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**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**MONDAY, MARCH 30, 2009, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance  
Invocation – Pastor Dennis West, Life Tabernacle Church

**Proclamations**

Proclaiming April 2009 as “Child Abuse Prevention Month” in the City of Grand Junction

Proclaiming April 2009 as “Month of the Young Child” in the City of Grand Junction

**Certificates of Appointments**

Downtown Development Authority/Downtown Grand Junction Business Improvement District

Historic Preservation Board

Planning Commission/Zoning Board of Appeals

**Citizen Comments**

**Council Comments**

**City Manager’s Report**

\*\*\* Indicates New Item

® Requires Roll Call Vote

**\*\*\* CONSENT CALENDAR \*\*\*®****1. Minutes of Previous Meeting [Attach 1](#)**

*Action: Approve the Minutes of the March 18, 2009 Regular Meeting*

**2. Establishing Massage Parlor License Fee and Other Associated Fees [Attach 2](#)**

City Council adopted Ordinance No. 4324 on February 4, 2009, which established regulations and licensing requirements for massage parlor establishments. As part of the license application process, applicants are required to pay nonrefundable application and license fees. In accordance with the City of Grand Junction's Code of Ordinances, fees are set by resolution of the City Council.

Resolution No. 34-09—A Resolution Establishing Massage Parlor License Fees in the City of Grand Junction, Colorado

*®Action: Adopt Resolution No. 34-09*

Staff presentation: John Shaver, City Attorney

**3. Setting a Hearing on Amending the Requirements for Tasting Alcoholic Beverages at Licensed Establishments [Attach 3](#)**

City Council adopted Ordinance No. 3716 regarding tasting of alcoholic beverages on February 2, 2005. Recently a licensee asked to reevaluate the containers permitted for tastings at the licensed establishments. Because of the size of the container it is reportedly difficult to efficiently administer samples in the cups authorized by the current ordinance. There are also concerns that the opaque cups hinder the presentation of the products. Legal staff proposes an amendment to Section 4-58 of Article IV, Chapter 4 of the Code of Ordinances to promote better efficiency and aesthetics of the presentation for the benefit of the proprietors. Amending the Code to allow portion control cups as well as pour control caps will give proprietors a variety of ways to present their products in a manner that best fits the goals of each establishment.

Proposed Ordinance Amending Chapter 4, Article IV, Section 4-58 of the Grand Junction Code of Ordinances Pertaining to the Tasting of Alcoholic Beverages

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 13, 2009*

Staff presentation: John Shaver, City Attorney

4. **Setting a Hearing for the North Avenue Rights-of-Way Annexation** [File #ANX-2009-042] [Attach 4](#)

Request to annex approximately 5.32 acres, located at six locations on North Avenue between 29 Road and westerly to I-70 Business Loop. The North Avenue Annexation consists only of right-of-way.

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

Resolution No. 35-09—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, North Avenue Rights-of-Way Annexation, and Exercising Land Use Control, North Avenue Rights-of-Way Annexation, Located at Six Locations on North Avenue Right-of-Way, from 29 Road Westerly to I-70 Business Loop

®Action: *Adopt Resolution No. 35-09*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, North Avenue Rights-of-Way Annexation, Approximately 5.32 Acres, Located at Six Separate Sections of North Avenue Right-of-Way from 29 Road Westerly to I-70 Business Loop

Action: *Introduction of Proposed Ordinance and Setting a Hearing for May 4, 2009*

Staff presentation: Ivy Williams, Development Services Supervisor

5. **Setting a Hearing Zoning the Ajarian Annexation, Located at 2954 D ½ Road** [File #ANX-2009-021] [Attach 5](#)

A request to zone 17.78 acres, Ajarian Annexation, consisting of two parcels located at 2954 D ½ Road to an R-8 (Residential 8 du/acre) zone district.

Proposed Ordinance Zoning the Ajarian Annexation to R-8 (Residential 8 du/acre), Located at 2954 D ½ Road

Action: *Introduction of a Proposed Ordinance and Set a Hearing for April 13, 2009*

Staff presentation: Michelle Hoshide, Associate Planner

6. **Setting a Hearing Zoning the Parkway Complex Annexation, Located at 2789 Riverside Parkway** [File #ANX-2009-018] [Attach 6](#)

A request to zone 1.12 acres Parkway Complex Annexation, located at 2789 Riverside Parkway to an I-1 (Light Industrial) zone district.

Proposed Ordinance Zoning the Parkway Complex Annexation to I-1 (Light Industrial), Located at 2789 Riverside Parkway

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 13, 2009*

Staff presentation: Michelle Hoshide, Associate Planner

7. **New Energy Communities Initiative Grant** [Attach 7](#)

A request to accept a New Energy Communities Grant in the amount of \$700,000 as partial funding for energy efficiency upgrades, renewable energy application, sustainability management program, and downtown catalyst project planning.

*Action: Accept the Grant and Authorize the City Manager to Sign the Grant Contract*

Staff presentation: Kathy Portner, Neighborhood Services Manager

8. **Hot Mix Asphalt for Streets Division** [Attach 8](#)

This approval request is for the purchase of approximately 2,000 tons of hot mix asphalt for the Streets Division to be used for road work and repairs for 2009.

*Action: Authorize the Purchasing Division to Purchase Approximately 2,000 Tons of Hot Mix Asphalt, on Behalf of the Streets Division from United Companies of Mesa County for an Estimated Amount of \$131,000*

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

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

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

9. **Non-Scheduled Citizens & Visitors**
10. **Other Business**
11. **EXECUTIVE SESSION-** FOR DISCUSSION OF PERSONNEL MATTERS UNDER SECTION 402 (4)(f)(I) OF THE OPEN MEETINGS LAW RELATIVE TO CITY COUNCIL EMPLOYEES SPECIFICALLY THE MUNICIPAL JUDGE
12. **Adjournment**

**Attach 1**  
Minutes

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

**March 18, 2009**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of March 2009 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Bruce Hill, Linda Romer Todd, Doug Thomason, and Council President Gregg Palmer. Also present were Deputy City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin. City Manager Laurie Kadrach was absent.

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

**Appointments**

Councilmember Hill moved to appoint P.J. McGovern to the Downtown Development Authority/Downtown Grand Junction Business Improvement District for a two year term expiring June 2011. Councilmember Beckstein seconded the motion. Motion carried.

Councilmember Todd moved to appoint Richard Schoenradt as the first alternate and Rob Burnett as the second alternate to the Planning Commission/Zoning Board of Appeals for four year terms which expire October 2012. Councilmember Hill seconded the motion. Motion carried.

**Certificate of Appointments**

Melonie Buchanan was present to receive her Certificate of Appointment for the Commission on Arts and Culture.

**Citizen Comments**

There were none.

**Council Comments**

Council President Palmer announced Councilmember Doody received the Daughters of the American Revolution Community Service Award for all his work in the community.

Councilmember Coons thanked the firefighters and the emergency responders who fought the fire today in the Redlands and all those that assisted.

## CONSENT CALENDAR

Councilmember Todd read the Consent Calendar and then moved to approve consent items #1 through #8. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

*Action: Approve the Minutes of the March 2, 2009 and the March 4, 2009 Regular Meetings*

2. **Animal Control Services Contract**

The City of Grand Junction has an ongoing, annually renewable agreement with Mesa County for the control of dogs within the City limits. The City pays the County a percentage of the Animal Services budget based upon the City's percentage of total calls for service. The estimated budget for Animal Control Services in 2009 is \$823,326.00. The City's share of that estimated budget for 2009 is 39%, or \$321,097.00. Payments will be made to the County on a quarterly basis.

*Action: Authorize the Mayor to Sign the 2009 Agreement between Mesa County and the City of Grand Junction Pertaining to Animal Services*

3. **Setting a Hearing Zoning the Reimer Annexation, Located at 2751 Riverside Parkway** [File #ANX-2009-006]

Request to zone .64 acres, Reimer Annexation, located at 2751 Riverside Parkway, I-1 (Light Industrial).

Proposed Ordinance Zoning the Reimer Annexation to I-1 (Light Industrial), Located at 2751 Riverside Parkway

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 1, 2009*

4. **Vacation of Irrigation and Drainage Easement (12<sup>th</sup> and Patterson Center – City Market) – Located at 1308 and 1310 Wellington Avenue** [File # CUP-2008-323]

A request to vacate a 2.5' Irrigation and Drainage Easement for the benefit of the proposed 12<sup>th</sup> and Patterson Center, City Market neighborhood business commercial development that is to be located adjacent to N. 12<sup>th</sup> Street at the intersections of Patterson Road and Wellington Avenue.

Resolution No. 33-09—A Resolution Vacating a 2.5' Irrigation and Drainage Easement (12<sup>th</sup> and Patterson Center – City Market), Located at 1308 and 1310 Wellington Avenue

*Action: Adopt Resolution No. 33-09*

5. **Setting a Hearing on the Appeal of the Planning Commission's Decision Regarding a Conditional Use Permit for a Bar/Nightclub** [File #CUP-2008-158]

An appeal has been filed regarding the Planning Commission's decision to approve a Conditional Use Permit for a Bar/Nightclub, located at 2256 and 2258 Colex Drive. The project sits on 1 lot in an I-1 (Light Industrial) zone district. (The project will include leased parking spaces from the lot immediately to the north.) This appeal is pursuant to Section 2.18.E of the Zoning and Development Code, which specifies that the City Council is the appellate body of the Planning Commission. According to Section 2.18.E.4.h, no new evidence or testimony may be presented, except City Staff may be asked to interpret materials contained in the record.

*Action: Set a Hearing for April 1, 2009*

6. **Purchase a 100 Foot Aerial Platform Truck**

This purchase approval request is for a 100 Foot Ladder/Aerial Platform Truck for the City of Grand Junction Fire Department.

*Action: Authorize the City Purchasing Division to Purchase One 2009 Smeal 100 Foot Midmount Platform Truck from Smeal Fire Apparatus Company, Snyder, NE in the Amount of \$915,974.00*

7. **Electronic File Storage Area Network System for Police and Fire Departments**

This approval request is for the purchase of an electronic storage system for the public safety electronic files and documents.



