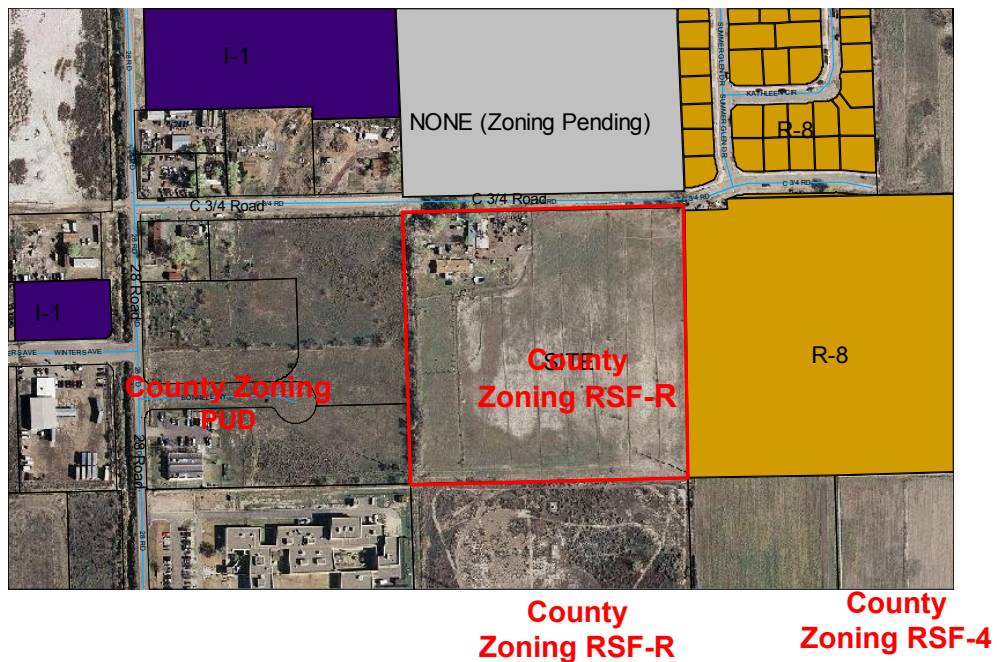
# Future Land Use Map

## Figure 3



# Existing City and County Zoning Map

## Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

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

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 Lambert 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).

**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.

**INTRODUCED** on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2008 and ordered published.

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

ATTEST:

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President of the Council

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City Clerk



**Attach 13**

Setting a Hearing on the Thorson Annexation, Located at 2972 D Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Thorson Annexation - Located at 2972 D Road		
<b>File #</b>	ANX-2008-071		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 28, 2008		
<b>Author Name &amp; Title</b>	Brian Rusche, Senior Planner		
<b>Presenter Name &amp; Title</b>	Brian Rusche, Senior Planner		

**Summary:** Request to annex 0.81 acres, located at 2972 D Road. The Thorson Annexation consists of 1 parcel and a portion of the adjacent D Road right-of-way.

**Budget:** N/A

**Action Requested:** Adopt a Resolution referring the petition for Annexation and introduce the proposed Ordinance and set a hearing for May 19, 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				
<b>Location:</b>		2972 D Road		
<b>Applicants:</b>		2972 D Road, LLC – Ben Hill, manager		
<b>Existing Land Use:</b>		Single Family Residential		
<b>Proposed Land Use:</b>		Residential – to be incorporated into future subdivision		
<b>Surrounding Land Use:</b>	<b>North</b>	Undeveloped residential		
	<b>South</b>	Agricultural with one single family residence		
	<b>East</b>	Single Family Residential		
	<b>West</b>	Undeveloped residential		
<b>Existing Zoning:</b>		County RSF-R (Residential Single Family Rural 1du/5ac)		
<b>Proposed Zoning:</b>		City R-8 (Residential 8 du/ac)		
<b>Surrounding Zoning:</b>	<b>North</b>	City R-8 (Residential 8 du/ac)		
	<b>South</b>	City R-8 (Residential 8 du/ac)		
	<b>East</b>	County RSF-R (Residential Single Family Rural 1du/5ac)		
	<b>West</b>	City R-8 (Residential 8 du/ac)		
<b>Growth Plan Designation:</b>		Residential Medium (4-8 du/ac)		
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 0.81 acres of land and is comprised of 1 parcel and 9450 square feet of public right-of-way. The property owner has requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition, pursuant to C.R.S. 31-12-104, that the Thorson 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 will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owners consent.

The following annexation and zoning schedule is being proposed.

<b><u>ANNEXATION SCHEDULE</u></b>	
<b>April 14, 2008</b>	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
<b>April 22, 2008</b>	Planning Commission considers Zone of Annexation
<b>May 5, 2008</b>	Introduction of a proposed Ordinance on Zoning by City Council
<b>May 19, 2008</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>June 20, 2008</b>	Effective date of Annexation and Zoning

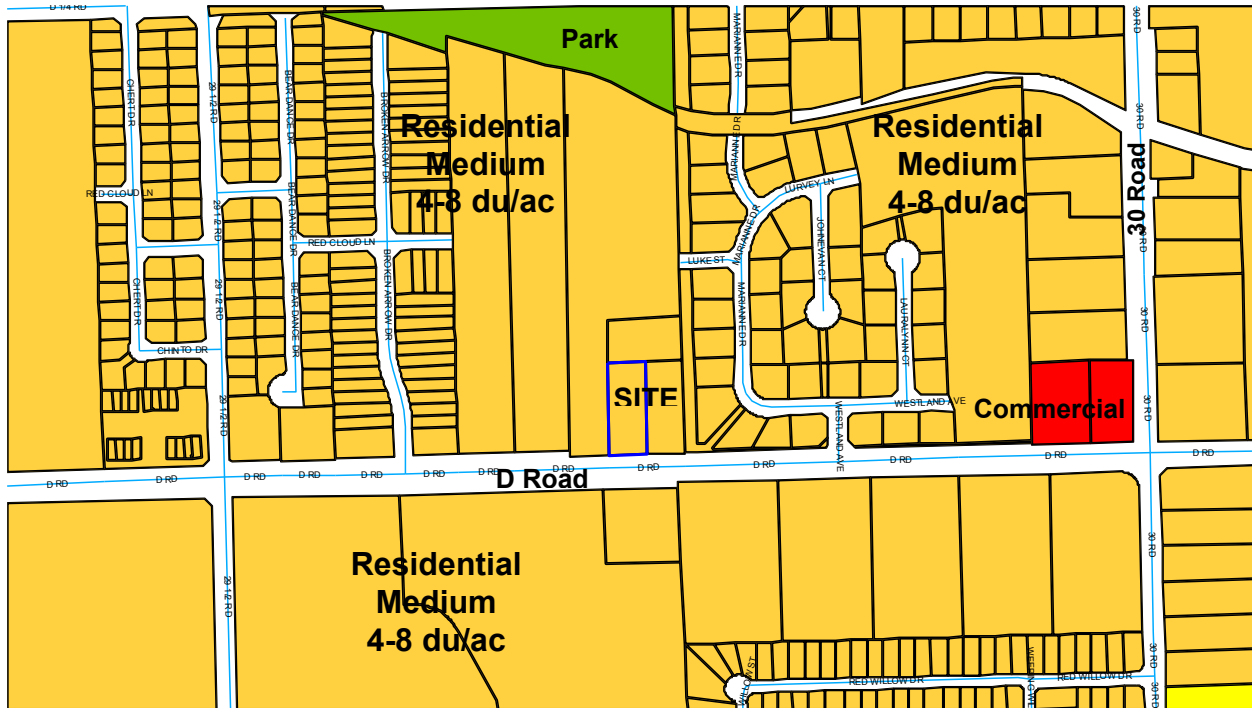
**THORSON ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2008-071
<b>Location:</b>	2972 D Road
<b>Tax ID Number:</b>	2943-174-00-129
<b>Parcels:</b>	1
<b>Estimated Population:</b>	2
<b># of Parcels (owner occupied):</b>	0
<b># of Dwelling Units:</b>	1
<b>Acres land annexed:</b>	0.81 acres
<b>Developable Acres Remaining:</b>	0.59 acres
<b>Right-of-way in Annexation:</b>	0.22 acres (9450 square feet)
<b>Previous County Zoning:</b>	RSF-R (Residential Single Family Rural 1du/5ac)
<b>Proposed City Zoning:</b>	City R-8 (Residential 8 du/ac)
<b>Current Land Use:</b>	Single Family Residential
<b>Future Land Use:</b>	Residential – to be incorporated into future subdivision
<b>Values:</b>	<b>Assessed:</b> = \$9,470
	<b>Actual:</b> = \$119,050
<b>Address Ranges:</b>	2972 D Road
<b>Special Districts:</b>	<b>Water:</b> Ute Water
	<b>Sewer:</b> Central Grand Valley Sewer District
	<b>Fire:</b> Grand Junction Fire District
	<b>Irrigation:</b> Grand Valley Irrigation Company
	<b>School:</b> Mesa County School Dist #51
	<b>Drainage:</b> Grand Valley Drainage District



