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**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
WEDNESDAY, November 19, 2008 P.M.**

**Call to Order**

Pledge of Allegiance

**\*\*\*Citizen Comments**

Dan Loyd in regards to City Contractor's License Issues

**\*\*\* CONSENT CALENDAR \*\*\*®**

1. **Contract for the 29 Road and I-70 B Phase I Irrigation Package** [Attach 1](#)

This Phase One Irrigation Package of the 29 Road and I-70 B Interchange project will relocate two existing irrigation lateral ditches and construct a new box culvert crossing the Mesa County Ditch. This work is being constructed ahead of the 29 Road and I-70B Interchange project in order to take advantage of the irrigation off-season and clear the way for construction of the interchange to begin as scheduled during the Summer of 2009.

*Action: Authorize the City Manager to Sign a Construction Contract for the 29 Road and I-70 B Phase I Irrigation Package with M.A. Concrete Construction Inc., in the Amount of \$368,806.60*

Staff presentation: Tim Moore, Public Works and Planning Director

\*\*\* Indicates New Item

® Requires Roll Call Vote

**REVISED**

2. **Purchase of Property at 2897 North Avenue for the 29 Road and I-70 B Interchange Project** [Attach 2](#)

The City has entered into a contact to purchase a portion of the property at 2897 North Avenue from Hilltop Health Services Corporation. The City's offer to purchase this property is contingent upon City Council's ratification of the purchase contract.

Resolution No. 143-08—A Resolution Authorizing the Purchase of Real Property at 2897 North Avenue from Hilltop Health Services Corporation

®Action: *Adopt Resolution No. 143-08*

Staff presentation: Tim Moore, Public Works and Planning Director

3. **Contract for Sale of a Redlands Parkway Remnant Parcel** [Attach 3](#)

The City Council Property Committee approved the sale of a vacant parcel of City right-of-way property located along the Redlands Parkway. Staff put the sale of the parcel out to bid and received one offer of \$3,000.00 from Dan and Joellen McIntyre. The offer was accepted by the Committee and Staff has prepared a Sales Contract, which needs to be ratified by the Council.

Resolution No. 144-08— A Resolution Authorizing the Sales Contract for a Vacant Parcel of City Right-of-Way Property Located along the Redlands Parkway, Grand Junction

®Action: *Adopt Resolution No. 144-08*

Staff presentation: John Shaver, City Attorney

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

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

4. **Public Hearing - Loy Rezone, Located at 2872 F Road** [File #RZ-2008-273] [Attach 4](#)

A request to rezone 1.425 acres located at 2872 F Road, from R-5 (Residential, 5 DU/Ac) zone district to RO (Residential Office) zone district.

Ordinance No. 4308—An Ordinance Rezoning a Parcel of Land from R-5 (Residential– 5 DU/Ac) to RO (Residential Office) Located at 2872 F Road Known as the Loy Rezone

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4308*

Staff presentation: Ronnie Edwards, Associate Planner

5. **Non-Scheduled Citizens & Visitors**
6. **Other Business**
7. **Adjournment**

**Attach 1**

Contract for the 29 Road and I-70 B Phase I Irrigation Package

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Construction Contract for the 29 Road & I-70B Interchange Phase I Irrigation Package		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, November 19, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	November 7, 2008		
<b>Author Name &amp; Title</b>	D. Paul Jagim, Project Engineer		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** This Phase One Irrigation Package of the 29 Road and I-70B Interchange Project will relocate two existing irrigation lateral ditches and construct a new box culvert crossing the Mesa County Ditch. This work is being constructed ahead of the 29 Road and I-70B Interchange Project, in order to take advantage of the irrigation off-season, and clear the way for construction of the Interchange to begin as scheduled during the Summer of 2009.

**Budget:** The 29 Road & I-70B Interchange Project is being jointly funded by the City and Mesa County. The City funds are budgeted under Fund 2011 for Program Years 2009 and 2010.

	City of Grand Junction Share of Project Budget	Total Project Budget including City and County Funds
<b>Overall Project Budget (Fund 2011-F42200)</b>	\$ 14,000,000	\$ 28,000,000
Previous Project Costs		
Preliminary Engineering/1601 Process (2005/2006)	\$ 479,129	\$ 958,258
Final Design (2007/2008)	\$ 556,766	\$ 1,113,533
Estimated Project Costs		
Right-of-Way & Easement Acquisition	\$ 1,800,000	\$ 3,600,000
Construction Engineering Services	\$ 575,000	\$ 1,150,000
City & County Administration	\$392,000	\$ 500,000
Street Lighting & Utility Undergrounding	\$ 150,000	\$ 300,000
Construction	\$ 10,000,000	\$ 20,000,000
<b><i>Phase One Irrigation Package Construction Contract</i></b>	<b>\$ 184,404</b>	<b>\$ 368,807</b>
<b>Total Previous and Estimated Project Costs</b>	<b>\$ 13,995,299</b>	<b>\$ 27,990,598</b>

**Action Requested/Recommendation:** Authorize the City Manager to sign a Construction Contract for the **29 Road and I-70B Interchange Phase 1 Irrigation Package** with **M.A. Concrete Construction, Inc.** in the amount of **\$368,806.60**.