*Action: Authorize the City Purchasing Division to Purchase an Electronic Storage System from Sanity Solutions, Inc. in the Amount of \$209,902*

8. **Purchase of Zoll Cardiac Monitor/Defibrillators for the Fire Department**

Request is being made by the Grand Junction Fire Department to purchase only Zoll Cardiac Monitors to continue efforts to provide the equipment to maintain and enhance patient care capabilities in the community.

*Action: Authorize the City Purchasing Division to Purchase Six Cardiac Monitors from Zoll Medical Corporation in the Amount of \$124,093*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Intergovernmental Agreement with Mesa County for Scheduling of Long Family Memorial Park**

On January 28, 2009, the Board of County Commissioners for Mesa County submitted a request allowing the Parks and Recreation Department to assume the scheduling duties for Long Family Memorial Park. During a recent City/County meeting, both boards agreed to move forward with this request.

Rob Schoeber, Parks and Recreation Director, presented this item. He reviewed the history of the agreement. The City received a request from Mesa County to schedule the activities for Long Family Memorial Park. The City has provided this service in the past. The Board of County Commissioners did make some changes to the previous agreement. The new agreement is a one year lease with five renewal terms. The County changed the wording of the termination clause.

Councilmember Coons asked if the termination agreement is for either side. Parks and Recreation Director Schoeber said yes, either side can terminate without cause with thirty days notice.

Mr. Schoeber then addressed the costs. The initial start up cost is \$38,000 and then \$28,000 per year after that. The agreement calls for reimbursement of those costs.

Council President Palmer asked if those costs are set or is there some flexibility. Mr. Schoeber said the City is guaranteed the minimum but if it costs more, there is an option for renegotiation of the contract.

Councilmember Doody asked if the Parks Department is adequately staffed. Parks and Recreation Director Rob Schoeber said an additional part-time person will be hired to assist as there will be quite a bit of additional workload.

Councilmember Coons moved to authorize the Mayor and the City Manager to sign the Intergovernmental Agreement with Mesa County to provide scheduling functions for Long Family Memorial Park. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 7:16 p.m.

Stephanie Tuin, MMC  
City Clerk

**Attach 2**

Establishing Massage Parlor License Fee and Other Associated Fees

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Establishing Massage Parlor License Fee and Other Associated Fees		
<b>File #</b>			
<b>Meeting Day, Date</b>	Monday, March 30, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 16, 2009		
<b>Author Name &amp; Title</b>	Mary Lynn Kirsch, City Attorney's Office		
<b>Presenter Name &amp; Title</b>	John Shaver, City Attorney		

**Summary:** City Council adopted Ordinance No. 4324 on February 4, 2009, which established regulations and licensing requirements for massage parlor establishments. As part of the license application process, applicants are required to pay nonrefundable application and license fees. In accordance with the City of Grand Junction's Code of Ordinances, fees are set by resolution of the City Council.

**Budget:** The collection of application and license fees will help offset the costs incurred by City Departments for enforcing Ordinance No. 4324.

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

**Attachments:** Proposed Resolution

**Background Information:** See Summary

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

**A RESOLUTION ESTABLISHING MASSAGE PARLOR LICENSE FEES  
IN THE CITY OF GRAND JUNCTION, COLORADO**

**Recitals.**

Ordinance No. 4324, which was adopted by City Council on the 4<sup>th</sup> day of February, 2009, regulates and provides for licensing of massage parlor establishments. Each applicant for a massage parlor establishment is required to pay nonrefundable application and license fees. In accordance with the City of Grand Junction's Code of Ordinances, fees are set by resolution of the City Council.

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

1. The application and license fees shall be set to offset as allowed by Law the costs incurred by the City for reviewing and processing the applications, including the costs of publication, hearing, administration, inspection and enforcement of massage parlor establishments.
2. The fees shall be as follows:
  - a. The application fee for a new application or transfer of ownership is \$1,000.00.
  - b. The application renewal fee shall be \$100.00, annually.
  - c. The change is corporate structure application fee is \$100.00 for each new additional individual.
  - d. The license fee shall be \$500.00, annually.
  - e. Other fees determined by the overall costs.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Gregg Palmer  
President of the Council

ATTEST:

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Stephanie Tuin  
City Clerk

**Attach 3**

Setting a Hearing on amending the Requirements for Tasting Alcoholic Beverages at Licensed Establishments

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Amending the Requirements for Tasting Alcoholic Beverages at Licensed Establishments		
<b>File #</b>	N/A		
<b>Meeting Day, Date</b>	Monday, March 30, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 17, 2009		
<b>Author Name &amp; Title</b>	DeLayne Merritt, Legal Staff		
<b>Presenter Name &amp; Title</b>	John Shaver, City Attorney		

**Summary:** City Council adopted Ordinance No. 3716 regarding tasting of alcoholic beverages on February 2, 2005. Recently a licensee asked to reevaluate the containers permitted for tastings at the licensed establishments. Because of the size of the container it is reportedly difficult to efficiently administer samples in the cups authorized by the current ordinance. There are also concerns that the opaque cups hinder the presentation of the products. Legal staff proposes an amendment to Section 4-58 of Article IV, Chapter 4 of the Code of Ordinances to promote better efficiency and aesthetics of the presentation for the benefit of the proprietors. Amending the Code to allow portion control cups as well as pour control caps will give proprietors a variety of ways to present their products in a manner that best fits the goals of each establishment.

**Budget:** There will be no direct budget line impact.

**Action Requested/Recommendation:** Introduction of proposed Ordinance and setting a hearing for April 13, 2009.

**Attachments:** Proposed Ordinance with changes

**Background Information:** See Summary.

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

**AN ORDINANCE AMENDING CHAPTER 4, ARTICLE IV, SECTION 4-58  
OF THE GRAND JUNCTION CODE OF ORDINANCES  
PERTAINING TO THE TASTING OF ALCOHOLIC BEVERAGES**

RECITALS:

The City Code of Ordinances pertaining to the tasting of alcoholic beverages currently limits beverage samples to disposable cups or containers that allow a one ounce serving. Amendment of the Code will allow for portion control cups or pour control caps to enhance efficiency in furnishing samples of alcohol products by licensed establishments.

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

Chapter 4, Section 4-58 of Article IV of the City of Grand Junction, Colorado, Code of Ordinances is hereby amended to read as follows. (Additions are shown in underline; deletions are shown by strikethrough.)

**Sec. 4-58. Permit required.**

(a) The City hereby authorizes Tastings to be conducted by retail liquor store or liquor-licensed drugstore licensees in accordance with this section and pursuant to Section 12-47-301, C.R.S, as the term "Tastings" is defined in said Section 12-47-301, C.R.S.

(b) It is unlawful for any person or licensee to conduct Tastings within the City unless a Tastings Permit has been obtained in accordance with the article. The local licensing authority for the City is authorized to issue Tasting Permits in accordance with the requirements of this article.

(c) A retail liquor store or a liquor-licensed drugstore licensee that wishes to conduct Tastings shall submit an application for a Tastings Permit to the local licensing authority. The application shall be accompanied by an application fee of \$100.

(d) The local licensing authority may deny the application if the applicant fails to establish that the licensee is able to conduct tastings without violating the provisions of this article or creating a public safety risk.

(e) The local licensing authority shall establish the application procedure. Application forms will be proscribed by the local licensing authority and will include a schedule of the planned tastings, a list of the names of the persons conducting the tastings and documentation that the person conducting the tasting has completed the required training, a written control plan and other such information as the local licensing authority may require. Any change to the information submitted must be submitted to the local licensing authority one week prior to the change being made. Failure to do so constitutes a violation.

(f) Renewal of the Tastings Permit shall be concurrent with renewal of the retail liquor store or liquor-licensed drugstore license. The initial Tastings Permit shall expire on the date of the retail liquor store or liquor-licensed drugstore license and the initial fee will not be prorated.

(g) Tastings shall be subject to the limitations set forth in 12-47-301(10)(c), C.R.S., as amended from time to time. Compliance with the limitations and requirements set forth in Section 12-47-301(10)(c), C.R.S. shall be a term and condition of any Tasting Permit, whether expressly set forth in the Tasting Permit or not. Additionally, the following conditions shall apply to all tasting permits issued within the corporate limits of the City of Grand Junction:

1. No more than four individual samples of up to one ounce each of beer or wine may be provided to a customer. The samples must be provided free of charge.
2. Tastings may occur on no more than three of the six days (Monday through Saturday) that the licensee may be open for business and shall not exceed 104 days per year.
3. Tastings shall not exceed 5 consecutive hours per day.
4. Tastings shall be conducted during the licensee's operating hours and in any event no earlier than 1 p.m. or later than 7 p.m.
5. ~~Samples to be tasted shall be served only in single use, disposable cups, or containers of a size that contains a~~ Portion size of each sample shall be controlled by use of either a container that contains a one ounce serving or portion control pour cap(s) that dispense one ounce servings.

(h) Tastings authorized pursuant to this section shall be allowed only for a retail liquor store or liquor licensed drug store operating within the City whose license is valid, in good standing and in full force and effect.



**ALL OTHER PROVISIONS OF CHAPTER 4 SHALL REMAIN IN FULL FORCE AND EFFECT. THIS ORDINANCE SHALL AMEND ORDINANCE NO. 3716 AND AS NECESSARY REPEAL ANY PART INCONSISTENT HEREWITH.**

PASSED for first reading and ordered published by the City Council of the City of Grand Junction, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

PASSED AND ADOPTED on second reading by the City Council of the City of Grand Junction, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Gregg Palmer  
President of the Council

Attest:

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Stephanie Tuin  
City Clerk

**Attach 4**

Setting a Hearing for the North Avenue Rights-of-Way Annexation

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	North Avenue Rights-of-Way Annexation		
<b>File #</b>	ANX-2009-042		
<b>Meeting Day, Date</b>	March 30, 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>	Ivy Williams, Development Services Supervisor		
<b>Presenter Name &amp; Title</b>	Ivy Williams, Development Services Supervisor		

**Summary:** Request to annex approximately 5.32 acres, located at six locations on North Avenue between 29 Road and westerly to I-70 Business Loop. The North Avenue Annexation consists only of right-of-way.

**Budget:** N/A

**Action Requested/Recommendation:** Adopt a Resolution referring the petition for the North Avenue Right-of-Way Annexation, introduce the proposed Ordinance and set a hearing for May 4, 2009.