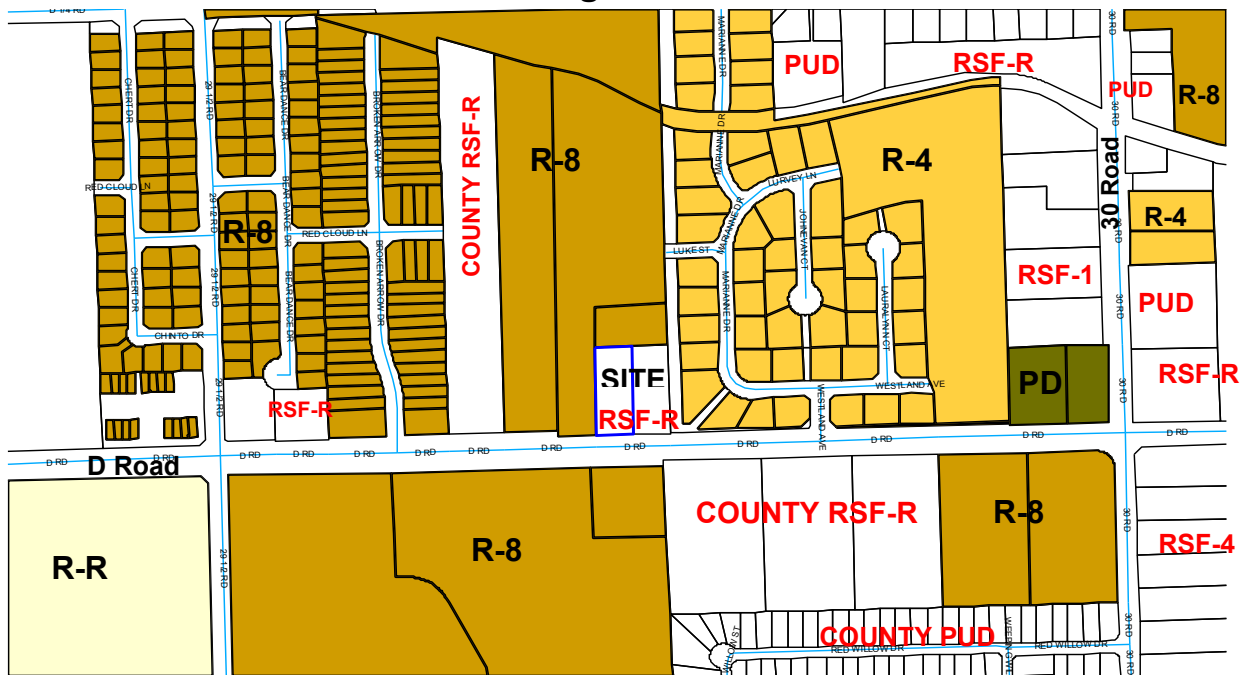
# Future Land Use Map

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 14<sup>th</sup> of April, 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**

**THORSON ANNEXATION**

**LOCATED AT 2972 D ROAD, INCLUDING A PORTION OF THE  
D ROAD RIGHT-OF-WAY**

WHEREAS, on the 14<sup>th</sup> day of April, 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:

**THORSON ANNEXATION**

A certain parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, 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 Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 to bear N00°01'01"W with all bearings contained herein relative thereto; thence N00°01'01"W a distance of 5.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 17 to the Point of Beginning; thence S89°58'44"W a distance of 210.00 feet along a line being 5.00 feet North and parallel with the South line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Northerly line of Parham Annexation, Ordinance No. 3349, City of Grand Junction; thence N00°01'01"W a distance of 290.00 feet along a line being the Easterly line of Costopoulos Annexation, Ordinance No. 4032, City of Grand Junction; thence N89°58'44"E a distance of 105.00 feet along a line being the Southerly line of said Costopoulos Annexation to the Northwest corner of that certain parcel of land described in Book 4183, Page 736, public records of Mesa County, Colorado; thence S00°01'01"E along the West line of said parcel of land a distance of 245.00 feet; thence N89°58'44"E along the South line of said parcel of land a distance of 105.00 feet to a point on the East line of the SW 1/4 SE 1/4 of said Section 17, said point also being a point on the West line of Westland Estates Filing Two, as same is described in Plat Book 19, Pages 331 and 332, public records of Mesa County, Colorado; thence S00°01'01"E a distance of 45.00 feet along a line being the East line of the SW 1/4 SE



1/4 of said Section 17, said line also being the Westerly line of said Parham Annexation to the Point of Beginning.

Said parcel contains 0.81 acres (35,175.00 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 19<sup>TH</sup> day of May, 2008, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 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><b>DATES PUBLISHED</b></i>
<b>April 16, 2008</b>
<b>April 23, 2008</b>
<b>April 30, 2008</b>
<b>May 7, 2008</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**THORSON ANNEXATION**

**APPROXIMATELY 0.81 ACRES**

**LOCATED AT 2972 D ROAD, INCLUDING A PORTION OF THE  
D ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 14<sup>th</sup> day of April, 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 19<sup>th</sup> 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:

**THORSON ANNEXATION**

A certain parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, 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 Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 to bear N00°01'01"W with all bearings contained herein relative thereto; thence N00°01'01"W a distance of 5.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 17 to the Point of Beginning; thence S89°58'44"W a distance of 210.00 feet along a line being 5.00 feet North and parallel with the South line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Northerly line of Parham Annexation, Ordinance No. 3349, City of Grand Junction; thence N00°01'01"W a distance of 290.00 feet along a line being the Easterly line of Costopoulos Annexation, Ordinance No. 4032, City of Grand Junction; thence

N89°58'44"E a distance of 105.00 feet along a line being the Southerly line of said Costopoulos Annexation to the Northwest corner of that certain parcel of land described in Book 4183, Page 736, public records of Mesa County, Colorado; thence S00°01'01"E along the West line of said parcel of land a distance of 245.00 feet; thence N89°58'44"E along the South line of said parcel of land a distance of 105.00 feet to a point on the East line of the SW 1/4 SE 1/4 of said Section 17, said point also being a point on the West line of Westland Estates Filing Two, as same is described in Plat Book 19, Pages 331 and 332, public records of Mesa County, Colorado; thence S00°01'01"E a distance of 45.00 feet along a line being the East line of the SW 1/4 SE 1/4 of said Section 17, said line also being the Westerly line of said Parham Annexation to the Point of Beginning.

Said parcel contains 0.81 acres (35,175.00 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 14**

Installation of Art at Duck Pond and Sherwood Parks

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Installation of Art at Duck Pond and Sherwood Parks		
<b>File #</b>			
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	April 7, 2008		
<b>Author Name &amp; Title</b>	Allison Sarmo, Cultural Arts Coordinator		
<b>Presenter Name &amp; Title</b>	Allison Sarmo, Cultural Arts Coordinator		

**Summary:** Through a competitive process open to Mesa County artists, the Commission on Arts and Culture has selected, and recommends commissioning, local artists Vinje Lawson and Lylamae Chedsey to create ceramic tile murals for the new restroom buildings at Sherwood Park and Duck Pond Park through the 1% for Arts Program.