**Attachments:** None

**Background Information:**

The following bids were opened on November 4, 2008:

Bidder	From	Bid Amount
M.A. Concrete Construction, Inc.	Grand Junction	\$368,806.60
Sorter Construction, Inc.	Grand Junction	\$398,303.50
Tonto Supply, Inc.	Colorado City, AZ	\$425,233.10
Rocky Mountain Civil, Inc.	Grand Junction	\$438,890.10
Mendez, Inc.	Grand Junction	\$482,876.75
Dirtworks Construction, LLC.	Grand Junction	\$504,725.00
Hudspeth & Associates, Inc.	Englewood, CO	\$523,885.20
Downey Excavation, Inc.	Montrose, CO	\$523,979.00
Spallone Construction, Inc.	Gunnison, CO	\$536,859.50
Engineer's Estimate		\$562,834.80

This project consists of the installation of irrigation pipes and access boxes for two irrigation laterals; one located on the east side of 29 Road between D ½ Road and D Road, and another on the south side of D ½ Road just east of 29 Road. In addition, a new box culvert will be constructed where the proposed alignment of D ½ Road will cross the Mesa County Ditch. A portion of D ½ Road will be re-aligned to the south as part of the Interchange Project.

Utility relocations in the corridor by Xcel Energy, Qwest, and Ute Water will begin soon after the irrigation relocations are complete. This will allow the Interchange project to begin as scheduled during the Summer of 2009, without creating interruptions to the flow of irrigation water in the area.

The project is scheduled to start on Monday, December 1, 2008, with a completion by April 1, 2009.

**Attach 2**

Purchase of Property at 2897 North Avenue for the 29 Road and I-70 B Interchange Project

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Purchase of Property Located at 2897 North Avenue for the 29 Road & I-70B Interchange Project		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, November 19, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> <b>X</b>
<b>Date Prepared</b>	November 7, 2008		
<b>Author Name &amp; Title</b>	D. Paul Jagim, Project Engineer		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** The City has entered into a contract to purchase a portion of the property at 2897 North Avenue from Hilltop Health Services Corporation. The City's offer to purchase this property is contingent upon City Council's ratification of the purchase contract.

**Budget:** The 29 Road & I-70B Interchange Project is being jointly funded by the City and Mesa County. The City funds are budgeted under Fund 2011 for Program Years 2009 and 2010. Sufficient funds exist to complete the City's purchase of this property.

	City of Grand Junction's Share of Project Budget	Total Project Budget including City and County Funds
<b>Project Right-of-Way Budget</b>	\$ 1,800,000	\$ 3,600,000
Previous Right-of-Way Costs		
R-O-W Costs to Date in City of Grand Junction jurisdiction	\$ 74,525	\$ 149,050
R-O-W Costs to Date in Mesa County jurisdiction (approved as necessary by County Board of Commissioners)	\$ 241,768	\$ 483,536
Costs Related to this Property Purchase		
Purchase Price	\$ 215,840.50	\$ 431,681
Appraisal Fees	\$ 2,350	\$ 4,700
Moving & Relocation Costs	\$ 15,000	\$ 30,000
Closing Costs	\$ 1,000	\$ 2,000
Total Costs Related to This Request = \$ 468,381		
<b>Remaining Funds in the Project Right-of-Way Budget</b>	\$ 1,249,516	\$ 2,499,033

	City of Grand Junction's Share of Project Budget	Total Project Budget including City and County Funds
<b>Overall Project Budget (Fund 2011-F42200)</b>	\$ 14,000,000	\$ 28,000,000
Previous Project Costs		
Preliminary Engineering/1601 Process (2005/2006)	\$ 479,129	\$ 958,258
Final Design (2007/2008)	\$ 556,766	\$ 1,113,533
Estimated Project Costs		
Right-of-Way & Easement Acquisition	\$ 1,800,000	\$ 3,600,000
Construction Engineering Services	\$ 575,000	\$ 1,150,000
City & County Administration	\$ 392,000	\$ 500,000
Street Lighting & Utility Undergrounding	\$ 150,000	\$ 300,000
Construction	\$ 10,000,000	\$ 20,000,000
Phase One Irrigation Package Construction Contract	\$ 184,404	\$ 368,807
<b>Total Previous and Estimated Project Costs</b>	\$ 13,995,299	\$ 27,990,598

**Action Requested/Recommendation:** Adopt a Resolution authorizing the purchase of property at 2897 North Avenue from Hilltop Health Services Corporation.