**Attachments:**

1. Staff report/Background information
2. Site Location Maps
3. Resolution Referring Petition
4. Annexation Ordinance

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

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		Six sections of North Avenue right-of-way as shown on the site maps in this report, beginning at 29 Road westerly on North Avenue to I-70 Business Loop.		
<b>Applicants:</b>		Owner: Mesa County and State of Colorado – Representative: Tim Moore		
<b>Existing Land Use:</b>		Right-of-Way		
<b>Proposed Land Use:</b>		Right-of-Way		
<b>Surrounding Land Use:</b>	<b>North</b>	N/A		
	<b>South</b>	N/A		
	<b>East</b>	N/A		
	<b>West</b>	N/A		
<b>Existing Zoning:</b>		N/A		
<b>Proposed Zoning:</b>		N/A		
<b>Surrounding Zoning:</b>	<b>North</b>	N/A		
	<b>South</b>	N/A		
	<b>East</b>	N/A		
	<b>West</b>	N/A		
<b>Growth Plan Designation:</b>		N/A		
<b>Zoning within density range?</b>		<b>N/A</b>	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of approximately 5.32 acres of land, all of which lies in the North Avenue right-of-way. The City of Grand Junction is requesting annexation into the City to allow for ease of maintenance and delivery of services. Under the 1998 Persigo Agreement, the County consents to the annexation of all or a portion of any road, street, easement, right-of-way, open space or other County-owned property within the Persigo Wastewater Treatment boundary. The State of Colorado is aware of the annexation of certain of its ROW's and according to Colorado State policy, will neither be consenting nor objecting to the annexation.

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 North Avenue 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.

Please note that this petition has been prepared by the City. Because the petition annexes right-of-way, the ownership and area requirements of the statute are not applicable.

The following annexation and zoning schedule is being proposed.

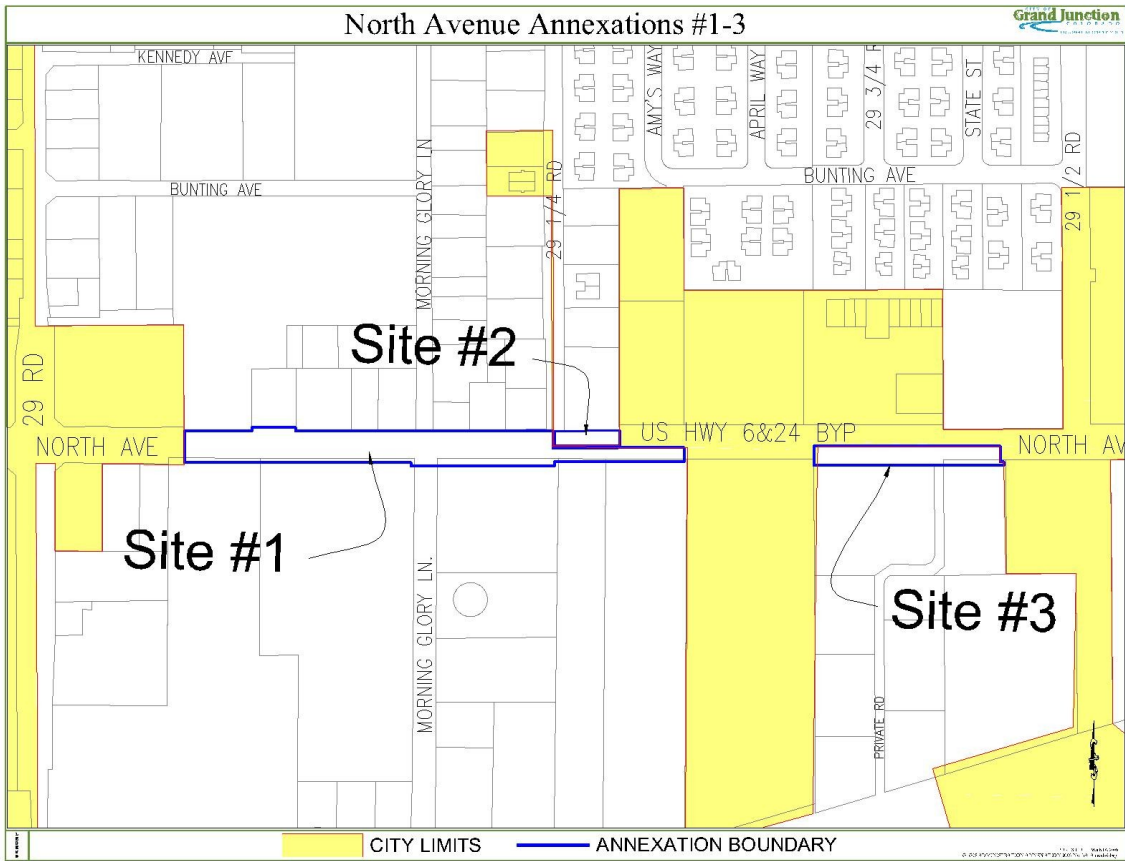
<i><u>ANNEXATION SCHEDULE</u></i>	
<b>March 30, 2009</b>	Referral of Petition (30 Day Notice), Introduction of a proposed Ordinance, Exercising Land Use
<b>May 4, 2009</b>	Acceptance of Petition and Public Hearing on Annexation by City Council
<b>June 5, 2009</b>	Effective date of Annexation

**NORTH AVENUE RIGHT-OF-WAY ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2009-042	
<b>Location:</b>	Six sections of North Avenue between 29 Road westerly to I-70 Business Loop as shown on the site maps provided in this report	
<b>Tax ID Number:</b>	See legal descriptions	
<b>Parcels:</b>	One	
<b>Estimated Population:</b>	None	
<b># of Parcels (owner occupied):</b>	None	
<b># of Dwelling Units:</b>	None	
<b>Acres land annexed:</b>	Approximately 5.32 acres	
<b>Developable Acres Remaining:</b>	0 acres	
<b>Right-of-way in Annexation:</b>	Approximately 5.32 acres	
<b>Previous County Zoning:</b>	N/A	
<b>Proposed City Zoning:</b>	N/A	
<b>Current Land Use:</b>	N/A	
<b>Future Land Use:</b>	N/A	
<b>Values:</b>	<b>Assessed:</b>	N/A
	<b>Actual:</b>	N/A
<b>Address Ranges:</b>	N/A	
<b>Special Districts:</b>	<b>Water:</b>	Ute
	<b>Sewer:</b>	Fruitvale
	<b>Fire:</b>	Grand Junction Rural
	<b>Irrigation/ Drainage:</b>	Grand Valley Irrigation/Grand Valley Drainage
	<b>School:</b>	District 51
	<b>Pest:</b>	N/A

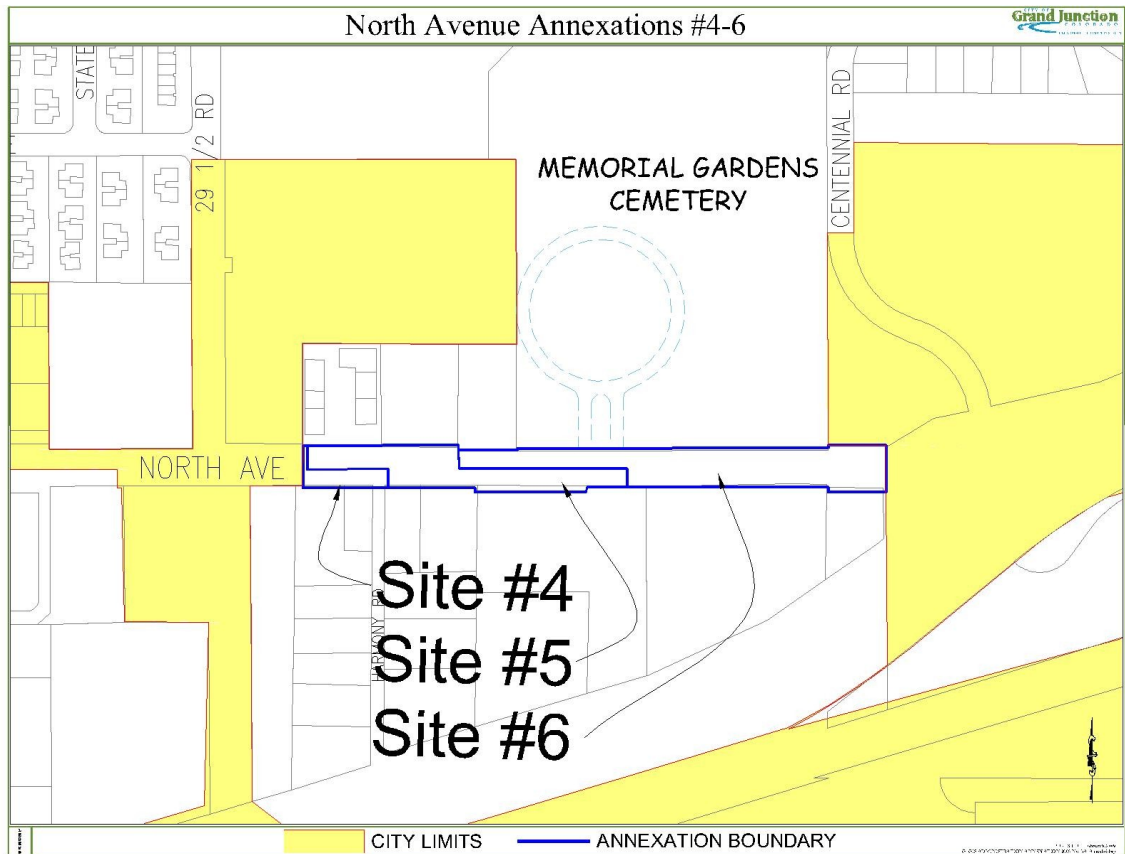
# SITE LOCATION MAP NORTH AVENUE #1-3

North Avenue Annexations #1-3



# SITE LOCATION MAP NORTH AVENUE SITE #4-6

North Avenue Annexations #4-6



**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 30<sup>th</sup> day of March 2009, 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**

**NORTH AVENUE RIGHT-OF-WAY ANNEXATION**

**LOCATED AT SIX SEPARATE SECTIONS OF NORTH AVENUE RIGHT-OF-WAY,  
FROM 29 ROAD WESTERLY TO I-70 BUSINESS LOOP**

WHEREAS, on the 30<sup>th</sup> day of March 2009, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property as shown on Attachment A situate in Mesa County, Colorado, and described as follows:

North Avenue Annexation No. 1

A certain parcel of land located in the Northwest Quarter (NW 1/4) of Section 17 and the Southwest Quarter (SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 and assuming the North line of the NW 1/4 NW 1/4 of said Section 17 to bear N89°57'27"W with all bearings contained herein relative thereto; thence S00°11'03"W a distance of 4.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17 to a point on the South line of Shultz Annexation No. 2, Ordinance No. 3810, City of Grand Junction, said point also being the Point of Beginning; thence S89°57'29"E a distance of 330.51 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17; thence S00°11'42"E a distance of 36.00 feet along the West line Career Center Annexation, Ordinance No. 3801, City of Grand Junction; thence N89°57'29"W a distance of 330.52 feet along a line 40.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the East line of the NW 1/4 NW 1/4 of said Section 17; thence S00°09'30"E a distance of 10.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17; thence N89°57'27"W a distance of 365.40 feet along a line being 50.00 feet South of and parallel with the North line of the



NW 1/4 NW 1/4 of said Section 17; thence N00°08'12"W a distance of 10.00 feet; thence N89°57'27"W a distance of 577.81 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Southeast corner of Flynn Annexation, Ordinance No. 1864, City of Grand Junction; thence N00°02'33"E a distance of 80.00 feet along the East line of said Flynn Annexation; thence S89°57'27"E a distance of 173.12 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°02'33"E a distance of 10.00 feet; thence S89°57'27"E a distance of 110.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence S00°02'33"W a distance of 10.00 feet; thence S89°57'27"E a distance of 655.86 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to a point on the West line of said Shultz Annexation No. 2; thence S00°03'56"E a distance of 44.00 feet along the West line of said Shultz Annexation No. 2, said line also being 4.00 feet West of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 8; thence S89°57'27"E a distance of 4.00 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 2.11 acres (91,922.09 sq. ft.), more or less, as described.

#### North Avenue Annexation No. 2

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

Beginning at the Southwest corner of the SE 1/4 SW 1/4 of said Section 8 and assuming the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 to bear N89°57'29"W with all bearings contained herein relative thereto; thence N00°03'56"W a distance of 40.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 8, said line also being the Easterly line of Shultz Annexation No. 1, Ordinance No. 3809, City of Grand Junction; thence S89°57'29"E a distance of 165.00 feet along a line being 40.00 feet North of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the West line of Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S00°02'29"E a distance of 40.00 feet along the West line of said Cantrell Annexation No. 2 to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W a distance of 164.98 feet along said Shultz Annexation No. 1, said line also being the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 0.15 acres (6,599.67 sq. ft.), more or less, as described

#### North Avenue Annexation No. 3

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence N89°57'29"W a distance of 187.88 feet along the North line of the NE 1/4 NW 1/4 of said Section 17, said line also being the North line of U-Haul Annexation, Ordinance No. 3209, City of Grand Junction to the Point of Beginning; thence S00°02'31"W a distance of 40.00 feet along Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E a distance of 10.02 feet along said Cantrell Annexation No. 2 to a point on the West line of said U-Haul Annexation; thence S00°09'44"E a distance of 10.00 feet along the West line of said U-Haul Annexation; thence N89°57'29"W a distance of 483.25 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17; thence along the Southeasterly line of Career Center Annexation, Ordinance No. 3801, City of Grand Junction the following two (2) courses: (1) N00°02'29"W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; (2) S89°57'29"E a distance of 473.27 feet along the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 0.55 acres (23,761.91 sq. ft.), more or less, as described.

#### North Avenue Annexation No. 4

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 206.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of Mesa County Human Services Annexation No. 1, Ordinance No. 3445, City of Grand Junction; thence S89°57'51"E a distance of 10.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'43"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'51"E a distance of 40.00 feet; thence N89°57'51"W a distance of 180.00 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said

Mesa County Human Services Annexation No. 1; thence  $N00^{\circ}09'43''W$  a distance of 40.00 feet along the Easterly line of said Mesa County Human Services Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.18 acres (7,699.97 sq. ft.), more or less, as described

North Avenue Annexation No. 5

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear  $N00^{\circ}04'03''W$  with all bearings contained herein relative thereto; thence  $S89^{\circ}57'51''E$  a distance of 216.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence  $N00^{\circ}09'43''W$  a distance of 50.00 feet along the Easterly line of North Avenue Annexation No. 4, City of Grand Junction; thence  $S89^{\circ}57'51''E$  a distance of 321.81 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence  $S00^{\circ}03'39''E$  a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence  $S89^{\circ}57'51''E$  a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence  $S00^{\circ}02'09''E$  a distance of 40.00 feet; thence along the Northerly line of Lot 1 of Duo Subdivision, as same is recorded in Plat Book 12, Page 74, public records of Mesa County, Colorado the following three (3) courses: (1)  $N89^{\circ}57'51''W$  a distance of 85.53 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; (2)  $S01^{\circ}02'29''E$  a distance of 10.00 feet; (3)  $N89^{\circ}57'51''W$  a distance of 237.19 feet along a line being 50.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence  $N01^{\circ}02'29''W$  a distance of 10.00 feet; thence  $N89^{\circ}57'51''W$  a distance of 185.49 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said North Avenue Annexation No. 4; thence  $N00^{\circ}09'51''W$  a distance of 40.00 feet along the Easterly line of said North Avenue Annexation No. 4 to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence  $N89^{\circ}57'51''W$  a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the North Avenue Annexation No. 4 to the Point of Beginning.

Said parcel contains 0.89 acres (38,807.78 sq. ft.), more or less, as described.

North Avenue Annexation No. 6

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the

Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°03'24"W with all bearings contained herein relative thereto; thence N00°03'24"W a distance of 43.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Point of Beginning; thence N00°03'24"W a distance of 7.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Southwest corner of A Storage Place II Annexation, Ordinance No. 3719, City of Grand Junction; thence S89°57'58"E a distance of 123.66 feet along the Southerly line of said A Storage Place II Annexation; thence S00°01'01"W a distance of 100.00 feet along the West line of A Storage Place Annexation, Ordinance No. 3137, City of Grand Junction; thence N89°57'58"W a distance of 123.50 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence N00°35'52"W a distance of 10.00 feet along the East line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 427.55 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence along North Avenue Annexation No. 5, City of Grand Junction the following three (3) courses: (1) N00°02'09"W a distance of 40.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; (2) N89°57'51"W a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; (3) N00°03'39"W a distance of 40.00 feet; thence S89°57'51"E a distance of 123.00 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N00°20'21"W a distance of 3.00 feet; thence S89°57'51"E a distance of 661.56 feet along a line being 43.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the South line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, public records of Mesa County, Colorado to the Point of Beginning.

Said parcel contains 1.44 acres (62,829.10 sq. ft.), more or less, as described.

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

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

1. That a hearing will be held on the 4<sup>th</sup> day of May 2009, 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.

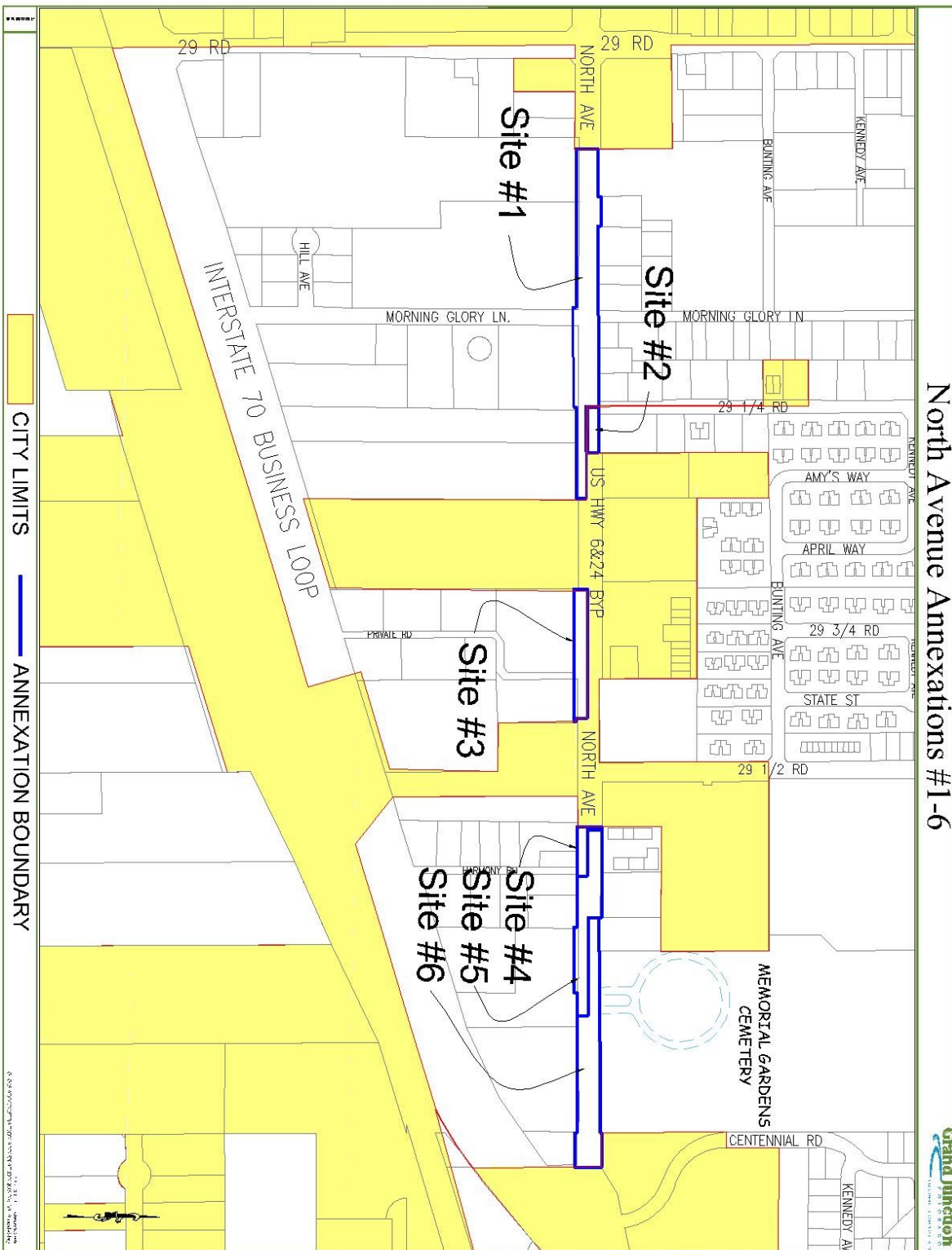
ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Attest:

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

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

# ATTACHMENT



North Avenue Annexations #1-6



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

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City Clerk

<i>DATES PUBLISHED</i>
<b>April 1, 2009</b>
<b>April 8, 2009</b>
<b>April 15, 2009</b>
<b>April 22, 2009</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**NORTH AVENUE RIGHT-OF-WAY ANNEXATION**

**APPROXIMATELY 5.32 ACRES  
LOCATED AT SIX SEPARATE SECTIONS OF NORTH AVENUE RIGHT-OF-WAY  
FROM 29 ROAD WESTERLY TO I-70 BUSINESS LOOP**

**WHEREAS**, on the 30<sup>th</sup> day of March 2009, 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 4<sup>th</sup> day of May 2009; 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, as shown on Attachment A and described to wit:

**NORTH AVENUE RIGHT-OF-WAY ANNEXATION**

North Avenue Annexation No. 1

A certain parcel of land located in the Northwest Quarter (NW 1/4) of Section 17 and the Southwest Quarter (SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 and assuming the North line of the NW 1/4 NW 1/4 of said Section 17 to bear N89°57'27"W with all bearings contained herein relative thereto; thence S00°11'03"W a distance of 4.00 feet along the East line of the NW 1/4



NW 1/4 of said Section 17 to a point on the South line of Shultz Annexation No. 2, Ordinance No. 3810, City of Grand Junction, said point also being the Point of Beginning; thence S89°57'29"E a distance of 330.51 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17; thence S00°11'42"E a distance of 36.00 feet along the West line Career Center Annexation, Ordinance No. 3801, City of Grand Junction; thence N89°57'29"W a distance of 330.52 feet along a line 40.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the East line of the NW 1/4 NW 1/4 of said Section 17; thence S00°09'30"E a distance of 10.00 feet along the East line of the NW 1/4 NW 1/4 of said Section 17; thence N89°57'27"W a distance of 365.40 feet along a line being 50.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°08'12"W a distance of 10.00 feet; thence N89°57'27"W a distance of 577.81 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Southeast corner of Flynn Annexation, Ordinance No. 1864, City of Grand Junction; thence N00°02'33"E a distance of 80.00 feet along the East line of said Flynn Annexation; thence S89°57'27"E a distance of 173.12 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence N00°02'33"E a distance of 10.00 feet; thence S89°57'27"E a distance of 110.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17; thence S00°02'33"W a distance of 10.00 feet; thence S89°57'27"E a distance of 655.86 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to a point on the West line of said Shultz Annexation No. 2; thence S00°03'56"E a distance of 44.00 feet along the West line of said Shultz Annexation No. 2, said line also being 4.00 feet West of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 8; thence S89°57'27"E a distance of 4.00 feet along the South line of said Shultz Annexation No. 2, said line also being 4.00 feet South of and parallel with the North line of the NW 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 2.11 acres (91,922.09 sq. ft.), more or less, as described.

#### North Avenue Annexation No. 2

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

Beginning at the Southwest corner of the SE 1/4 SW 1/4 of said Section 8 and assuming the North line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 to bear N89°57'29"W with all bearings contained herein relative thereto; thence N00°03'56"W a distance of 40.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 8, said line also being the Easterly line of Shultz Annexation No. 1, Ordinance No. 3809, City of Grand Junction; thence S89°57'29"E a

distance of 165.00 feet along a line being 40.00 feet North of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 to a point on the West line of Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S00°02'29"E a distance of 40.00 feet along the West line of said Cantrell Annexation No. 2 to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W a distance of 164.98 feet along said Shultz Annexation No. 1, said line also being the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 0.15 acres (6,599.67 sq. ft.), more or less, as described

#### North Avenue Annexation No. 3

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NW 1/4 of said Section 17 and assuming the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence N89°57'29"W a distance of 187.88 feet along the North line of the NE 1/4 NW 1/4 of said Section 17, said line also being the North line of U-Haul Annexation, Ordinance No. 3209, City of Grand Junction to the Point of Beginning; thence S00°02'31"W a distance of 40.00 feet along Cantrell Annexation No. 2, Ordinance No. 3340, City of Grand Junction; thence S89°57'29"E a distance of 10.02 feet along said Cantrell Annexation No. 2 to a point on the West line of said U-Haul Annexation; thence S00°09'44"E a distance of 10.00 feet along the West line of said U-Haul Annexation; thence N89°57'29"W a distance of 483.25 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17; thence along the Southeasterly line of Career Center Annexation, Ordinance No. 3801, City of Grand Junction the following two (2) courses: (1) N00°02'29"W a distance of 50.00 feet to a point on the North line of the NE 1/4 NW 1/4 of said Section 17; (2) S89°57'29"E a distance of 473.27 feet along the North line of the NE 1/4 NW 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 0.55 acres (23,761.91 sq. ft.), more or less, as described.

#### North Avenue Annexation No. 4

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 206.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of Mesa County Human Services Annexation No. 1, Ordinance No. 3445, City of Grand Junction; thence S89°57'51"E a distance of 10.00 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'43"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°09'51"E a distance of 40.00 feet; thence N89°57'51"W a distance of 180.00 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said Mesa County Human Services Annexation No. 1; thence N00°09'43"W a distance of 40.00 feet along the Easterly line of said Mesa County Human Services Annexation No. 1 to the Point of Beginning.

Said parcel contains 0.18 acres (7,699.97 sq. ft.), more or less, as described

#### North Avenue Annexation No. 5

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the West line of the SW 1/4 SE 1/4 of said Section 8 to bear N00°04'03"W with all bearings contained herein relative thereto; thence S89°57'51"E a distance of 216.84 feet along the North line of the NW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°09'43"W a distance of 50.00 feet along the Easterly line of North Avenue Annexation No. 4, City of Grand Junction; thence S89°57'51"E a distance of 321.81 feet along a line being 50.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°03'39"E a distance of 50.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence S89°57'51"E a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; thence S00°02'09"E a distance of 40.00 feet; thence along the Northerly line of Lot 1 of Duo Subdivision, as same is recorded in Plat Book 12, Page 74, public records of Mesa County, Colorado the following three (3) courses: (1) N89°57'51"W a distance of 85.53 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; (2) S01°02'29"E a distance of 10.00 feet; (3) N89°57'51"W a distance of 237.19 feet along a line being 50.00 feet South of and parallel with the North line of the

NW 1/4 NE 1/4 of said Section 17; thence N01°02'29"W a distance of 10.00 feet; thence N89°57'51"W a distance of 185.49 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17 to the Southeast corner of said North Avenue Annexation No. 4; thence N00°09'51"W a distance of 40.00 feet along the Easterly line of said North Avenue Annexation No. 4 to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 170.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the North Avenue Annexation No. 4 to the Point of Beginning.

Said parcel contains 0.89 acres (38,807.78 sq. ft.), more or less, as described.

#### North Avenue Annexation No. 6

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 8 and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 8 to bear N00°03'24"W with all bearings contained herein relative thereto; thence N00°03'24"W a distance of 43.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Point of Beginning; thence N00°03'24"W a distance of 7.00 feet along the East line of the SW 1/4 SE 1/4 of said Section 8 to the Southwest corner of A Storage Place II Annexation, Ordinance No. 3719, City of Grand Junction; thence S89°57'58"E a distance of 123.66 feet along the Southerly line of said A Storage Place II Annexation; thence S00°01'01"W a distance of 100.00 feet along the West line of A Storage Place Annexation, Ordinance No. 3137, City of Grand Junction; thence N89°57'58"W a distance of 123.50 feet to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence N00°35'52"W a distance of 10.00 feet along the East line of the NW 1/4 NE 1/4 of said Section 17; thence N89°57'51"W a distance of 427.55 feet along a line being 40.00 feet South of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence along North Avenue Annexation No. 5, City of Grand Junction the following three (3) courses: (1) N00°02'09"W a distance of 40.00 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 17; (2) N89°57'51"W a distance of 357.00 feet along the North line of the NW 1/4 NE 1/4 of said Section 17; (3) N00°03'39"W a distance of 40.00 feet; thence S89°57'51"E a distance of 123.00 feet along a line being 40.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17; thence N00°20'21"W a distance of 3.00 feet; thence S89°57'51"E a distance of 661.56 feet along a line being 43.00 feet North of and parallel with the North line of the NW 1/4 NE 1/4 of said Section 17, said line also being the South line of Memorial Gardens Minor Subdivision, as same is recorded in Plat Book 19, Page 379, public records of Mesa County, Colorado to the Point of Beginning.

Said parcel contains 1.44 acres (62,829.10 sq. ft.), more or less, as described.

