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

**MONDAY, MAY 17, 2010, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

Invocation – Pastor Richard Bishop, Clifton Bible Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

**Presentation**

Presentation of Appreciation Plaque to Outgoing President of the Council Bruce Hill

**Proclamations/Recognitions**

Proclaiming May, 2010 as “Military Appreciation Month” in the City of Grand Junction

Proclaiming May 24 – June 6, 2010 as “2-Week, 2-Second Start the Habit Challenge” in the City of Grand Junction

**Council Comments**

**Citizen Comments**

**City Manager’s Report**

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**\*\*\* CONSENT CALENDAR \*\*\*®**

1. **Minutes of Previous Meetings** [Attach 1](#)

*Action:* Approve the Minutes of the May 5, 2010 Regular Meeting and the May 10, 2010 Joint Persigo Meeting

2. **Council Assignments for 2010-2011** [Attach 2](#)

City Council considers the appointments and assignments for its members to various boards, committees, commissions, and organizations.

Resolution No. 27-10—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions and Organizations

*®Action:* Adopt Resolution No. 27-10

Staff presentation: City Council

3. **Setting a Hearing on the R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue** [File #VR-2009-231] [Attach 3](#)

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

Proposed Ordinance Vacating a Portion of the Grand Mesa Avenue Right-of-Way Located Adjacent to 545 Grand Mesa Avenue for R and A Subdivision

*Action:* Introduction of a Proposed Ordinance and Set a Public Hearing for June 2, 2010

Staff presentation: Lori V. Bowers, Senior Planner

4. **Setting a Hearing on Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code** [File #TAC-2010-039] [Attach 4](#)

Proposed amendments to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

Proposed Ordinance Amending Section 21.03.040(e), Residential Districts, R4; Section 21.03.040, Residential District Summary Table; Section 21.03.060(c)(5), Cluster Developments, Bulk Standards; Section 21.02.120(b)(2), Special Permits; Section 21.06.020(c), Private And Public Parks And Open Spaces, Trails; And Section 21.10.020, Terms Defined

*Action: Introduction of a Proposed Ordinance and Set a Public Hearing for June 14, 2010*

Staff presentation: Lisa Cox, Planning Manager

5. **Contract Amendment for the 2010 Waterline Replacement Project, Phase 1** [Attach 5](#)

This project is Phase 1 of a three phase waterline project aimed at replacing aging waterlines in the City's water distribution system. The City of Grand Junction received a \$3.8 million low interest loan through the Colorado Water Resources and Power Development Authority (CWRPDA) to fund these waterline replacement projects. This contract amendment (Change Order No.1) is required to meet the Colorado Department of Transportation (CDOT) specifications.

*Action: Authorize the City Purchasing Division to Issue Change Order No. 1 to M.A. Concrete Construction, Inc. of Grand Junction, Colorado for the 2010 Waterline Replacement Project, Phase 1 in the Amount of \$200,777.50 for a Revised Contract Amount of \$1,431,608.50*

Staff presentation: Tim Moore, Public Works and Planning Director  
Jay Valentine, Assistant Financial Operations Manager

6. **Construction Contract for 2010 Alley Improvement District** [Attach 6](#)

The project consists of construction of concrete pavement in two alleys and the removal and replacement of deteriorated sewer lines in both alleys. The alleys are located from 3<sup>rd</sup> Street to 4<sup>th</sup> Street between Colorado Avenue and Ute Avenue, and from 11<sup>th</sup> Street to 12<sup>th</sup> Street between North Avenue and Belford Avenue. This is a property owner initiated program through which City alleys are reconstructed with concrete pavement. Sewer, gas lines, and other utilities are also inspected and replaced as needed.