**Attachments:** Proposed Resolution

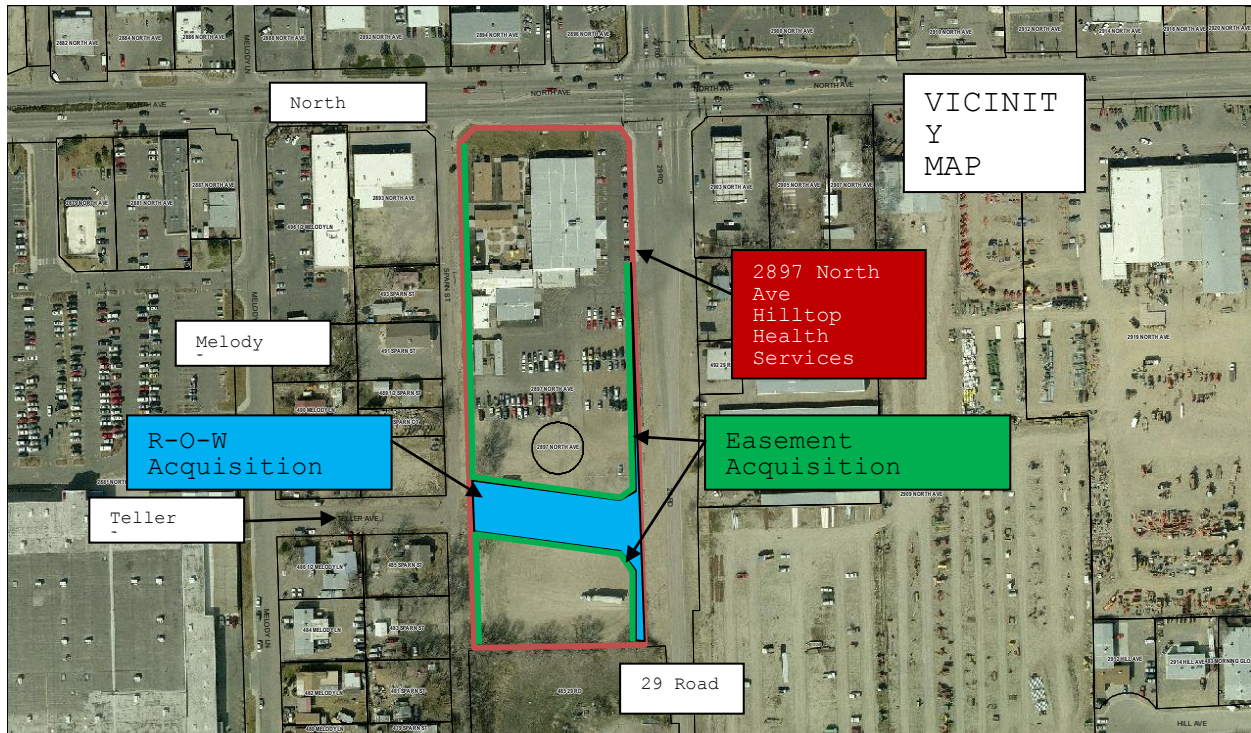
**Background Information:** The 29 Rd and I-70B Interchange Project is a key component of the transportation network which will complete a critical link for 29 Road over the Union Pacific Railroad tracks. The project is currently estimated at \$28 million of which the City and the County are splitting the cost evenly. The City and County are currently contracting to purchase the necessary right-of-way and easements.



The property being acquired is located on the southwest corner of 29 Road and North Avenue. The project requires the acquisition of right-of-way in fee simple for the extension of Teller Avenue between Melody Lane and 29 Road. In addition, multi-purpose easements extending along Teller, Sparr, and 29 Road frontages and three temporary easements are required for the relocation of public utilities and construction activities. The property is zoned C-1, Light Commercial and contains a land area of 5.11 acres, more or less. It is improved with a 53,143 square foot single story office building housing the Mesa County Workforce Center, which will not be affected by the acquisitions. The property being acquired will require the relocation of Sage Trucking, a truck driving school, which has been leasing vacant ground south of the building as a practice area.

An appraisal was prepared for the City to determine the fair market value of the parcels to be acquired. Additionally, Hilltop Health Services secured an appraisal. The City's appraisal identified a value of \$357,980. Hilltop's appraisal indicated a value of \$510,000. The two appraisals each used different comparable sales data. An offer to acquire in the amount of \$357,980 was presented to Hilltop on September 11, 2008. Subsequent negotiations resulted in an agreement to accept a split between the two appraisals, establishing a value of \$431,681.

This settlement as proposed is reasonable, prudent, and necessary for the construction of the 29 Road project, and City Staff recommends its approval. Closing is scheduled to occur on or after January 1, 2009, contingent upon the Council's approval.