**Budget:** The 1% for Art project budget is \$1,600 for Duck Pond Park and \$1,400 for Sherwood Park.

**Action Requested/Recommendation:** Approve Selection of the Artists and Artwork for the Two Park Restroom Projects.

**Attachments:** The Riverside Park restroom mural done by Vinje Lawson in 2003 and a sample mural "The Stalker" done by Lylamae Chedsey.

**Background Information:** The Commission on Arts and Culture invited Mesa County clay artists to submit their qualifications and a letter of interest for two tile mural projects on the new restrooms being built at Sherwood Park and Duck Pond Park. These art projects will be similar to the tile murals done for the restroom buildings at Riverside Park and Columbine Park several years ago. Local artists Vinje Lawson, who created the Riverside Park restroom mural, and Lylamae Chedsey, who also has experience designing and constructing small murals from hand-made ceramic tiles, were selected, Lawson to do the artwork for the Sherwood Park building and Chedsey to do the artwork for the Duck Pond Park building. Lawson hopes to enlist several children from the Tope Elementary School neighborhood to help create the Sherwood Park piece. Chedsey plans to design a piece which recreates the scenery of Duck Pond Park.

Sherwood Park Building



The Riverside Park by Vinje Lawson

Duck Pond Park Building



The Stalker by Lylamae Chedsey

**Attach 15**

Public Hearing – ThreeP Development Annexation and Zoning, Located at 519 30 Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	ThreeP Development Annexation and Zoning - Located at 519 30 Road		
<b>File #</b>	ANX-2008-019		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> X
<b>Date Prepared</b>	February 28, 2008		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to annex and zone 1.66 acres, located at 519 30 Road, to B-1 (Neighborhood Business). The ThreeP Development Annexation consists of 1 parcel and includes a portion of the 30 Road right-of-way.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt Resolution accepting the petition for 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				
<b>Location:</b>		519 30 Road		
<b>Applicants:</b>		Owner: 3 P Development, LLC – Pam Pine Representative – River City Consultants – Tracy Moore		
<b>Existing Land Use:</b>		Single Family Residential		
<b>Proposed Land Use:</b>		Neighborhood Business		
<b>Surrounding Land Use:</b>	<b>North</b>	Single Family Residential		
	<b>South</b>	Multi-Family Residential		
	<b>East</b>	Office; Commercial; Single Family Residential		
	<b>West</b>	Single Family Residential		
<b>Existing Zoning:</b>		County B-2		
<b>Proposed Zoning:</b>		City B-1 (Neighborhood Business)		
<b>Surrounding Zoning:</b>	<b>North</b>	County B-2		
	<b>South</b>	City B-1 (Neighborhood Business)		
	<b>East</b>	County B-2 / City C-1 (Light Commercial)		
	<b>West</b>	County RMF-8 (Residential Multi-Family 8 du/ac)		
<b>Growth Plan Designation:</b>		Commercial		
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 1.66 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 ThreeP Development 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><u>ANNEXATION SCHEDULE</u></i>	
<b>March 3, 2008</b>	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
<b>March 25, 2008</b>	Planning Commission considers Zone of Annexation
<b>March 31, 2008</b>	Introduction of a proposed Ordinance on Zoning by City Council
<b>April 14, 2008</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>May 16, 2008</b>	Effective date of Annexation and Zoning

**THREEP DEVELOPMENT ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2008-019	
<b>Location:</b>	519 30 Road	
<b>Tax ID Number:</b>	2943-084-00-031	
<b>Parcels:</b>	1	
<b>Estimated Population:</b>	0	
<b># of Parcels (owner occupied):</b>	0	
<b># of Dwelling Units:</b>	1	
<b>Acres land annexed:</b>	1.66 acres	
<b>Developable Acres Remaining:</b>	1.05 acres	
<b>Right-of-way in Annexation:</b>	16,272.28 sq. ft. of 30 Road right-of-way	
<b>Previous County Zoning:</b>	B-2	
<b>Proposed City Zoning:</b>	B-1 (Neighborhood Business)	
<b>Current Land Use:</b>	Single Family Residential	
<b>Future Land Use:</b>	Neighborhood Business	
<b>Values:</b>	<b>Assessed:</b>	= \$18,150
	<b>Actual:</b>	= \$227,930
<b>Address Ranges:</b>	519 30 Road only	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	Fruitvale Sanitation District
	<b>Fire:</b>	Grand Junction Rural Fire District
	<b>Irrigation/Drainage:</b>	Grand Valley Irrigation/Grand Valley Drainage
	<b>School:</b>	Mesa County School District #51
	<b>Pest:</b>	None

**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.

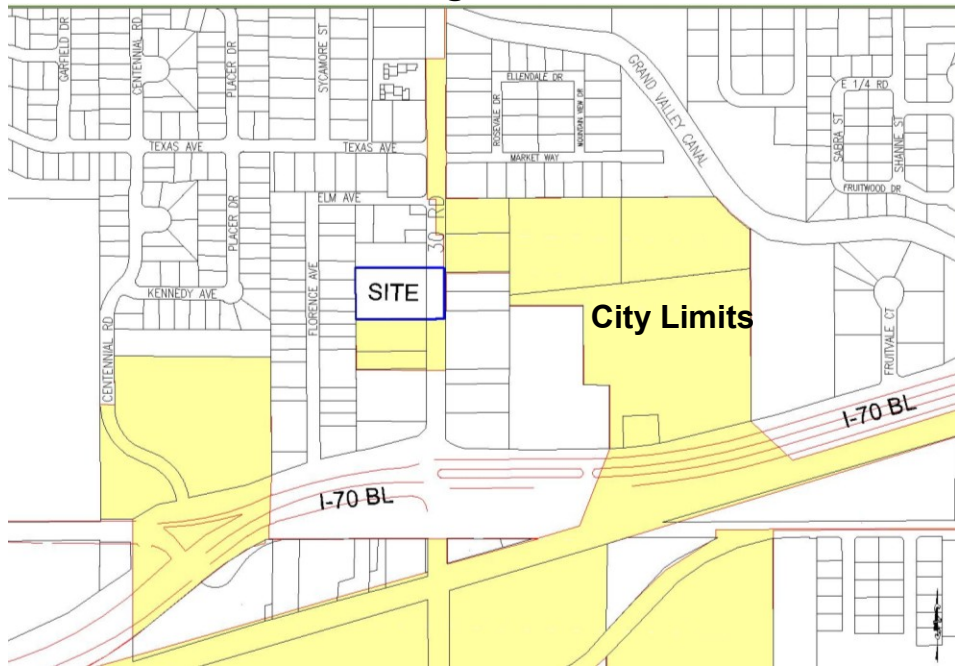
- m. R-O
- n. C-1
- o. C-2
- p. M-U

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.