*Action: Authorize the City Purchasing Division to Sign a Construction Contract for the 2010 Alley Improvement District with Sorter Construction, Inc. in the Amount of \$182,140.00*

Staff presentation: Tim Moore, Public Works and Planning Director  
Jay Valentine, Assistant Financial Operations Manager

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

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

7. **City Property Transfer Along No Thoroughfare Canyon Trail to Carl and Sharon Pellam** [Attach 7](#)

The City acquired a tract of land near Rosevale Road from the Riverfront Commission to build a trail. The City agreed upon the completion of the No Thoroughfare Trail to deed a remnant to the adjacent property owners, the Pellams.

Resolution No. 28-10—A Resolution Authorizing the Conveyance of Real Property to Carl and Sharon Pellam

*®Action: Adopt Resolution No. 28-10*

Staff presentation: John Shaver, City Attorney

8. **Public Hearing—2010 CDBG Program Year Funding Requests** [File #2010 CDBG] [Attach 8](#)

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2010 Program Year. The City will receive \$374,550 for the 2010 program year.

*Action: 1) Receive Public Input on the Use of the City's 2010 CDBG Funds and Consider the CDBG City Council Workshop Recommendations for Funding for the 2010 CDBG Program Year; and 2) Set a Public Hearing for Adoption of the 2010 CDBG One-Year Action Plan for June 14, 2010*

Staff presentation: Kristen Ashbeck, Senior Planner

9. **Public Hearing—Justice Assistance Grant Application** [Attach 9](#)

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice, to apply for an annual grant in the amount of \$65,342. These funds are allocated evenly between Grand Junction Police Department and Mesa County Sheriff's Office and will be used in combination with other funding sources to purchase 800MHz radios. The Bureau of Justice Assistance requires City Council review and to provide an opportunity for public comment, as part of the application process.

*Action: Authorize the City Manager to Apply for these Funds and if Awarded to Manage/Disperse \$65,342 in Grant Funds*

Staff presentation: Troy Smith, Deputy Chief of Police

10. **Public Hearing—Marriott Alley Vacation, Located North of Main Street, East of North 3<sup>rd</sup> Street** [File #VR-2009-254] [Attach 10](#)

Request to vacate a portion of the east/west alley between Main Street and Rood Avenue, west of North 3<sup>rd</sup> Street. The portion of the alley that is requesting to be vacated, if approved, will be incorporated into the landscaping and site circulation of a proposed new hotel.

Ordinance No. 4425—An Ordinance Vacating Right-of-Way for a Portion of the Alley Located between Main Street and Rood Avenue West of North 3<sup>rd</sup> Street (Marriott Hotel)

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4425*

Staff presentation: Senta L. Costello, Senior Planner

11. **Public Hearing—Comprehensive Plan Amendment to Include the Revised Grand Valley Circulation Plan** [File #PLN-2010-030] [Attach 11](#)

Request Comprehensive Plan Amendment revising the Grand Valley Circulation Plan for consistency with the Comprehensive Plan.

Ordinance No. 4426—An Ordinance Amending the Comprehensive Plan of the City of Grand Junction to Include the Revised Grand Valley Circulation Plan

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4426*

Staff presentation: Tim Moore, Public Works and Planning Director  
Trent Prall, Engineering Manager

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

**Attach 1**  
**Minutes of Previous Meetings**

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

**May 5, 2010**

The City Council of the City of Grand Junction convened into regular session on the 5<sup>th</sup> day of May 2010 at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Bruce Hill. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. The Grand Junction Police Department/Mesa County Sheriff Combined Honor Guard posted the colors. Council President Bruce Hill led in the Pledge of Allegiance. That was followed by a moment of silence.

**Proclamations**

Proclaiming May 9-15, 2010 as “National Police Week” and May 15, 2010 as “Peace Officers’ Memorial Day” in the City of Grand Junction

Proclaiming the week of May 16 through May 22, 2010, as “Emergency Medical Services Week” in the City of Grand Junction

Proclaiming May 8, 2010 as “Grand Junction Letter Carriers Stamp Out Hunger Day” in the City of Grand Junction

Proclaiming May 2010 as “Foster/Kinship Parent Appreciation Month” in the City of Grand Junction

Proclaiming May 8, 2010 as “National Train Day” in the City of Grand Junction

Proclaiming May 15, 2010 as “Walk from Obesity Day” in the City of Grand Junction

**Election of Mayor and Mayor Pro Tem/Administer Oaths of Office**

Council President Bruce Hill expressed his appreciation for the opportunity to serve as Mayor. He thanked his fellow Councilmembers and Staff for their assistance during his term.