**CITY OF GRAND JUNCTION, COLORADO**

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY  
AT 2897 NORTH AVENUE FROM HILLTOP HEALTH SERVICES CORPORATION**

Recitals.

A. The City of Grand Junction has entered into a contract with Hilltop Health Services Corporation, for the purchase by the City of certain real property located within the proposed alignment of the 29 Road and I-70B Interchange.

Parcel #	Schedule #	Address	Zoned	Current Use	ROW Req'd (Sq ft)	Multi-Purpose Easement Req'd (Sq ft)	Temporary Easement Req'd (Sq ft)
H-32	2943-181-00-093	2897 North Ave	C-1	Commercial	24,134		
H-32PE1	2943-181-00-093	2897 North Ave	C-1	Commercial		16,179	
H-32PE2	2943-181-00-093	2897 North Ave	C-1	Commercial		7,406	
H-32TE1	2943-181-00-093	2897 North Ave	C-1	Commercial			397
H-32TE2	2943-181-00-093	2897 North Ave	C-1	Commercial			300
H-32TE3	2943-1818-00-93	2897 North Ave	C-1	Commercial			1,253
Total Sq Ft. =					24,134	23,585	1,950

B. The purchase contract provides that on or before November 19, 2008, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of the property.

C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase a portion of the property at 2897 North Avenue.

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

1. The property described herein shall be purchased for a price of \$431,681. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the negotiated Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.

2. The sum of \$431,681 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.

3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to complete the purchase of the described property. Specifically, City staff is directed to effectuate this Resolution and the Contract to Buy and Sell Real Estate, including the execution and delivery of such certificates and documents as may be necessary or desirable to complete the purchase for the stated price.

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

\_\_\_\_\_  
Attest:  
President of the Council

\_\_\_\_\_  
Gregg Palmer,

\_\_\_\_\_  
Stephanie Tuin, City Clerk

**Attach 3**

Contract for Sale of a Redlands Parkway Remnant Parcel

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Sale of Redlands Parkway Parcel to Daniel and Joellen McIntyre		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, November 19, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b> X		<b>Individual</b>
<b>Date Prepared</b>	November 13, 2008		
<b>Author Name &amp; Title</b>	Mary Lynn Kirsch, Paralegal		
<b>Presenter Name &amp; Title</b>	John Shaver, City Attorney		

**Summary:** The City Council Property Committee approved the sale of a vacant parcel of City right-of-way property located along the Redlands Parkway. Staff put the sale of the parcel out to bid and received one offer of \$3,000.00 from Dan and Joellen McIntyre. The offer was accepted by the Committee and Staff has prepared a Sales Contract, which needs to be ratified by the Council.

**Budget:** The City will receive \$3,000.00

**Action Requested/Recommendation:** Adopt resolution ratifying the sales contract and authorizing the City Manager to sign the contract and proceed with the sale of the property.

**Attachments:** Resolution

Exhibit A – Map

Exhibit B – Legal Description

**Background Information:** City staff was approached by Dan and Joellen McIntyre to inquire about the possible purchase of a unaddressed vacant parcel of City right-of-way property, which borders their property located along the Redlands Parkway. City Staff put the parcel out to bid and received only one offer back, which was from the McIntyres.

RESOLUTION NO. \_\_\_\_\_ -08

**A RESOLUTION AUTHORIZING THE SALES CONTRACT FOR A VACANT PARCEL  
OF CITY RIGHT-OF-WAY PROPERTY LOCATED ALONG THE REDLANDS  
PARKWAY, GRAND JUNCTION**

Recitals.

Daniel and Joellen McIntyre approached the City regarding a possible purchase of a vacant parcel located along the Redlands Parkway bordering their property. The parcel is a vacant City right-of-way parcel. The City Council Property Committee approved the sale of the property and requested Staff to put the property out for bid. The McIntyres were the only party to respond with a bid of \$3,000.00, which the Committee accepted.

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

1. The property described in the attached Exhibit B shall be conveyed to Daniel and Joellen McIntyre for the sale price of \$3,000.00.
2. All actions heretofore taken by the officers, employees and agents of the City relating to the sale of the property which are consistent with the provisions of the Sales Contract and this Resolution are hereby ratified, approved and confirmed.
3. The officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to complete the sale of the described property. Specifically, City staff is directed to effectuate this Resolution and the Sales Contract, including the execution and delivery of the deed and such documents as are necessary to complete the sale.