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

**INTRODUCED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 and ordered published.

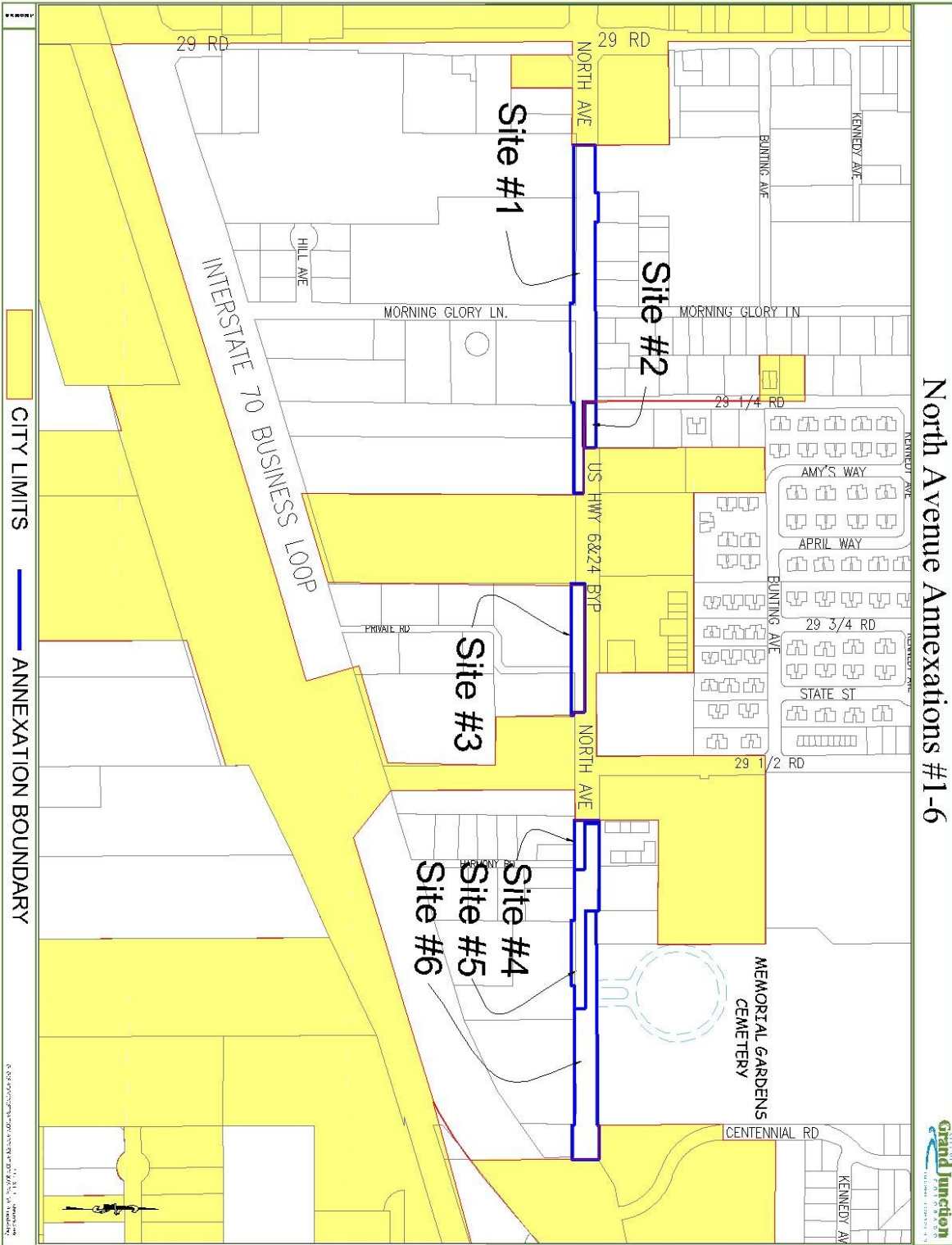
**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Attest:

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

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

# ATTACHMENT A



North Avenue Annexations #1-6

**Attach 5**

Setting a Hearing Zoning the Ajarian Annexation, Located at 2954 D ½ Road

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning Ajarian Annexation - Located at 2954 D ½ Road		
<b>File #</b>	ANX-2009-021		
<b>Meeting Day, Date</b>	Monday, March 30, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 18, 2009		
<b>Author Name &amp; Title</b>	Michelle Hoshide, Associate Planner		
<b>Presenter Name &amp; Title</b>	Michelle Hoshide, Associate Planner		

**Summary:** A request to zone 17.78 acres, Ajarian Annexation, consisting of two (2) parcels located at 2954 D ½ Road to an R-8 (Residential 8 du/acre) zone district.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for April 13, 2009.

**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>		2954 D ½ Road		
<b>Applicants:</b>		Owners: Menas and Avedis Ajarian Representative: Rob Bennett		
<b>Existing Land Use:</b>		County Residential Single Family		
<b>Proposed Land Use:</b>		Residential 8 du/acre		
<b>Surrounding Land Use:</b>	<b>North</b>	Union Pacific Railroad Company		
	<b>South</b>	Single Family Residential		
	<b>East</b>	Single Family Residential		
	<b>West</b>	Residential Single Family		
<b>Existing Zoning:</b>		I-2 (County General Industrial) and RSF-R (County Residential Single Family Rural)		
<b>Proposed Zoning:</b>		R-8 (Residential 8 du/acre)		
<b>Surrounding Zoning:</b>	<b>North</b>	County C-2 and City C-1		
	<b>South</b>	RSF-R (County Single Family Rural) and R-8 (Residential 8 du/acre)		
	<b>East</b>	I-2 (County General Industrial) and RSF-R (County Residential Single Family Rural)		
	<b>West</b>	I-2 (County General Industrial) and RSF-R (County Residential Single Family Rural)		
<b>Growth Plan Designation:</b>		Residential Medium		
<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/acre) district is consistent with the Growth Plan zoning of Residential Medium. The existing County zoning is I-2 (General Industrial) and 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: The proposed R-8 (Residential 8 du/acre) zoning district conforms with the Growth Plan as the Future Land Use designation is Residential Medium for this property.

- 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 and services are available to accommodate the R-8 (Residential 8 du/acre) zone district. An 8" Ute water line and a 12" Central Grand Valley Sanitary sewer line are located within the Riverside Parkway.

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

- a. R-4 (Residential 4 du/acre)
- b. R-5 (Residential 5 du/acre)

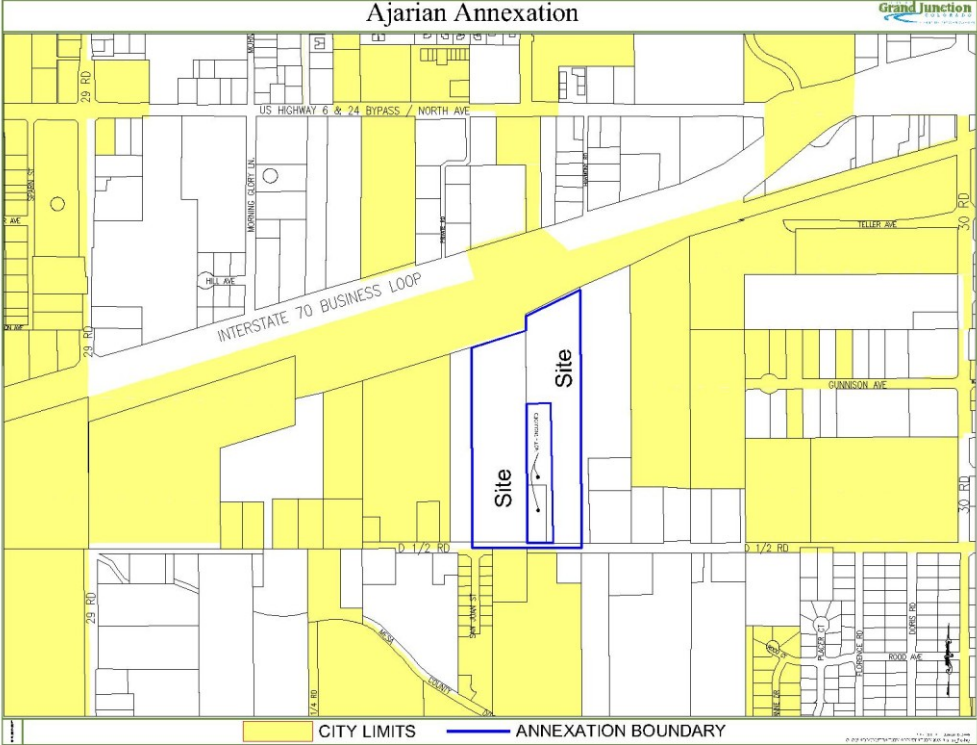
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council on March 10, 2009, finding the zoning to the R-8 (Residential 8 du/acre) 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