Councilmember Beckstein nominated Councilmember Coons for Mayor of the City of Grand Junction. Councilmember Coons was elected as President of the Council/Ex Officio Mayor by unanimous vote.

Councilmember Susuras nominated Councilmember Beckstein as Mayor Pro Tem for the City of Grand Junction. Councilmember Beckstein was elected as President of the Council Pro Tem/Ex Officio Mayor Pro Tem by unanimous vote.

City Clerk Stephanie Tuin administered the oath of office to both Council President Pro Tem Beckstein and Council President Coons.

The meeting recessed so that the President of the Council/Ex-Officio Mayor Coons and President of the Council Pro Tem/Ex-Official Pro Tem Beckstein could be seated.

President of the Council Coons expressed her appreciation for the honor and for former Mayor Bruce Hill's mentorship.

### **Citizen Comments**

Jim Baughman, 2579 F Road, was present to address the City Council on a water break that occurred almost two weeks prior. He had some pictures of the Big Pipe Project that was constructed two years ago. Two weeks ago Thursday, he awoke with no water. He went down the driveway to find water bubbling out of the ground. He received a call from the irrigation company about a water leak. He went to call Ute Water. When Ute Water dug down to the pipeline they found inadequate pipe and the leak. He said Ute Water replaced the line but now the driveway has sunk from the water saturation. The City, by way of Public Works and Planning Director Tim Moore, was contacted by Kent Baughman who was told neither the City nor the contractor, Mendez Construction, has any money to make the repairs. He felt the contractor is responsible and it's the City's responsibility to see that the repairs happen.

President of the Council Coons thanked Mr. Baughman assuring him the City Attorney will be talking to him.

### **Council Comments**

There was none.

## **CONSENT CALENDAR**

Councilmember Hill read the Consent Calendar and moved that the Consent Calendar Items #1 through 4 be adopted. Councilmember Palmer seconded the motion. Motion carried by roll call vote.



1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the April 19, 2010 Regular Meeting*

2. **Setting a Hearing on Marriott Alley Vacation, Located North of Main Street, East of North 3<sup>rd</sup> Street** [File #VR-2009-254]

Request to vacate a portion of the east/west alley between Main Street and Rood Avenue, west of North 3<sup>rd</sup> Street. The portion of the alley that is requesting to be vacated, if approved, will be incorporated into the landscaping and site circulation of a proposed new hotel.

Proposed Ordinance Vacating Right-of-Way for a Portion of Alley Located between Main Street and Rood Avenue West of North 3<sup>rd</sup> Street (Marriott Hotel)

*Action: Introduction of a Proposed Ordinance and Set a Public Hearing for May 17, 2010*

3. **Setting a Hearing on a Comprehensive Plan Amendment to Include the Revised Grand Valley Circulation Plan** [File #PLN-2010-030]

Request Comprehensive Plan Amendment revising the Grand Valley Circulation Plan for consistency with the Comprehensive Plan.

Proposed Ordinance Amending the Comprehensive Plan of the City of Grand Junction to Include the Revised Grand Valley Circulation Plan

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for May 17, 2010*

4. **Revocable Permit for 560 Colorado Avenue and 131 6<sup>th</sup> Street**

The Grand Junction, Colorado, Downtown Development Authority (“DDA”) is presently going through the City of Grand Junction’s planning process to condominiumize the building located at 560 Colorado Avenue. Through the process it has been determined that revocable permits are needed for portions of awnings and other decorations on the exterior of the building that extend into the City’s right-of-way.