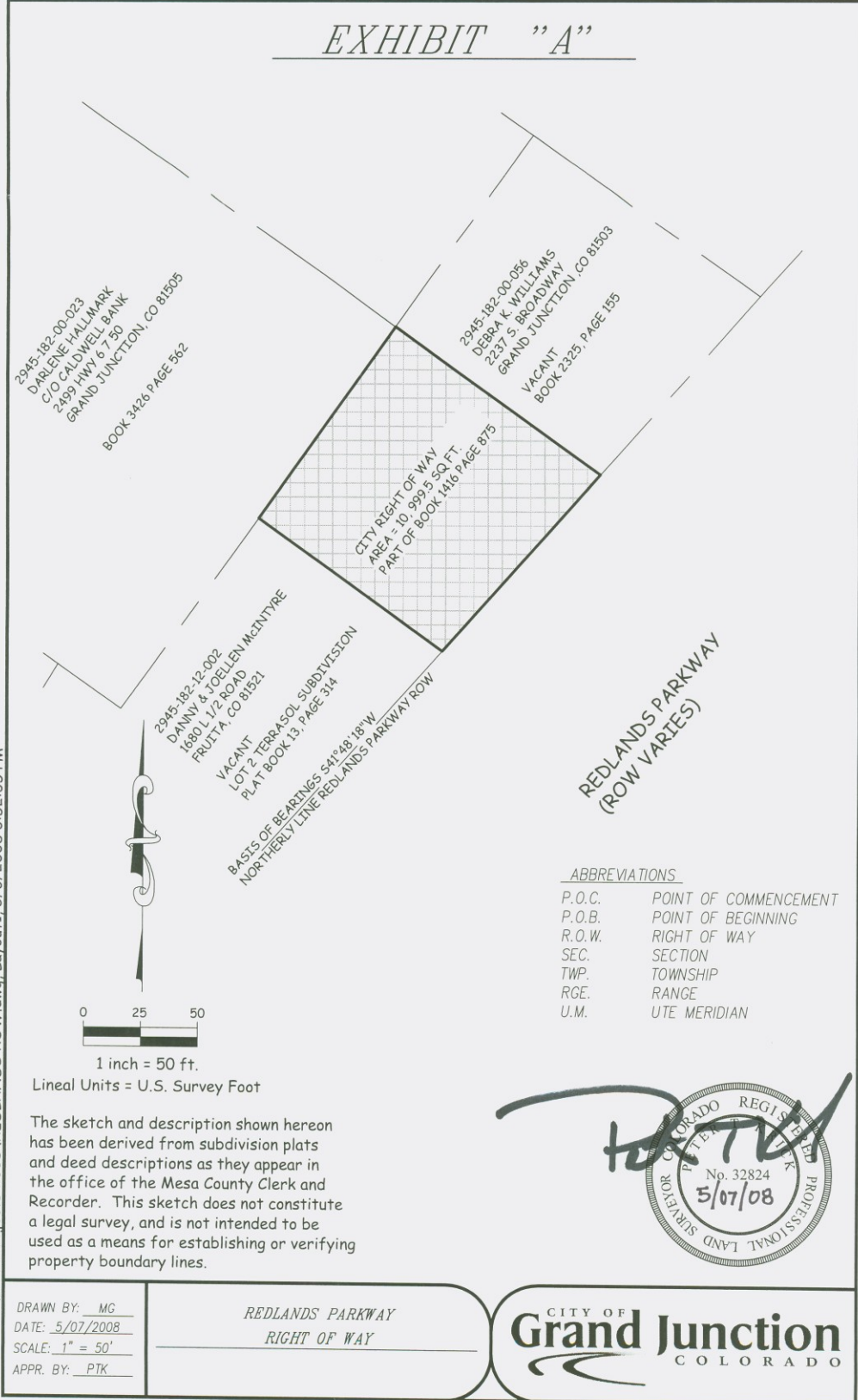
DATED this \_\_\_\_ day of November, 2008.

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

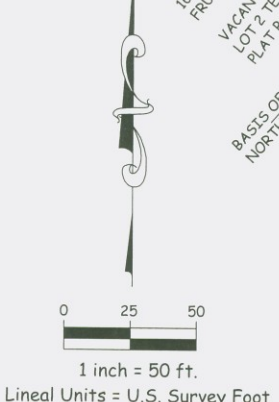
Attest:

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

# EXHIBIT "A"



H:\Land Projects 2008\REDLANDS ROW.dwg, Layout1, 5/6/2008 3:52:35 PM



**REDLANDS PARKWAY  
(ROW VARIES)**

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: MG  
 DATE: 5/07/2008  
 SCALE: 1" = 50'  
 APPR. BY: PTK

*REDLANDS PARKWAY  
RIGHT OF WAY*



## DESCRIPTION

A certain parcel of land, being a portion of Redlands Parkway right of way, located in the Northwest Quarter(NW1/4) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

All that portion of Redlands Parkway right of way as described in Book 1416, Page 875 and recorded in the office of the Mesa County Clerk lying Northwesterly of the northwesterly line of Redlands Parkway right of way, as said northwesterly right of way is extended northeasterly from the southeasterly line of Lot 2 Terrasol Subdivision, as recorded in Plat Book 13, Page 314 in said office.