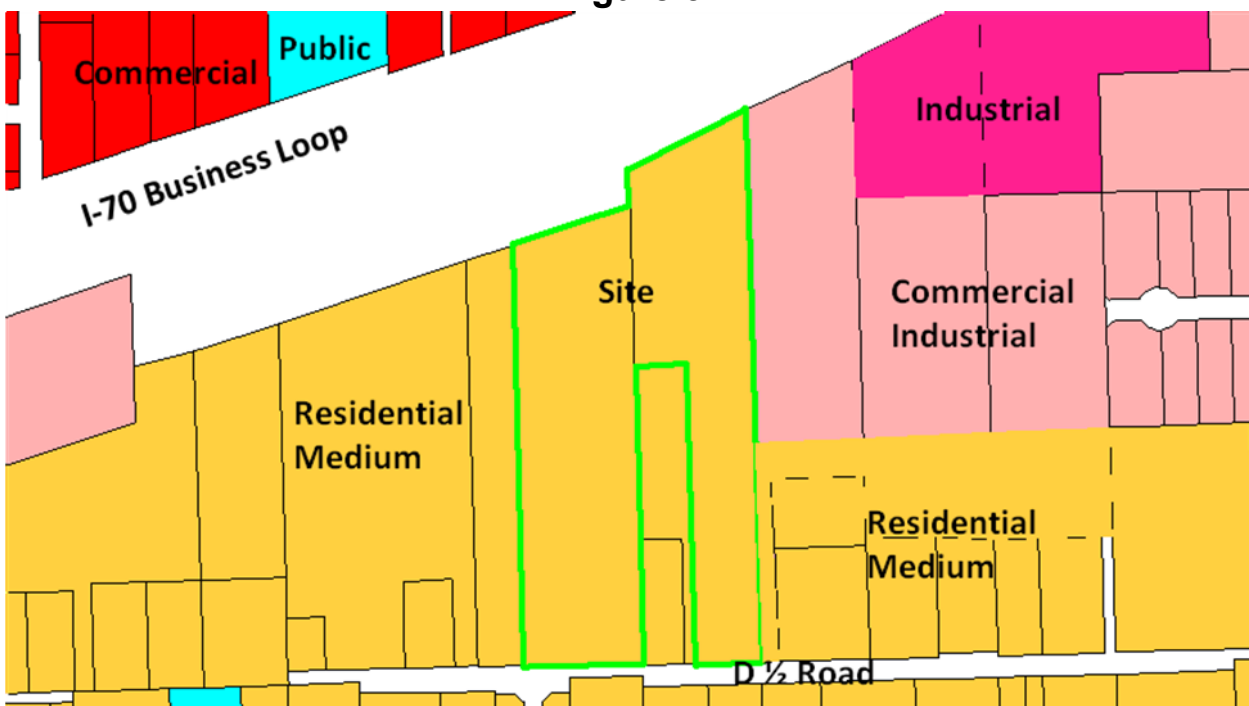
# Aerial Photo Map

Figure 2



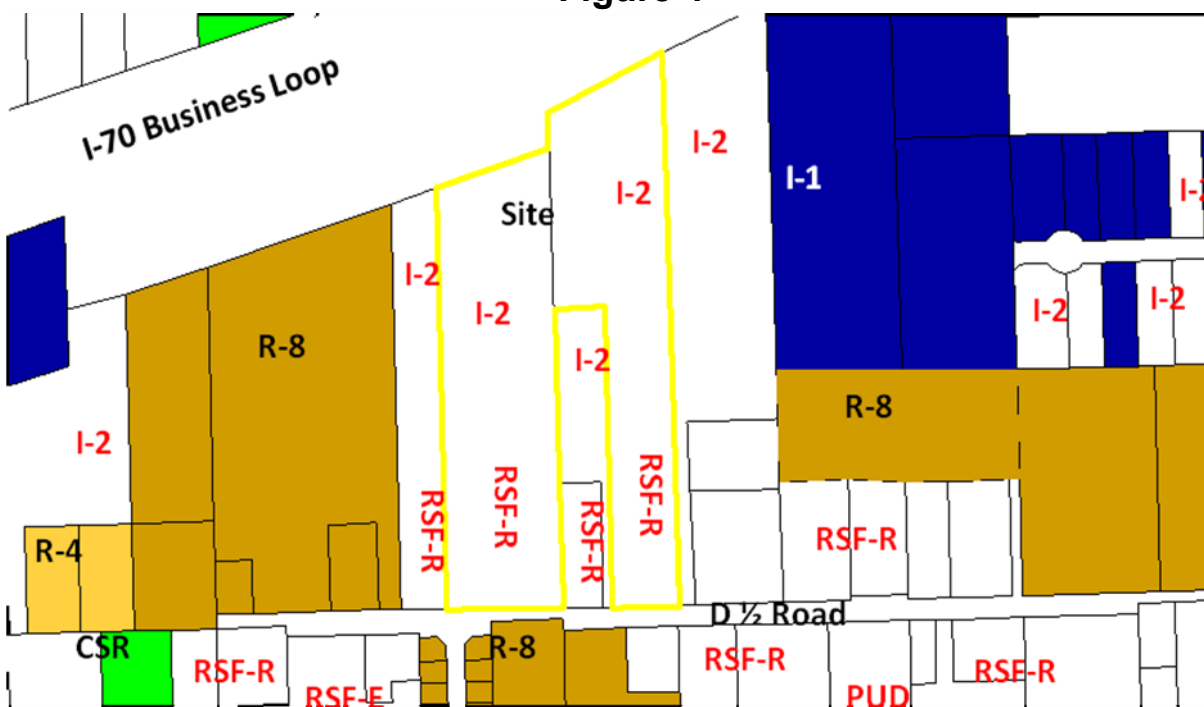
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE AJARIAN ANNEXATION TO  
R-8 (RESIDENTIAL 8 DU/ACRE)**

**LOCATED AT**

**2954 D ½ 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 Ajarian Annexation to the R-8 (Residential 8 du/acre) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

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

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

**AJARIAN ANNEXATION**

A certain parcel of land located in the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 SE 1/4 of said Section 17 and assuming the North line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'37"W with all bearings contained herein relative thereto; thence S89°59'37"W a distance of 330.34 feet along the North line of the NE 1/4 SW 1/4 of said Section 17, said line also being the North line of Wexford Annexation, Ordinance No. 4042, City of Grand

Junction; thence N00°11'14"W a distance of 1206.34 feet to a point on the Southerly line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction; thence along the Southerly line of said Southern Pacific Railroad Annexation No. 1 the following four (4) courses: (1) N71°54'35"E a distance of 347.15 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 17; (2) N00°11'14"W a distance of 4.23 feet along the West line of the SW 1/4 NE 1/4 of said Section 17 to the Northwest corner of the SW 1/4 NE 1/4 of said Section 17; (3) N00°09'11"W a distance of 81.61 feet; (4) N64°33'03"E a distance of 365.02 feet; thence S00°10'35"E a distance of 1556.90 feet to a point on the North line of the NW 1/4 SE 1/4 of said Section 17; thence N89°58'50"W a distance of 329.87 feet along the North line of the NW 1/4 SE 1/4 of said Section 17 to the Point of Beginning, LESS HOWEVER the following described parcel of land; Commencing at the Northwest corner of the NW 1/4 SE 1/4 of said Section 17; thence N00°11'14"W a distance of 30.00 feet along the West line of the SW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°11'14"W a distance of 840.43 feet along the West line of the SW 1/4 NE 1/4 of said Section 17; thence N88°44'25"E a distance of 149.41 feet; thence S00°49'03"E a distance of 843.85 feet; thence N89°58'50"W a distance of 158.67 feet along a line being 30.00 feet North of and parallel with the North line of the NW 1/4 SE 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 17.78 acres (774,470.45 sq. ft.), more or less, as described.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_\_, 2009 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

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

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

**Attach 6**

Setting a Hearing Zoning the Parkway Complex Annexation, Located at 2789 Riverside Parkway

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Zoning Parkway Complex Annexation - Located at 2789 Riverside Parkway		
<b>File #</b>	ANX-2009-018		
<b>Meeting Day, Date</b>	Monday, March 30, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 18, 2009		
<b>Author Name &amp; Title</b>	Michelle Hoshide, Associate Planner		
<b>Presenter Name &amp; Title</b>	Michelle Hoshide, Associate Planner		

**Summary:** A request to zone 1.12 acres Parkway Complex Annexation, located at 2789 Riverside Parkway to an I-1(Light Industrial) zone district.

**Budget:** N/A

**Action Requested/Recommendation:** Introduce a proposed Ordinance and set a public hearing for April 13, 2009.

**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>		2789 Riverside Parkway		
<b>Applicants:</b>		Owners: TDH Investments LLC.		
<b>Existing Land Use:</b>		Residential Single Family		
<b>Proposed Land Use:</b>		Light Industrial		
<b>Surrounding Land Use:</b>	<b>North</b>	Industrial		
	<b>South</b>	Single Family Residential and Industrial		
	<b>East</b>	Industrial		
	<b>West</b>	Industrial		
<b>Existing Zoning:</b>		I-2 (County General Industrial)		
<b>Proposed Zoning:</b>		I-1 (Light Industrial)		
<b>Surrounding Zoning:</b>	<b>North</b>	I-1(Light Industrial)		
	<b>South</b>	RSF-R (County Single Family Rural) and I-2 (County General Industrial)		
	<b>East</b>	I-2 (County General Industrial)		
	<b>West</b>	I-2 (County General Industrial)		
<b>Growth Plan Designation:</b>		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) zone district is consistent with the Growth Plan. 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 proposed I-1 (Light Industrial) zoning district conforms to and furthers the goals and policies of the Growth Plan as the Future Land Use designation is Industrial for this property. The proposed zone is also compatible with the adjacent and surrounding land uses.

- 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 and services are available to accommodate the I-1 (Light Industrial) zone district. A 12" Ute water line and an 15" Central Grand Valley Sanitary sewer line are located within the Riverside Parkway.

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.

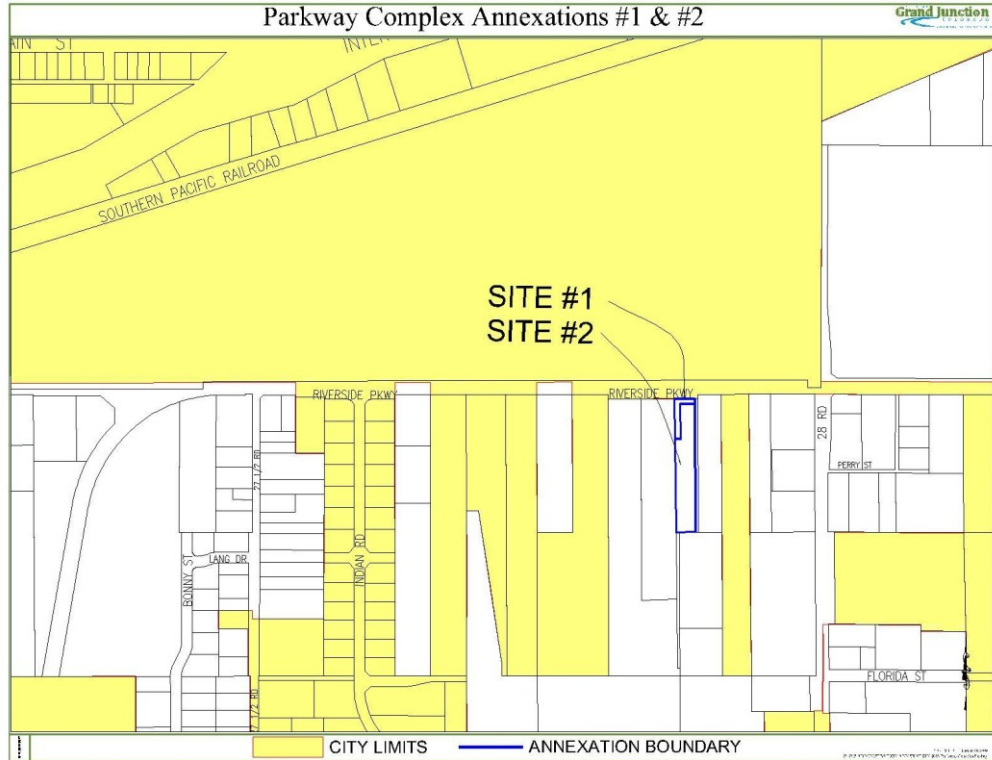
- c. I-O (Industrial/ Office Park)
- d. I-2 (General Industrial)

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 10, 2009, 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.