Resolution No. 26-10—A Resolution Approving Revocable Permits To Grand Junction, Colorado, Downtown Development Authority

*Action: Adopt Resolution No. 26-10*

## **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

### **Memorandum of Understanding for the 29 Road and I-70B Interchange**

The 29 Road and I-70B Interchange will extend 29 Road across the railroad tracks and connect to I-70B. This is a joint project between the City of Grand Junction and Mesa County. The project consists of the design, right of way acquisition, construction management, inspection and construction of approximately 2 miles of new and reconstructed streets, a 779 foot long bridge over the Union Pacific Railroad tracks and a 320 foot long ramp bridge connecting to I-70B. The proposed Memorandum of Understanding (MOU) entitled 29 Road and I-70B Interchange May 2010 with Mesa County supersedes and updates a March 12, 2007 MOU. The 2007 agreement addressed the funding and project management of the 29 Rd Interchange at I-70B. For 2010 and 2011 this agreement commits the City to funding \$12,150,676 of the project in order to complete the project. The other 50% will be funded by the County.

City Manager Kadrich presented this item. She asked Council to consider authorizing a newer MOU with Mesa County relative to the 29 Road Project. This addresses the cost sharing with the County. The revised memorandum includes updated costs and also lays out the responsibilities of each entity. The revised MOU also commits the funding to the next phase of the project which will complete the viaduct. Both Public Works Directors of the City and the County do concur with the MOU. She referred the City Council to the Staff Report which includes a chart that outlines all the funding of the project. The costs are slightly higher than previously anticipated and the cost now includes all the Staff costs. The project does meet the goals of the Comprehensive Plan.

Councilmember Palmer lauded the fact the City and the County continue to work together on projects such as these which will make the project as cost efficient as possible.

City Manager Kadrich said the next item on the agenda will provide more details on the project.

Councilmember Kenyon moved to authorize the Mayor to sign a Memorandum of Understanding with Mesa County for the 29 Road and I-70B Interchange. Councilmember Pitts seconded the motion. Motion carried.

### **Construction Contract for the 29 Road and I-70B Interchange Phase**

The 29 Road and I-70B Interchange Phase is the fourth and final phase that will extend 29 Road across the railroad tracks and connect to I-70B. This is a joint project between the City of Grand Junction and Mesa County, and consists of approximately 2 miles of new and reconstructed streets, a 779 foot long bridge over the Union Pacific Railroad tracks, and a 320 foot long ramp bridge connecting to I-70B.

Trent Prall, Engineering Manager, presented this item. This project is a major milestone in the valley's transportation system. The railroad has been a barrier for north-south movement even though it has brought economic development. This viaduct will cross over the railroad. It will be a major connector from Orchard Mesa to the east end of town. It will improve emergency response time and transportation efficiency. It will provide opportunity for economic development along the 29 Road corridor. He described the road design and said there will be construction of sewer and water lines included in the project.

Jay Valentine, Assistant Financial Operations Manager, described the bids. The low bid was received from Lawrence Construction. He described the qualifications of the company which is out of Littleton, Colorado. The County concurred with the recommendation to award the bid to Lawrence Construction. Over the three years, the 29 Road Project should be right on target budget-wise.

Councilmember Pitts asked if the numbers are in line and current. Mr. Valentine said that Carter Burgess had estimated the project cost to be \$21 million so the bid was favorable.

Councilmember Susuras asked if Lawrence Construction plans to use local workers for the projects. Mr. Valentine said yes as well as local suppliers.

Councilmember Palmer said this is a huge step but not the final step. The final step will be the connection of 29 Road to I-70. Although that is still in the future, it is nice to be at this stage.

Councilmember Palmer moved to authorize the City Purchasing Division to enter into a construction contract with Lawrence Construction Company, of Littleton, Colorado for the 29 Road and I-70B Interchange Phase in the amount of \$19,312,363.34. Councilmember Beckstein seconded the motion. Motion carried.