Containing 10,999.50 square feet, more or less, as described.

Prepared by: Michael Grizenko  
Real Estate Technician  
Date: May 7, 2008



**Attach 4**

Public Hearing – Loy Rezone, Located at 2872 F Road

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Loy Rezone - Located at 2872 F Road		
<b>File #</b>	RZ-2008-273		
<b>Meeting Day, Date</b>	Wednesday, November 19, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<input type="checkbox"/>	<b>Individual</b> <input checked="" type="checkbox"/>
<b>Date Prepared</b>	October 28, 2008		
<b>Author Name &amp; Title</b>	Ronnie Edwards, Associate Planner		
<b>Presenter Name &amp; Title</b>	Ronnie Edwards, Associate Planner		

**Summary:** A request to rezone 1.425 acres located at 2872 F Road from R-5 (Residential, 5 du/ac) zone district to RO (Residential Office) zone district.

**Budget:** N/A

**Action Requested/Recommendation:** Conduct a public hearing and adopt the Zoning Ordinance.

**Attachments:**

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

**Background Information:** See Staff Report

BACKGROUND INFORMATION				
<b>Location:</b>		2872 F Road		
<b>Applicants:</b>		Damien Loy		
<b>Existing Land Use:</b>		Single Family Residence and Shop		
<b>Proposed Land Use:</b>		Group Home Living Facility		
<b>Surrounding Land Use:</b>	<b>North</b>	Single Family Residence		
	<b>South</b>	Vacant (future subdivision)		
	<b>East</b>	Grand Mesa Baptist Church		
	<b>West</b>	Matchett Park (undeveloped)		
<b>Existing Zoning:</b>		R-5 (Residential, 5 du/ac)		
<b>Proposed Zoning:</b>		RO (Residential-Office)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-5 (Residential, 5 du/ac)		
	<b>South</b>	R-8 (Residential, 8 du/ac) & PD (6.5 du/ac)		
	<b>East</b>	R-5 (Residential, 5 du/ac)		
	<b>West</b>	CSR (Community Services and Recreation)		
<b>Growth Plan Designation:</b>		Residential Medium (4-8 du/ac)		
<b>Zoning within density range?</b>		X	Yes	No

**Staff Analysis:**

1. Background

The property was annexed in 1999 with the Indian Village/The Vistas Enclave Annexation and was zoned RSF-5. With the adoption of the revised Zoning and Development Code and Zoning Map in 2000, the property retained RSF-5 zoning, which is now referred to as R-5. It has been the location of one single family residence since 1949.

The RO (Residential Office) zone district was established to provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. All construction in the RO district shall be designed with architecture, operation, site design and layout consistent with existing surrounding buildings and uses.

2. Consistency with the Growth Plan

The proposed RO zone district is consistent with the Growth Plan, which specifies Residential Medium Future Land Use designation for this property.

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 previous and existing zone district support the existing use and was not in error at the time of annexation. However, the RO zone district was developed in the year 2000 for applications such as this that are adjacent to major corridors that can provide low intensity, non-retail, neighborhood services and office use that are compatible with adjacent residential uses.

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.;

During the 1980's up to the present, constant development has been occurring along the F Road corridor in various areas. Growth trends and zone changes have changed the character of neighborhoods in this area. There are B-1 (Neighborhood Business) and commercial PD (Planned Development) zone districts a quarter mile to the east of this property at 29 Road and commercial and residential PD a half mile to the west at 28 1/4 Road, which has been developed as elderly care and an office complex.

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 proposed zoning district of RO implements the Growth Plan, as it is a zone included in the Residential Medium Future Land Use classification. The request conforms to the goals and policies of the Growth Plan and the requirement of the Code and City regulations.

The applicant has not provided Staff with any definite site development plans except that the applicant would like to propose constructing a group home living facility complex. Any site development will have to conform to the RO zone district performance standards, which include specific building considerations, signage and hours of operation. These restrictive performance standards are

required to create a transition and to insure compatibility to adjacent residential neighborhoods.

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 facilities and services are existing due to the commercial and residential development that has occurred during the 1980's to the present. There is a 12" Ute Water line in F Road and an 8" Ute water line in 28 3/4 Road, a fire hydrant adjacent to the site and an 8" sewer line both in F Road and 28 3/4 Road. Staff concludes that the impacts of any RO zone use can be handled by existing infrastructure.

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

The area along the F Road corridor lacks RO zoning, which could create a transition between existing residential subdivisions and the increased traffic volume that has occurred with valley growth.

6. The community will benefit from the proposed zone.

Future development of the site to an RO allowed use will create a local neighborhood service that will benefit this area, as the RO zone district also allows low intensity, non-retail neighborhood services and office uses and will provide a transition between the residential neighborhood and F Road traffic.

#### FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Loy Rezone, RZ-2008-273, a request to rezone the property from R-5 to RO, the following findings of fact and conclusions have been determined:

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

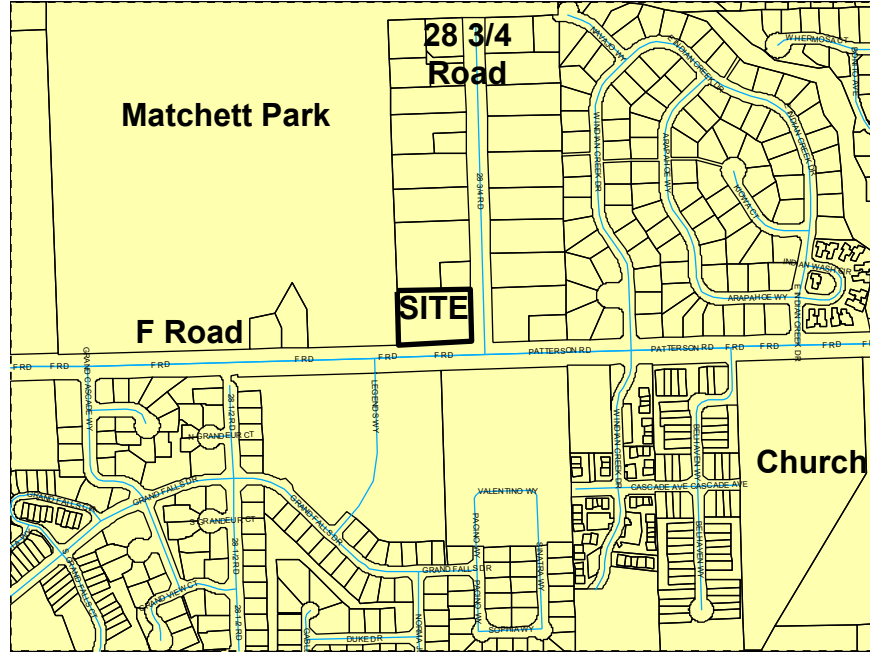
#### PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the requested rezone to the City Council on October 28, 2008, finding the requested rezone from R-5 (Residential, 5

du/ac) to RO (Residential Office) zone district, to be consistent with the goals and policies of the Growth Plan and Section 2.6.A of the Zoning and Development Code.