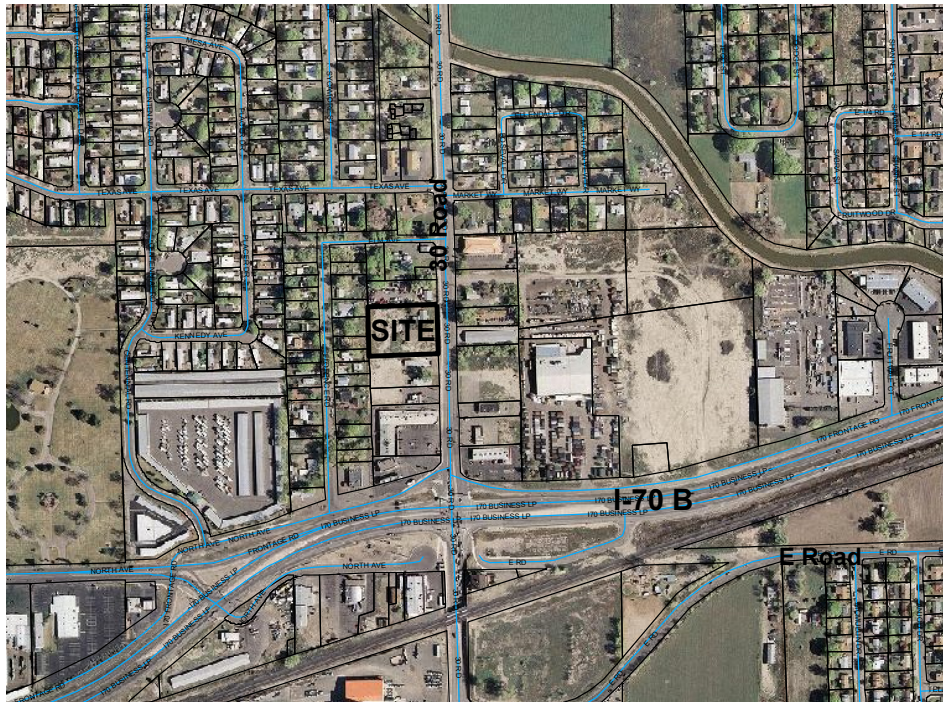
# Annexation/Site Location Map

Figure 1



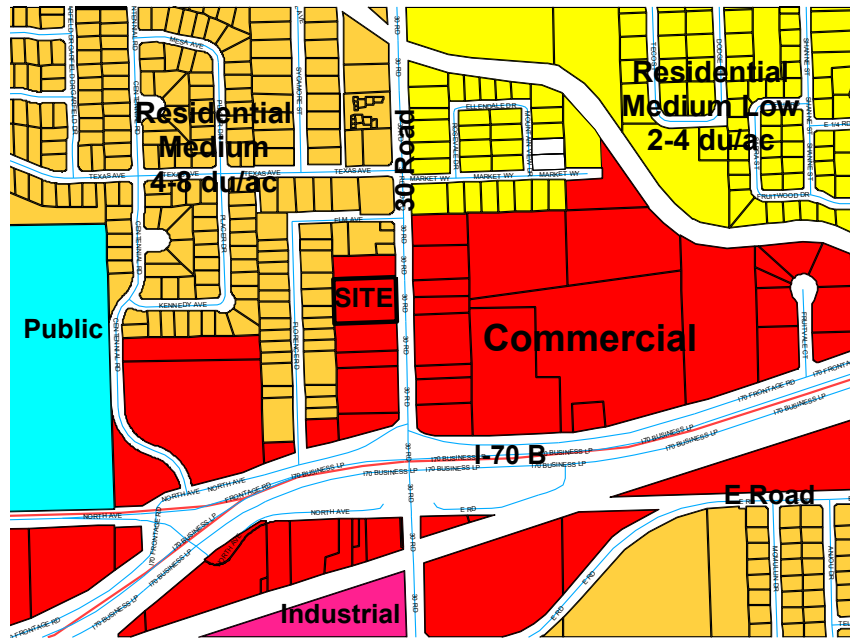
# Aerial Photo Map

Figure 2



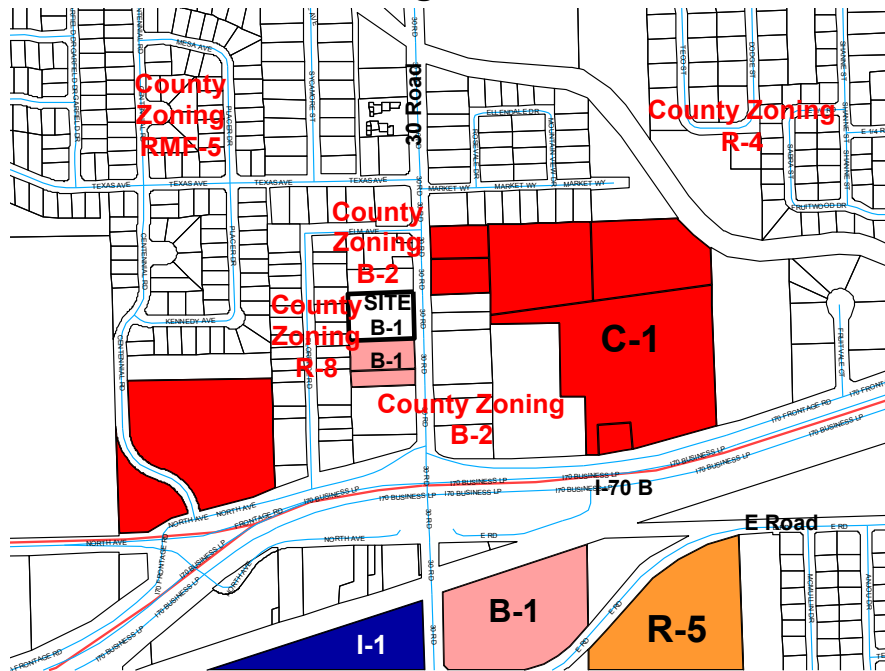
# Future Land Use Map

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**

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

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

**THREEP DEVELOPMENT ANNEXATION**

**LOCATED AT 519 30 ROAD INCLUDING A PORTION OF THE 30 ROAD  
RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 3<sup>rd</sup> day of March, 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:

**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.

WHEREAS, a hearing on the petition was duly held after proper notice on the 14<sup>th</sup> 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**

**THREEP DEVELOPMENT ANNEXATION**

**APPROXIMATELY 1.66 ACRES**

**LOCATED AT 519 30 ROAD INCLUDING A PORTION OF THE 30 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 3<sup>rd</sup> 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 14<sup>th</sup> 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:

**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.

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

**INTRODUCED** on first reading on the 3<sup>rd</sup> day of March, 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 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 31<sup>st</sup> day of March, 2008 and ordered published.

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

ATTEST:

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

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

**Attach 16**

Public Hearing – Schuckman Annexation and Zoning, Located at 231 28 ½ Rd

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Schuckman Annexation and Zoning, located at 231 28 1/2 Road		
<b>File #</b>	ANX-2008-018		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	February 28, 2008		
<b>Author Name &amp; Title</b>	Senta L. Costello – Associate Planner		
<b>Presenter Name &amp; Title</b>	Senta L. Costello – Associate Planner		

**Summary:** Request to annex and zone 0.87 acres, located at 231 28 1/2 Road, to R-8 (Residential 8 du/ac). The Schuckman Annexation consists of 1 parcel, includes a portion of the 28 1/2 Road right-of-way, and is a 3 part serial annexation.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt Resolution accepting the petition for the Schuckman Annexation and hold a public hearing and consider final passage of the annexation ordinance and zoning ordinance.

**Attachments:**

1. Staff report/Background information
2. Draft Planning Commission Minutes
3. Letter from applicant
3. Annexation – Site Location Map / Aerial Photo Map
4. Future Land Use Map / Existing City and County Zoning Map
5. Acceptance Resolution
6. Annexation Ordinance
7. Zoning Ordinance

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

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

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 0.87 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 Schuckman 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><b>ANNEXATION SCHEDULE</b></i>	
<b>March 3, 2008</b>	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
<b>March 25, 2008</b>	Planning Commission considers Zone of Annexation
<b>March 31, 2008</b>	Introduction Of A Proposed Ordinance on Zoning by City Council
<b>April 14, 2008</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>May 16, 2008</b>	Effective date of Annexation and Zoning

<b>SCHUCKMAN ANNEXATION SUMMARY</b>		
<b>File Number:</b>		ANX-2008-018
<b>Location:</b>		231 28 1/2 Road
<b>Tax ID Number:</b>		2943-303-16-004
<b>Parcels:</b>		1
<b>Estimated Population:</b>		4
<b># of Parcels (owner occupied):</b>		1
<b># of Dwelling Units:</b>		2
<b>Acres land annexed:</b>		0.87 acres
<b>Developable Acres Remaining:</b>		0.25 acres
<b>Right-of-way in Annexation:</b>		16565.97 acres
<b>Previous County Zoning:</b>		RSF-4 (Residential Single-Family 4 du/ac)
<b>Proposed City Zoning:</b>		R-8 (Residential 8 du/ac)
<b>Current Land Use:</b>		Duplex
<b>Future Land Use:</b>		Duplex + New duplex
<b>Values:</b>	<b>Assessed:</b>	= \$14,610
	<b>Actual:</b>	= \$183,620
<b>Address Ranges:</b>		231 28 1/2 Road
<b>Special Districts:</b>	<b>Water:</b>	Ute Water
	<b>Sewer:</b>	Orchard Mesa Sanitation
	<b>Fire:</b>	Grand Junction Rural
	<b>Irrigation:</b>	Orchard Mesa Irrigation
	<b>School:</b>	Mesa County School District #51
	<b>Pest:</b>	Grand Rural Mosquito

**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.

- q. R-4
- r. 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).