# Annexation/Site Location Map

Figure 1



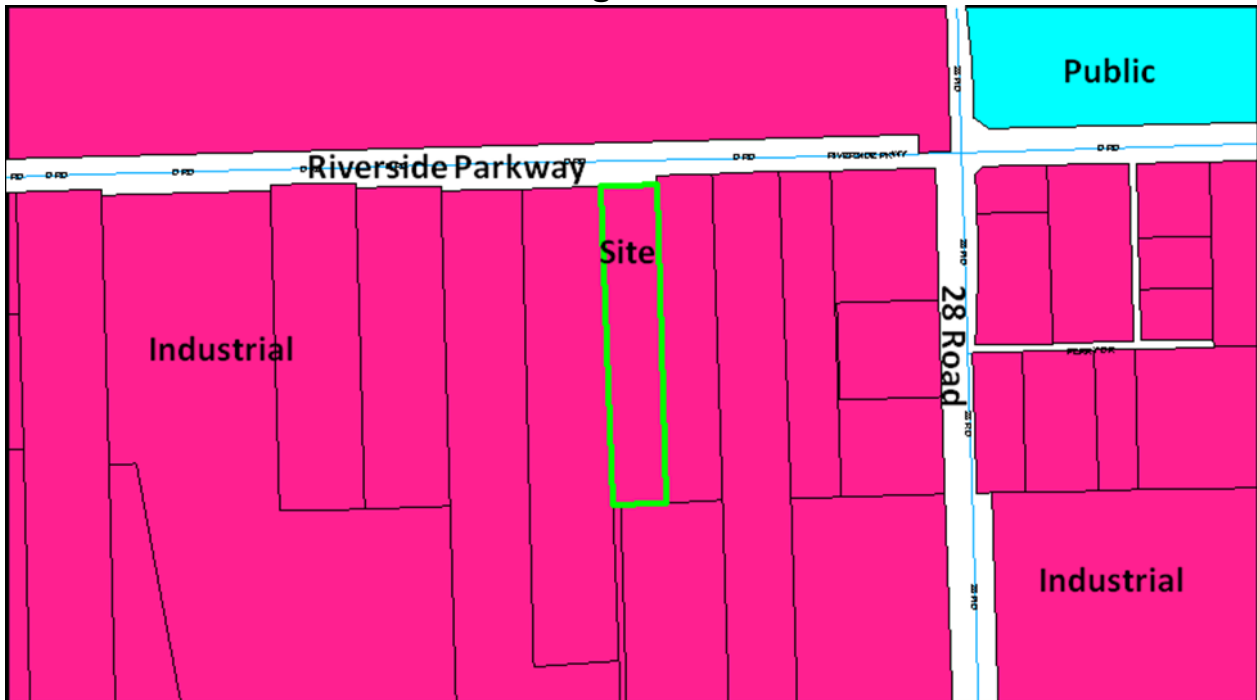
# Aerial Photo Map

Figure 2



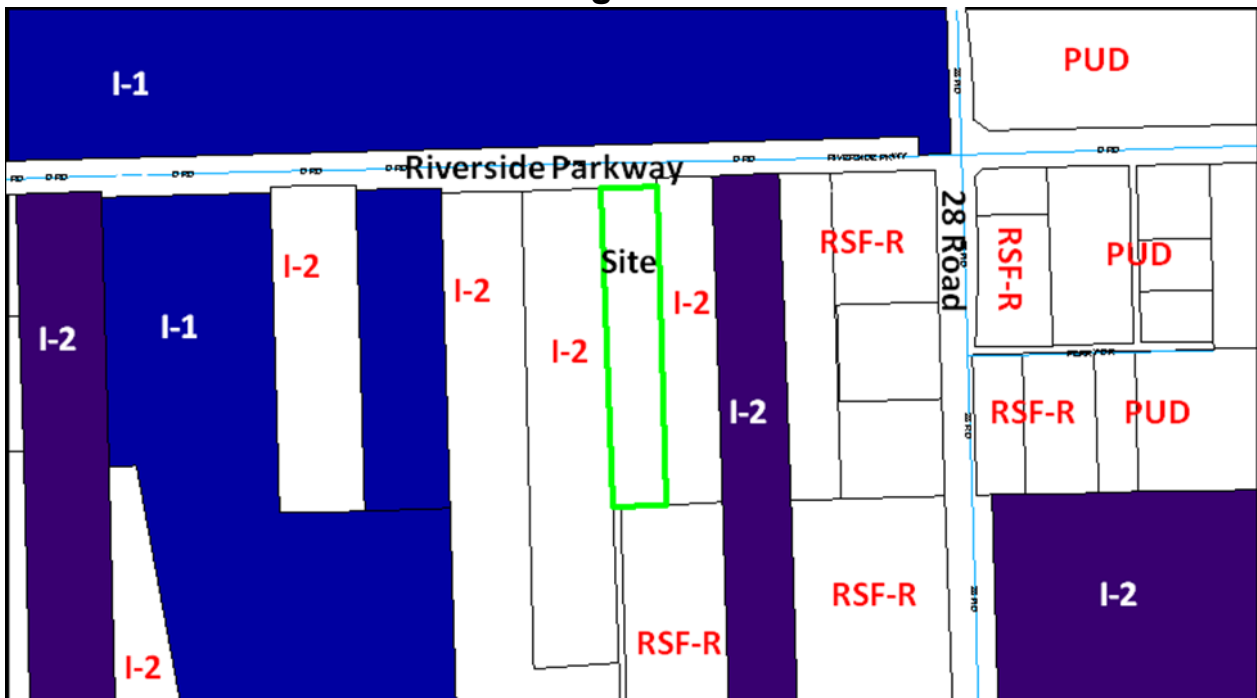
# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**LOCATED AT**

**2789 RIVERSIDE PARKWAY**

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 Parkway Complex 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)

**PARKWAY COMPLEX ANNEXATION**

Parkway Complex Annexation No. 1 and Parkway Complex Annexation No. 2

Parkway Complex Annexation No. 1

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NE 1/4 of said Section 24 and assuming the North line of the NE 1/4 NE 1/4 of said Section 24 to bear N89°59'19"W with all bearings contained herein relative thereto; thence N89°59'19"W a distance of 582.39 feet along the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°08'19"E a distance of 50.00 feet to a point on the Southerly line of Carter-Page

Annexation, Ordinance No. 4215, City of Grand Junction, said point also being the Point of Beginning; thence S00°08'19"E a distance of 25.00 feet; thence N89°59'19"W a distance of 67.06 feet; thence S00°33'39"E a distance of 159.49 feet; thence N90°00'00"W a distance of 25.00 feet; thence N00°33'39"W a distance of 184.50 feet to a point on the Southerly line of said Carter-Page Annexation; thence S89°59'19"E a distance of 92.25 feet along a line being 50.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 24, said line also being the Southerly line of said Carter-Page Annexation to the Point of Beginning.

Said parcel contains 0.14 acres (6,291.32 sq. ft.), more or less, as described.

Parkway Complex Annexation No. 2

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NE 1/4 of said Section 24 and assuming the North line of the NE 1/4 NE 1/4 of said Section 24 to bear N89°59'19"W with all bearings contained herein relative thereto; thence N89°59'19"W a distance of 582.39 feet along the North line of the NE 1/4 NE 1/4 of said Section 24; thence S00°08'19"E a distance of 75.00 feet the Point of Beginning; thence S00°08'19"E a distance of 586.80 feet; thence N89°59'19"W a distance of 87.74 feet; thence N00°33'39"W a distance of 427.33 feet to the Southwest corner of Parkway Complex Annexation No. 1, City of Grand Junction; thence S90°00'00"E a distance of 25.00 feet along said Parkway Complex Annexation No. 1; thence N00°33'39"W a distance of 159.49 feet along the Southerly line of said Parkway Complex Annexation No. 1; thence S89°59'19"E a distance of 67.06 feet along the Southerly line of said Parkway Complex Annexation No. 1 to the Point of Beginning.

Said parcel contains 1.12 acres (48,766.93 sq. ft.), more or less, as described.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_\_, 2009 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

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

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

**Attach 7**

New Energy Communities Initiative Grant

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	New Energy Communities Initiative Grant		
<b>File #</b>			
<b>Meeting Day, Date</b>	Monday, March 30, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 21, 2009		
<b>Author Name &amp; Title</b>	Kathy Portner, Neighborhood Services Manager		
<b>Presenter Name &amp; Title</b>	Kathy Portner, Neighborhood Services Manager		

**Summary:** A request to accept a New Energy Communities Grant, in the amount of \$700,000, as partial funding for energy efficiency upgrades, renewable energy applications, sustainability management program, and downtown catalyst project planning.

**Budget:** The City's match for the grant is through Performance Contracting and CDBG funding.

**Action Requested/Recommendation:** Accept the grant and authorize the City Manager to sign the grant contract.

**Attachments:** None

**Background Information:** The City applied for and received a New Energy Communities Initiative Grant, a new program administered by the Department of Local Affairs and the Governor's Energy Office. We submitted a regional application with our partners, Mesa County, City of Fruita, Town of Palisade and the Grand Junction Housing Authority. The total grant is for \$1,000,050, which includes \$250,000 to the Town of Palisade and \$100,000 to the City of Fruita for energy efficiency upgrades. Palisade's and Fruita's awards will be by separate contract with the State.

The grant to the City of Grand Junction includes \$30,000 for the Housing Authority's energy efficiency upgrades. The remaining allocation is as follows:

- \$200,000 for solar installations at Two Rivers Convention Center and the Visitors Center.

- \$50,000 for purchase of SEEC, a sustainability management program.
- \$120,000 for the design and strategic plan for the downtown catalyst project.
- \$300,000 for the Persigo CNG fueling project.

**Attach 8**

Hot Mix Asphalt for Streets Division

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Hot Mix Asphalt for Streets Division		
<b>File #</b>			
<b>Meeting Day, Date</b>	Monday, March 30, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	March 13, 2009		
<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 purchase of approximately 2,000 tons of hot mix asphalt for the Streets Division to be used for road work and repairs for 2009.

**Budget:** The Streets Division has \$170,000 budgeted for the purchase of hot mix asphalt.

**Action Requested/Recommendation:** Authorize the Purchasing Division to purchase approximately 2,000 tons of hot mix asphalt, on behalf of the Streets Division, from United Companies of Mesa County for an estimated amount of \$131,000.

**Attachments:** N/A

**Background Information:** Each year the City's Streets Division is required to pave, re-pave, and repair numerous streets throughout the City. A formal Invitation for Bids was issued to a source list of vendors, advertised in The Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). One company submitted a formal bid, which was found to be responsive and responsible, in the following amount:

- United Companies of Mesa County, Grand Junction \$65.50 per ton.

Based on the estimated quantity of 2,000 tons, the estimated total dollar amount is \$131,000.