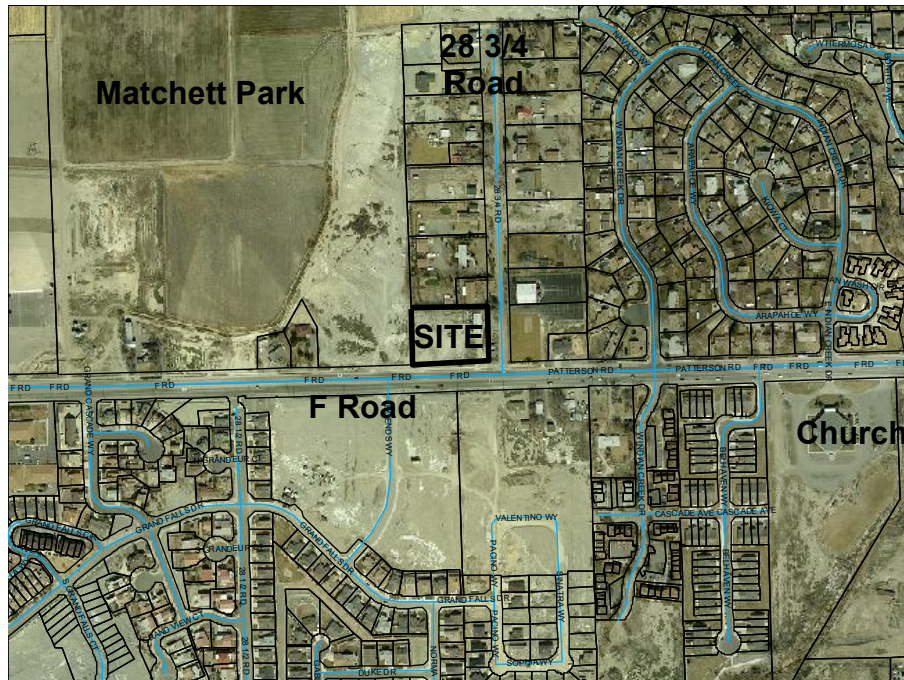
# Site Location Map

Figure 1



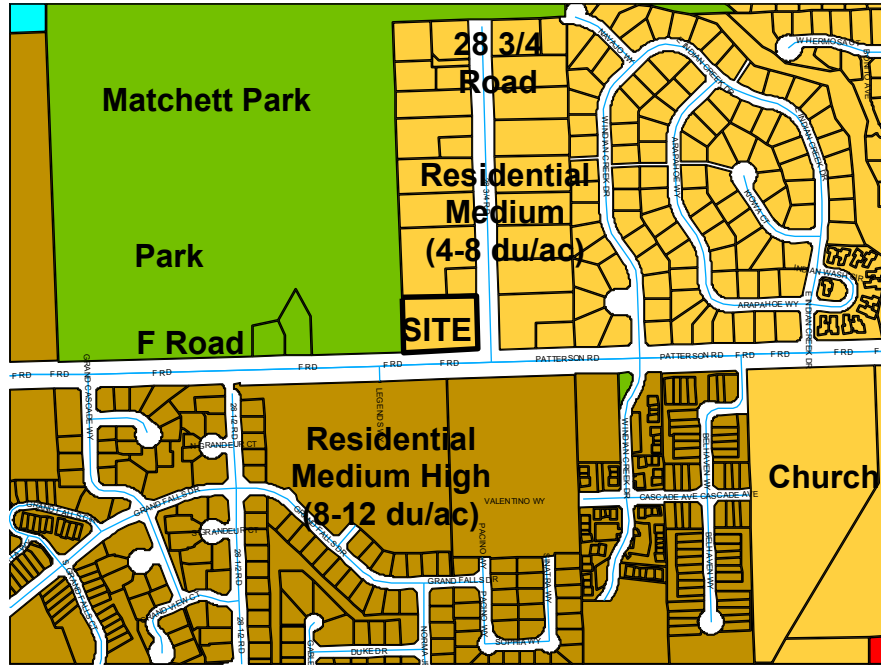
# Aerial Photo Map

Figure 2



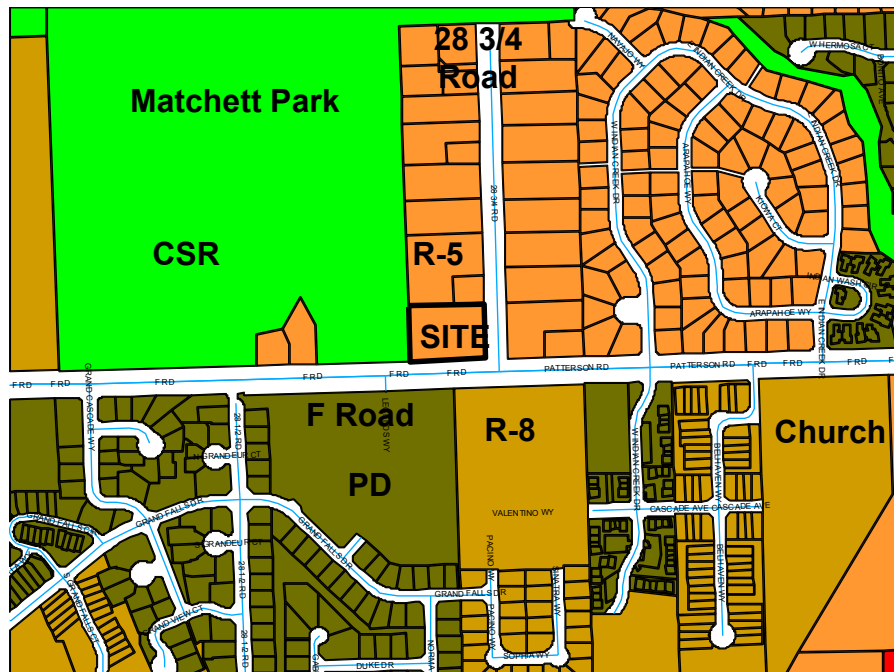
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



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 REZONING A PARCEL OF LAND  
FROM R-5 (RESIDENTIAL, 5 DU/AC) TO  
RO (RESIDENTIAL OFFICE)**

**LOCATED AT 2872 F ROAD KNOWN AS THE LOY REZONE**

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 rezoning a parcel of land from R-5 (Residential, 5 du/ac) to the RO (Residential Office) zone district for the following reasons.

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan, Residential Medium (4-8 du/ac) and the Growth Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After public notice and public hearing before the Grand Junction City Council, City Council finds the R-O zone district to be established.

The Planning Commission and City Council find that the R-16 zoning is in conformance with the stated criteria of Section 2.6 of the Zoning and Development Code.

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

The following property shall be rezoned R-O (Residential Office).

Beginning 1,690 feet West of the SE Corner of Section 6, T1S, R1E, North 264 feet, West 290 feet, South 264 feet, East to beginning, Except South 50 feet for Right-of-way as in Book 1116 Page 414 and Book 1363 Page 267 at Mesa County Clerk and Recorder.

Introduced on first reading on the 5th day of November, 2008.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Attest:



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City Clerk

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President of the Council