**DRAFT GRAND JUNCTION PLANNING COMMISSION  
MARCH 25, 2008 MINUTES  
6:00 p.m. to 9:37 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Cole. The public hearing was held in the City Hall Auditorium.

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

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner), Lori Bowers (Senior Planner), Adam Olsen (Senior Planner), Eric Hahn and Rick Dorris (Development Engineers).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 65 interested citizens present during the course of the hearing.

**ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**CONSENT AGENDA**

- 1. Minutes of the Previous Meetings**  
Available for consideration were the minutes of the February 26, 2008 Planning Commission meeting.
- 2. Schuckman Annexation - Zone of Annexation**  
Request a recommendation of approval to City Council to zone .483 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district
- 3. ThreeP Development Annexation - Zone of Annexation**  
Request a recommendation of approval to City Council to zone 1.279 Acres from County B-2 (Concentrated Business District) to a City B-1 (Neighborhood Business) zone district.
- 4. Summers Annexation - Zone of Annexation**  
Request a recommendation of approval to City Council to zone .90 acres from County C-1 (Light Commercial) to a City B-1 (Neighborhood Business) zone district.

5. **Desert Breeze Subdivision - Preliminary Subdivision Plan**  
Request approval for a Preliminary Subdivision Plan to develop 47 single family units/lots on 12.07 acres in an R-5 (Residential Single Family 5 du/ac) zone district.
6. **Trail Side Subdivision Rezone – Rezone**  
Request a recommendation of approval to City Council to rezone 9.15 acres from an R-4 (Residential 4 du/ac) to an R-5 (Residential 5 du/ac) zone district.
7. **Links Subdivision - Preliminary Subdivision Plan**  
Request approval of a Preliminary Subdivision Plan to develop three single family lots on 1.73 acres in an R-4 (Residential 4 du/ac) zone district.
8. **Sundance Village Subdivision - Final Subdivision Plan**  
Request a recommendation of approval to City Council to vacate two sanitary sewer easements; three multi-purpose easements; and one drainage easement that were dedicated as part of the Glens at Canyon View Subdivision.

Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Commissioner Carlow asked to be abstained from Item No. 2 if pulled from the Consent Agenda for Full Hearing. The Schuckman Annexation was pulled for Full Hearing at public request. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the remaining Consent Agenda items

**MOTION: (Commissioner Dibble) “Mr. Chairman, I move we approve the Consent Agenda as written and adjusted to exclude Item No. 2.”**

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

## **FULL HEARING**

### **Public Hearing Items**

2. **Schuckman Annexation - Zone of Annexation**  
Request a recommendation of approval to City Council to zone .483 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district.  
**FILE #:** ANX-2008-018  
**PETITIONER:** Russell Schuckman  
**LOCATION:** 231 28 1/2 Road  
**STAFF:** Senta Costello, Associate Planner

### **STAFF’S PRESENTATION**

Adam Olsen addressed the Commission regarding the Schuckman Annexation. He pointed out that the staff report says that the annexation consists of .87 acres which is correct because they are also including the right-of-way on 28½ Road in order to make

that annexation happen. The parcel to be zoned this evening is .483 acres. Existing development surrounding the property is all Residential in nature. The Future Land Use Map designates this area as Residential Medium and the existing City and County Zoning Map illustrates zoning designations of R-8 and R-5 in the City to the west and south and County zoning of RSF-4 to the north and east of the subject property.

### **QUESTIONS**

Commissioner Pitts asked if the adjoining property is being flagged. Adam Olsen stated that it is portions of the right-of-way to make it contiguous.

Commissioner Dibble asked what the property to the east is zoned. Mr. Olsen said that he believes it is County RSF-4.

Commissioner Lowrey asked how many lots would be put on the site if zoned R-8. Adam said that there is currently a duplex on the property and applicant is interested in putting another duplex on the property. The R-8 zone would allow them to do that.

Commissioner Pitts asked what is to the north. Adam Olsen said that to the north are duplexes as well.

Commissioner Lowrey asked if those duplexes to the north are non-conforming. Mr. Olsen said that they were built in the County.

Commissioner Lowrey asked what would be permissible if this property were zoned R-4. Mr. Olsen said that the existing duplex would still be allowed but another duplex would not. He further stated that applicant has not submitted for another duplex as yet.

Commissioner Lowrey asked how many duplexes are on the property to the north. Mr. Olsen said that they have one duplex consisting of two units. Mr. Olsen stated that applicant has been informed that if they can put another duplex on the property, they would have to meet requirements for open space, parking and landscaping.

### **PETITIONER'S PRESENTATION**

Russ Schuckman stated that he and his wife own the property and see this as a modest infill project that would provide new construction for a new duplex. Their goal is to provide more affordable housing. He further stated that it is compatible with the neighborhood and meets the Growth Plan and urged the Commission to recommend approval to City Council.

### **QUESTIONS**

Commissioner Pitts asked if there was the potential of putting a four-plex on the property. Adam Olsen said that one additional duplex, 4 total units, is all that this property could support.

## **PUBLIC COMMENT**

### **For:**

No one spoke in favor of this request.

### **Against:**

Paula White, 231 28½ Road, said that she does not agree with it at all. She further stated that the property as is complements her licensed child care home and thinks it is a bad idea all together.

Edward Vanslayke, 2836 B 3/10 Road, said that he has gotten two conflicting letters in the last couple of months. He believes there will be an increase in drug activity, traffic, and crime.

Michael Burritt, 28½ Road, stated that he owns a one acre lot on the east side of the road adjacent to the proposed development. He said that one of his concerns is that the proposed property is within a homeowners' association and does not believe this meets the provisions of the homeowners' association. He said that parking is an issue. He questioned if it makes sense to have one .4 acre lot zoned in the City where everything else surrounding it is County. Furthermore, the current duplexes along the north side were built with a one car garage per unit and asked that that it meet those historical standards if approved. He also addressed parking, traffic and safety. Mr. Burritt stated that higher density may impact the value of the one acre parcels to the east.

Robert Hamner, 217 Shoney Drive, stated that he was speaking on his own behalf as well as a member of the Granite Springs Board homeowners' association and stated that he strongly supports the opposition that has been expressed. He stated that this proposal is not compatible with housing that has developed and is developing in the area around it.

Jana Burritt, 228 28½ Road, said that she is afraid that this could really change the flavor of the neighborhood.

Chuck Beacham, 230 28½ Road, stated that he is right across the street from the subject property. He said that if applicant is allowed to do this, it will affect Granite Springs and Fox Run and Mesa Estates. He believes it is the wrong thing to do and does not think it will work.

Tiffany Wilson said that she is a resident at 231½ 28½ Road. She said that the front yard is not completely fenced and there is no irrigation water to take care of the back yard. She opposes it for the safety of her children.

Vernon Jones said that this has been his neighborhood for the past 48 or 49 years and the duplexes to the north are not well kept. He does not believe there is room on the site for parking and parking would have to be on the street. He said that this development does not fit. He urged the Commission to deny this.

Troy Sievers, 232 Beaver Street, said that for compatibility reasons this is not compatible with the current housing and concurred with everything that has been said. He said that parking is also an issue. He stated that he would like this area and the surrounding areas kept in good condition.

Valerie Stow (232½ Beaver Street) said that she agrees with all of the opposition and putting the one lot zoned City with the rest around it being County seems odd and not congruent. She said that quality versus quantity is really important.

Jackie Sievers, 232 Beaver Street, stated that she lives diagonally behind the property. She said that she is concerned with compatibility with the neighborhood and with the precedent it would set and the impact on property values.

Jana Burritt, 228 28½, said that the Commission also needs to consider that there is an 8 foot irrigation easement at the back of the subject property and the house behind them that she does not think is being considered.

Joel Wilson, 2866 Emily Drive, said that he does not think it is in the best interest of the City to annex this property. He also does not believe that putting a second dwelling on the property is going to help anything other than the property owner and would not be in the best interests of the Commission to approve this plan.

Shirley Tate of 241 Arlington Drive said that she is concerned with the traffic.