**Public Hearing—Pepper Ridge Easement and Right-of-Way Vacations, Located at the South End of W. Indian Creek Drive** [File #FP-2008-136]

Applicant is requesting to vacate a portion of an existing and improved right-of-way and a utility and drainage easement in order to facilitate a residential development.

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

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He asked that the Staff Report and attachments be entered into the record. The vacation request meets the criteria of the Zoning and Development Code. The Planning Commission forwarded a recommendation of approval from the March 23, 2010 meeting. The applicant was not present.

Councilmember Kenyon asked how this vacation will benefit the City. Mr. Rusche said the new dedication will allow access into a new development.

There were no public comments.

The public hearing was closed at 8:10 p.m.

Resolution No. 24-10—A Resolution Vacating a Utility and Drainage Easement Located within Lot 6 of Pepper Tree Filing No. 4 (Pepper Ridge Subdivision)

Ordinance No. 4422—An Ordinance Vacating Excess Right-of-Way for West Indian Creek Drive Located within Pepper Tree Filing No. 3 (Pepper Ridge Subdivision)

Councilmember Beckstein moved to adopt Resolution No. 24-10 and Ordinance No. 4422 and ordered it published. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

**Public Hearing—American Furniture Warehouse Maldonado Street Easement and Right-of-Way Vacations, Located East of Base Rock Street and West of Highway 6 and 50** [File #VR-2010-019]

Request to vacate 29,400 square feet of the north end of Maldonado Street and 18,356 square feet of an unnamed right-of-way extending east to Highway 6 and 50, along with eight other adjoining and nearby easements. These vacations are the first step in assembling several different parcels and “clear the slate” for the new construction of American Furniture Warehouse. New right-of-way and easements will be provided on the future plat.

The public hearing was opened at 8:12 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the site, the location, and the request. The Comprehensive Plan shows this site to be developed as a commercial site. The Grand Valley Circulation Plan does support the vacation of the right-of-way when new right-of-way will be dedicated. The vacation provides a clean slate for the developer to design the site. She asked that the Staff Report and attachments be entered into the record. The vacation requests are consistent with the Comprehensive Plan, meeting goals #3 and #6, and meet the criteria of the Zoning and Development Code. The vacations are contingent on the new dedication of right-of-ways and easements. The Planning Commission forwarded a recommendation of approval from their April 13, 2010 meeting.

Councilmember Palmer asked who will have to construct the new right-of-way. Ms. Bowers said the developer will pay for that construction. Councilmember Palmer asked about the developers' requirement to pay TCP fees.

City Manager Kadrich said the developer will have to pay TCP fees which will help pay for the access off the highway.

Councilmember Pitts inquired about the access from the highway. Ms. Bowers showed where the proposed access will be, noting it will improve the area traffic circulation.

Councilmember Pitts asked if that will bottle up the highway. Ms. Bowes said Staff feels it will free up some of the congestion in the area.

Councilmember Susuras asked if relocation of the utilities is at the expense of the builder. Ms. Bowers said yes, they will be responsible for the cost.

Councilmember Kenyon asked when the application of the final plan will be forthcoming. Ms. Bowers said very soon.

There were no public comments.

The public hearing was closed at 8:19 p.m.

Resolution No. 25-10—A Resolution Vacating Easements Located East of Base Rock Street and West of Highway 6 and 50 for the Redevelopment of Properties Associated with American Furniture Warehouse

Ordinance No. 4423—An Ordinance Vacating Right-of-Way for Maldonado Street and an Un-Named Right-of-Way, East of Maldonado Street Located East of Base Rock Street (American Furniture Warehouse)

Councilmember Susuras moved to adopt Resolution No. 25-10 and Ordinance No. 4423 and ordered it published. Councilmember Kenyon seconded the motion. Motion carried by roll call vote with Councilmember Pitts voting NO.

### **Public Hearing—Amendments to the Code of Ordinances to Address Inconsistencies**

The City Code of Ordinances (“Code”) has recently had a comprehensive review as part of a contract with Code Publishing Company. During that review a small number of inconsistencies in the Code were brought forward. The proposed ordinance will address those inconsistencies.