### **PETITIONER'S REBUTTAL**

Russ Schuckman said that they have owned the property for about 4½ years and said that he takes exception with his name being disparaged. He said that he believes that they have been very good landlords to their tenants.

### **DISCUSSION**

Commissioner Pitts said that he is in favor of increased zoning and increased capacity but at this particular time he believes it would be a detriment to approve the annexation.

### **QUESTIONS**

Chairman Cole asked whether or not this property has already been annexed. Adam Olsen said that it is in the process of being annexed. This is just assigning a zone district to it.

Chairman Cole asked if they had the option of zoning it something other than R-8 as applied for. Jamie Beard said that the Commission would have 3 options based on the Future Land Use Map and according to the staff report, it could be either R-4, R-5 or R-8.

### **DISCUSSION**

Commissioner Dibble said that his personal opinion is that the whole area is in a

transition toward the redevelopment of R-4 or R-5. He further said that he thinks this particular property is in a transition to redevelop to a type of property that is coming into the area. He said that he personally feels that an R-8 zone of annexation would not be in order.

Commissioner Pavelka-Zarkesh concurred.

Chairman Cole also concurred with Commissioner Dibble and said that he would not see the R-8 zoning as compatible with the neighborhood and would prefer an R-4 for this particular property at this time.

### **QUESTIONS**

Commissioner Dibble asked legal counsel if the applicant does not concur with the zone of annexation if he has the ability to withdraw his annexation request. Jamie Beard stated that he has the ability to request to withdraw but it is up to City Council and whether City Council would allow him to withdraw.

**MOTION: (Commissioner Dibble): “Mr. Chairman, I recommend the Planning Commission forward a recommendation of approval of R-4 (Residential 4 du/ac) zone district for the Schuckman Annexation, #ANX-2008-018, to the City Council with the findings and conclusions discussed in Planning Commission and listed in the recommendations with the alternatives from the staff.”**

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

## **SCHUCKMAN REBUTTALS**

We are before you to request R8 zoning on our property. This request is supported by the City of Grand Junction Community Development staff. With this zoning, we hope to build a new, quality duplex which would do two things in the City's best interest. 1) It would be a modest in-fill project on the vacant portion of our property, and would be within the limits of the City's **Proposed Infill Boundary**. 2) It would provide affordable housing for two families who are presently unable to purchase their own homes. The Grand Junction Housing Authority has a 1-1/2 year waiting list of people needing homes, with 1,500 people on the list.

On March 25, the Planning Commission recommended a zone designation of R4, following numerous objections of "incompatibility." They objected to one parcel of land being designated "City" in the midst of land designated as "County." It is our understanding that at some point in the not too distant future, all the land surrounding our property will be designated as "City."

There are nine existing duplexes along 28-1/2 Road, starting at 227 28-1/2 Road, to the south of us, then continuing north to 249 28-1/2 Road, then ending at B-1/2 Road. Our projected new duplex would be the tenth in the neighborhood, and would **not** be incompatible with existing dwellings.

Other complaints were regarding the lack of parking and increased traffic along 28-1/2 Road, specifically directed at the duplexes along 28-1/2 Road. However, our projected duplex would front on B-3/10 Road, with a driveway into the property. All the houses along B-3/10 Road (26 of them) have driveways which back into the street. Ours would be no different.

One person from the Granite Springs Subdivision to the southeast of us objected to what he called "low income housing." being built in his high-end, expensive neighborhood. Does he think we are going to build this duplex with cardboard boxes and old packing crates? We intend to build a high quality, energy-efficient unit which will provide affordable housing for two working families.

Crime and drugs were mentioned as being associated with rental housing. On the contrary, crime and drugs are not limited to rental housing, but are just as prevalent in dwellings occupied by owners. Under the cover of privacy, they are able to traffic in drugs and commit crime as much as any renter; sometimes more so because they are not bound by strict rental rules and regulations.

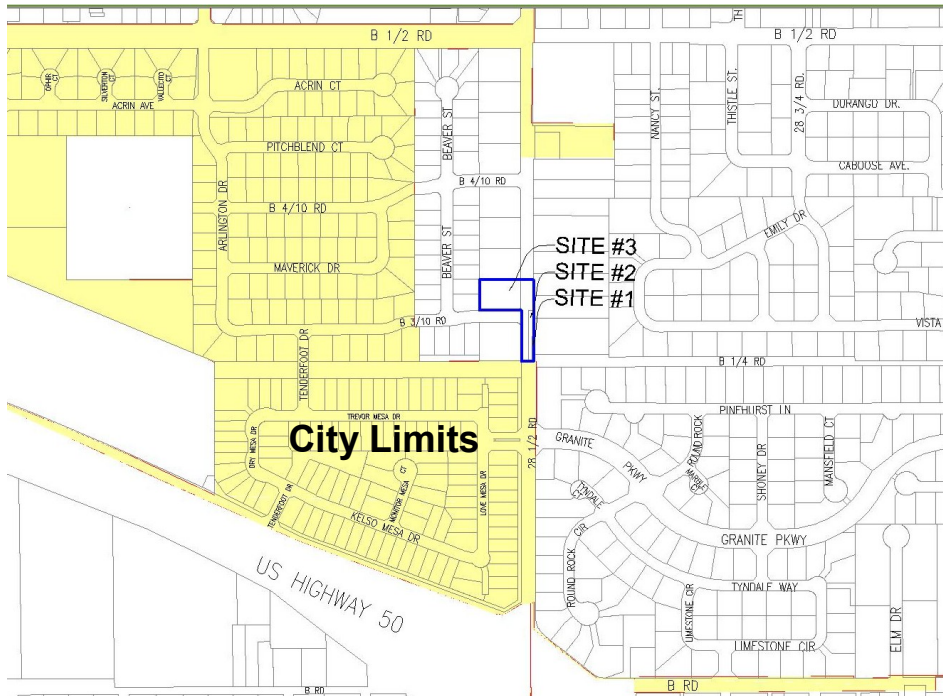
You may ask why these rebuttals were not voiced at the Planning Commission Meeting. Our only response is that we were unprepared to defend against the onslaught of objections voiced regarding the existing duplexes along 28-1/2 Road. **Those duplexes have been there for thirty years**. We can't change that. Eventually the County or the City will require sidewalks and curbs and proper driveways, but we have no control over that. Our project will not impact those properties since we will be facing B-3/10 Road and we will provide sidewalks and curbing.

Finally, we believe there was underlying concern, though not voiced, that if we were allowed to build it would set a precedent for all other duplexes along the way to do the same. This is not true because they are not all on a corner lot. This corner lot allows access from a side street which the other duplexes do not have, unless they are also on a corner lot. As a closing note, we would like to mention that one of the members of the Planning Commission wrote a personal note to us, apologizing for allowing a venue for some of the disparaging remarks. He mentioned that he had spoken to others on the Commission who shared his feelings.



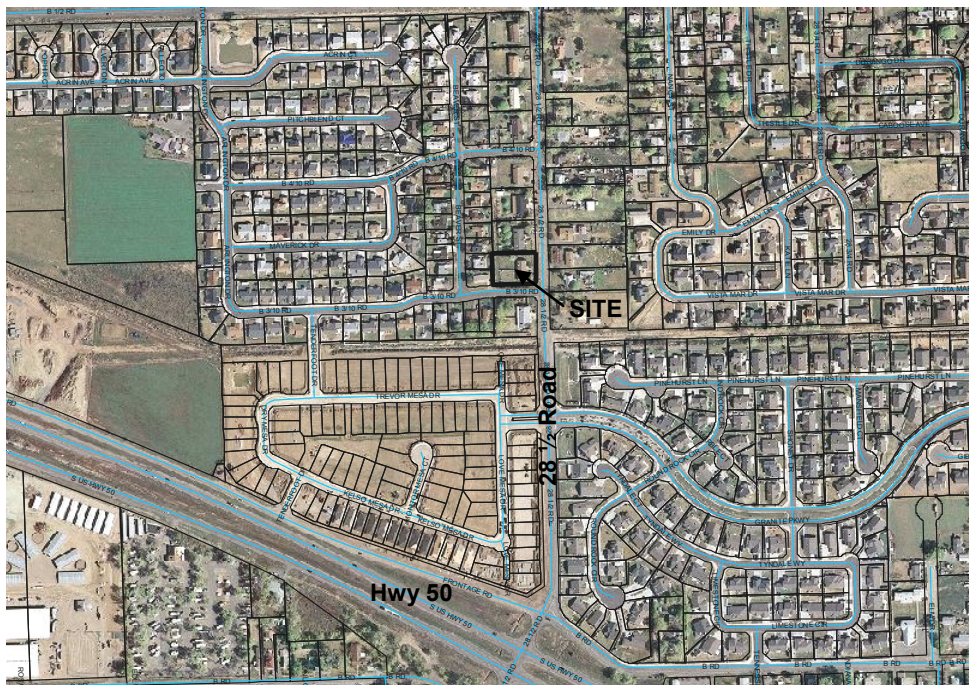
# Annexation/Site Location Map

Figure 1



# Aerial Photo Map

Figure 2





**CITY OF GRAND JUNCTION, COLORADO**

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

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

**SCHUCKMAN ANNEXATIONS NO 1, 2, 3**

**LOCATED AT 231 28 1/2 ROAD INCLUDING A PORTION OF THE 28 1/2 ROAD  
RIGHT-OF-WAY**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 3<sup>rd</sup> day of March, 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:

Schuckman Annexation No. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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:

Beginning at the Southwest corner of the NW 1/4 SE 1/4 of said Section 30 and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N89°57'44"W a distance of 30.00 feet along South line of the NE 1/4 SW 1/4 of said Section 30, said line also being the North line of Grand Bud Annexation, Ordinance No. 3583, City of Grand Junction to the Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30; thence S89°53'49"E a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30; thence N00°04'16"E a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°53'49"E a distance of 5.00 feet; thence S00°04'16"W a distance of 99.00 feet along a line being 20.00 feet East and parallel with the West line

of the NE 1/4 SW 1/4 of said Section 30, to a point on the South line of the NW 1/4 SE 1/4 of said Section 30; thence N89°53'49"W a distance of 20.00 feet along the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the North line of said Grand Bud Annexation to the Point of Beginning.

Said parcel contains 0.02 acres (719.93 sq. ft.), more or less, as described.

### Schuckman Annexation No. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30, said point also being the Point of Beginning; thence N00°04'16"E a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°54'25"E a distance of 20.00 feet; thence S00°04'16"W a distance of 106.17 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 1, City of Grand Junction; thence N89°53'49"W a distance of 5.00 feet along the North line of said Schuckman Annexation No. 1; thence S00°04'16"W a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 1; thence N89°53'49"W a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.08 acres (3,533.10 sq. ft.), more or less, as described.

### Schuckman Annexation No. 3

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30 and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1 to the Point of Beginning; thence N00°04'16"E a distance of 200.19 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence N89°54'25"W a distance of 169.00 feet along the South line of Lot 4 of said Orchard Villas Subdivision Filing No. 1 to the Southwest corner of said Lot 4; thence N00°04'16"E a distance of 125.00 feet along the West line of Lot 4 of said Orchard Villas Subdivision Filing No. 1 to the Northwest corner of said Lot 4; thence S89°54'25"E a distance of 218.92 feet along the North line of Lot 4 of said Orchard Villas Subdivision Filing No. 1; thence S00°04'16"W a distance of 125.00 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 2, City of Grand Junction; thence N89°54'25"W a distance of 20.00 feet along the North line of said Schuckman Annexation No. 2, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30; thence S00°04'16"W a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 2; thence N89°57'44"W a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.77 acres (33,352.02 sq. ft.), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 14<sup>th</sup> 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**

**SCHUCKMAN ANNEXATION NO 1**

**APPROXIMATELY 0.02 ACRES**

**LOCATED WITHIN THE 28 1/2 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 3<sup>rd</sup> 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 14<sup>th</sup> 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:

**SCHUCKMAN ANNEXATION NO. 1**

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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:

Beginning at the Southwest corner of the NW 1/4 SE 1/4 of said Section 30 and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N89°57'44"W a distance of 30.00 feet along South line of the NE 1/4 SW 1/4 of said Section 30, said line also being the North line of Grand Bud Annexation, Ordinance No. 3583, City of Grand Junction to the Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado;

thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30; thence S89°53'49"E a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30; thence N00°04'16"E a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°53'49"E a distance of 5.00 feet; thence S00°04'16"W a distance of 99.00 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the South line of the NW 1/4 SE 1/4 of said Section 30; thence N89°53'49"W a distance of 20.00 feet along the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the North line of said Grand Bud Annexation to the Point of Beginning.

Said parcel contains 0.02 acres (719.93 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 3<sup>rd</sup> day of March, 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**

**SCHUCKMAN ANNEXATION NO 2**

**APPROXIMATELY 0.08 ACRES**

**LOCATED WITHIN THE 28 1/2 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 3<sup>rd</sup> 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 14<sup>th</sup> 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:

**SCHUCKMAN ANNEXATION NO. 2**

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence S89°57'44"E a distance of 30.00

feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30, said point also being the Point of Beginning; thence N00°04'16"E a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30; thence S89°54'25"E a distance of 20.00 feet; thence S00°04'16"W a distance of 106.17 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 1, City of Grand Junction; thence N89°53'49"W a distance of 5.00 feet along the North line of said Schuckman Annexation No. 1; thence S00°04'16"W a distance of 94.00 feet along a line being 15.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 1; thence N89°53'49"W a distance of 15.00 feet along a line being 5.00 feet North and parallel with the South line of the NW 1/4 SE 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.08 acres (3,533.10 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 3<sup>rd</sup> day of March, 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**

**SCHUCKMAN ANNEXATION NO 3**

**APPROXIMATELY 0.77 ACRES**

**LOCATED AT 231 28 1/2 ROAD AND INCLUDING A PORTION OF THE 28 1/2 ROAD  
RIGHT-OF-WAY**

**WHEREAS**, on the 3<sup>rd</sup> 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 14<sup>th</sup> 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:

**SCHUCKMAN ANNEXATION NO. 3**

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30 and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 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 Southeast corner of Lot 1 of Orchard Villas Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 209, public records of Mesa County, Colorado and assuming the South line of the NW 1/4 SE 1/4 of said Section 30 to bear N89°53'49"W with all bearings contained herein relative thereto; thence N00°04'16"E a distance of 5.00 feet along a line being 30.00 feet West and parallel with the West

line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1 to the Point of Beginning; thence N00°04'16"E a distance of 200.19 feet along a line being 30.00 feet West and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the East line of Lot 1 of said Orchard Villas Subdivision Filing No. 1; thence N89°54'25"W a distance of 169.00 feet along the South line of Lot 4 of said Orchard Villas Subdivision Filing No. 1 to the Southwest corner of said Lot 4; thence N00°04'16"E a distance of 125.00 feet along the West line of Lot 4 of said Orchard Villas Subdivision Filing No. 1 to the Northwest corner of said Lot 4; thence S89°54'25"E a distance of 218.92 feet along the North line of Lot 4 of said Orchard Villas Subdivision Filing No. 1; thence S00°04'16"W a distance of 125.00 feet along a line being 20.00 feet East and parallel with the West line of the NE 1/4 SW 1/4 of said Section 30, to a point on the North line of Schuckman Annexation No. 2, City of Grand Junction; thence N89°54'25"W a distance of 20.00 feet along the North line of said Schuckman Annexation No. 2, to a point on the West line of the NE 1/4 SW 1/4 of said Section 30; thence S00°04'16"W a distance of 200.16 feet along the West line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Westerly line of said Schuckman Annexation No. 2; thence N89°57'44"W a distance of 30.00 feet along a line being 5.00 feet North and parallel with the South line of the NE 1/4 SW 1/4 of said Section 30, said line also being the Northerly line of said Schuckman Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.77 acres (33,352.02 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 3<sup>rd</sup> day of March, 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 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 31<sup>st</sup> day of March, 2008 and ordered published.

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

ATTEST:

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

City Clerk

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**Attach 17**

Public Hearing – Martin Annexation and Zoning, Located at 2107 H Rd

CITY COUNCIL AGENDA			
<b>Subject</b>	Martin Annexation and Zoning - Located at 2107 H Road		
<b>File #</b>	ANX-2008-017		
<b>Meeting Day, Date</b>	Monday, April 14, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> X
<b>Date Prepared</b>	March 10, 2008		
<b>Author Name &amp; Title</b>	Justin T. Kopfman - Associate Planner		
<b>Presenter Name &amp; Title</b>	Justin T. Kopfman – Associate Planner		

**Summary:** Request to annex and zone 2.95 acres, located at 2107 H Road, to I-1 (Light Industrial). The Martin Annexation consists of 1 parcel.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt Resolution accepting the petition for 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					
<b>Location:</b>		2107 H Road			
<b>Applicants:</b>		Owners: Russ and Shelia Martin			
<b>Existing Land Use:</b>		Residential/Agricultural			
<b>Proposed Land Use:</b>		Industrial			
<b>Surrounding Land Use:</b>	<b>North</b>	Agricultural & Residential			
	<b>South</b>	Residential			
	<b>East</b>	Commercial			
	<b>West</b>	Residential			
<b>Existing Zoning:</b>		County RSF-R (Residential Single Family Rural)			
<b>Proposed Zoning:</b>		I-1 (Light Industrial)			
<b>Surrounding Zoning:</b>	<b>North</b>	County AFT			
	<b>South</b>	County RSF-R			
	<b>East</b>	County C-2			
	<b>West</b>	County RSF-R & I-1 (Light Industrial)			
<b>Growth Plan Designation:</b>		Commercial Industrial			
<b>Zoning within density range?</b>		X	Yes		No

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 2.95 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 Martin 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><b>ANNEXATION SCHEDULE</b></i>	
<b>March 3, 2008</b>	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
<b>March 11, 2008</b>	Planning Commission considers Zone of Annexation
<b>March 31, 2008</b>	Introduction of a proposed Ordinance on Zoning by City Council
<b>April 14, 2008</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>May 16, 2008</b>	Effective date of Annexation and Zoning

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

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the I-1 (Light Industrial) district is consistent with the Growth Plan land use classification of Commercial 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, 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 I-1 (Light Industrial) zone is compatible with the neighborhood. 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 Martin Annexation have a Growth Plan designation of Industrial.

The I-1 zone district is in conformance with the following goals and policies of the Growth Plan:

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

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Goal 17: To promote a healthy, sustainable, diverse economy

Goal 18: To maintain the City's position as a regional provider of goods and services.

- 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.

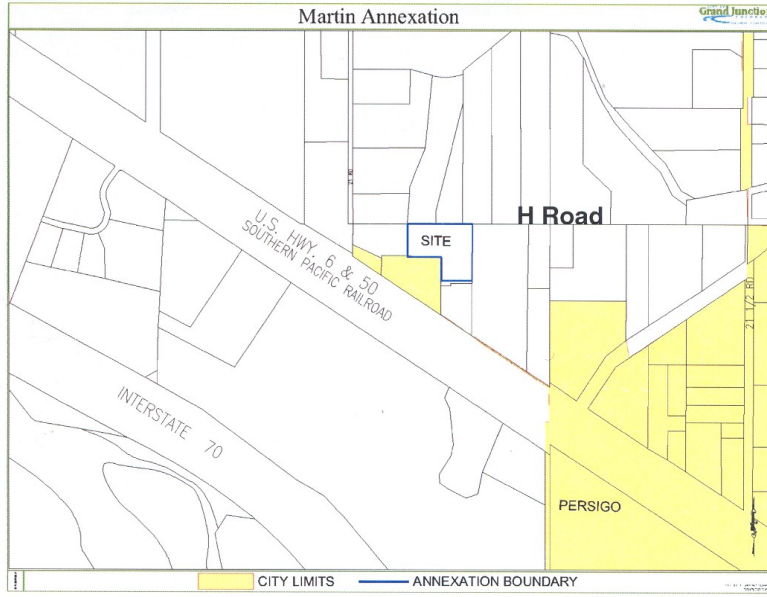
- s. C-2 (General Commercial)
- t. I-O (Industrial Office)

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 and Sections 2.6 and 2.14 of the Zoning and Development Code.

# SITE LOCATION MAP

Figure 1



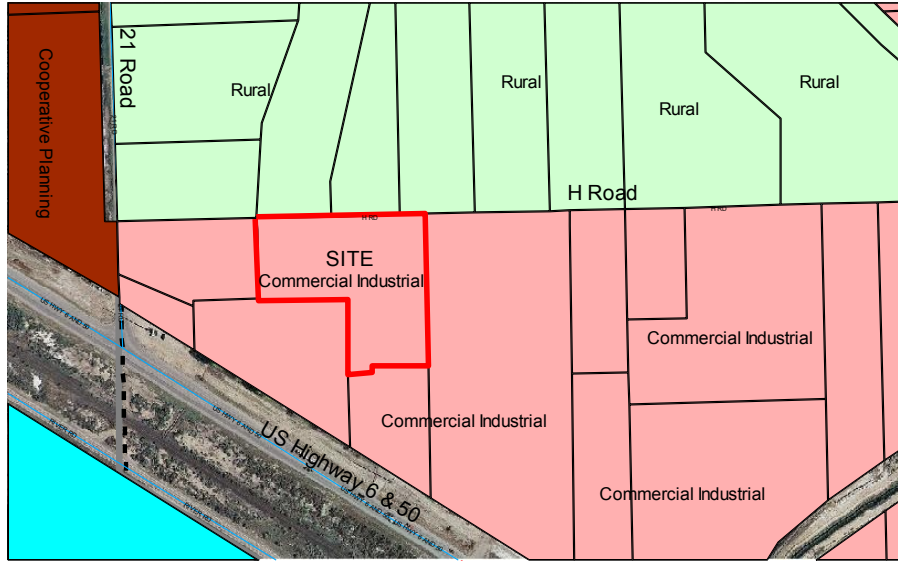
# AERIAL PHOTO MAP

Figure 2



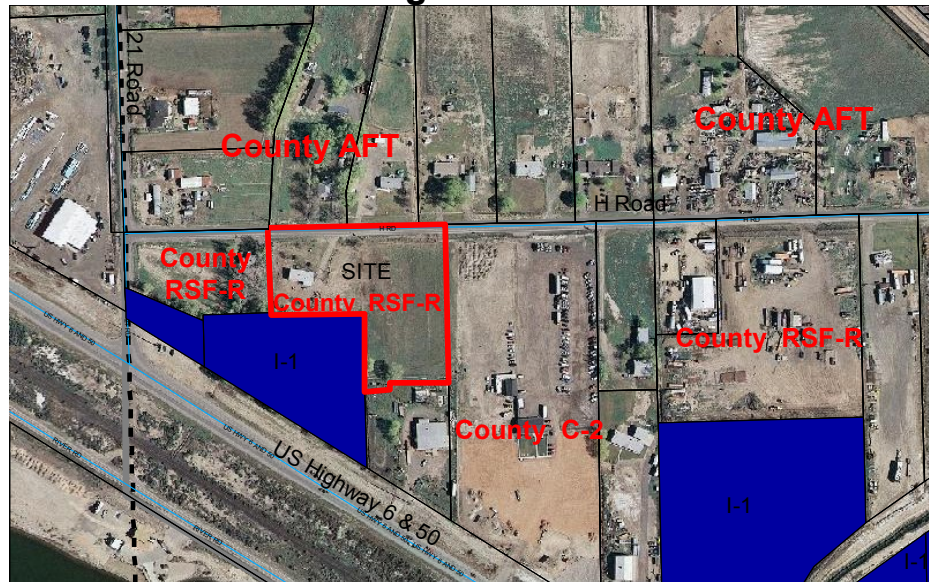
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

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

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

**MARTIN ANNEXATION**

**LOCATED AT 2107 H ROAD**

**IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 3rd day of March, 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:

**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.

WHEREAS, a hearing on the petition was duly held after proper notice on the 14th 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**

**MARTIN ANNEXATION**

**APPROXIMATELY 2.95 ACRES**

**LOCATED AT 2107 H ROAD**

**WHEREAS**, on the 3rd 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 14th 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:

**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.

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

**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 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).

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.

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

**INTRODUCED** on first reading the 3rd day of March, 2008 and ordered published.

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

ATTEST:

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

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