The public hearing was opened at 8:21 p.m.

John Shaver, City Attorney, presented this item. The matter is principally a housekeeping matter. He described the work done by the City Clerk Stephanie Tuin and her office to

get the Code on-line. He urged City Council to take a look at the on-line Code. He described the specific housekeeping matters to be amended by the proposed ordinance.

Councilmember Kenyon thanked the City Attorney and the City Clerk for their work on this project and noted the importance of looking at all the details.

There were no public comments.

The public hearing was closed at 8:23 p.m.

Ordinance No. 4424—An Ordinance Making Certain Amendments to the City's Code of Ordinances to Address Inconsistencies within the Code

Councilmember Kenyon moved to adopt Ordinance No. 4424 and ordered it published. Councilmember Palmer 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 8:24 p.m.

Stephanie Tuin, MMC  
City Clerk

**CITY OF GRAND JUNCTION CITY COUNCIL  
and  
BOARD OF COUNTY COMMISSIONERS FOR MESA COUNTY**

**JOINT PERSIGO MEETING MINUTES  
MAY 10, 2010**

**Call to Order**

The Grand Junction City Council and the Mesa County Commissioners Joint Persigo meeting was called to order by President of the Council Teresa Coons at 6:00 p.m. on May 10, 2010 in the City Auditorium, City Hall, 250 N. 5<sup>th</sup> Street.

City Councilmembers present were Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and City Council President Teresa Coons.

From Mesa County, County Commissioner Chair Craig Meis and Commissioners Steve Acquafresca and Janet Rowland were present.

Also present were City Staffers City Manager Laurie Kadrach, City Attorney John Shaver, Deputy City Manager Rich Englehart, Public Works and Planning Director Tim Moore, Deputy Director of Utilities, Streets, and Facilities Terry Franklin, Utilities Engineer Bret Guillory, Wastewater Services Manager Dan Tonello, Planning Manager Lisa Cox, Principal Planner David Thornton and City Clerk Stephanie Tuin.

County Staffers present were County Administrator Jon Peacock, Planning and Development Director Kurt Larsen, County Attorney Lyle Dechant, Long Range Planner Keith Fife, Public Works Director Pete Baier, and Clerk to the Board Bert Raley.

County Administrator Jon Peacock suggested the Board change the order of the agenda in order to allow the public present an opportunity to address those issues first.

Council President Coons asked if anyone objected to the order of the agenda being changed. There were no objections.

**Public Hearing – 135 31 Road**

Council President Coons opened the public hearing at 6:02 p.m.

Tim Moore, Public Works and Planning Director, introduced this item, noting that the applicant for the second parcel on the agenda withdrew their application.

Councilmember Pitts asked for Mr. Moore to explain the terminology of the Orchard Mesa Open Land Overlay District. Mr. Moore referred the question to County Staff.

Keith Fife, Long Range Planning Director, explained that the Orchard Mesa Open Land Overlay District is an optional development scenario that the County put in place based on an Orchard Mesa Plan that was adopted several years ago to allow people in an AFT zone to cluster their property down to 2 ½ acre density if they agree to leave half of that property in open space.

Councilmember Hill asked that a map of the 201 boundary be displayed. Mr. Moore put up the Comprehensive Plan map and indicated the location of the properties in question.

Linda Roach, 138 30 ¾ Road, and Gretchen Sigafos, 131 31 Road, stated that Ms. Roach circulated a petition in the area and has 22 names that do not want to go onto the sewer; there were six people that did not want to sign and there was one person who was not available.

Ms. Sigafos displayed a map locating the properties whose owners signed the petition that did not want to be included.

Council President Coons asked Ms. Roach and Ms. Sigafos to provide the petition to the City Clerk so that it gets entered into the record.

Jeri Stinecipher, 3113 A 1/8 Road, wanted clarification and information on what this process means. She wanted to know when, where, and how much it costs for the sewer service and what does it mean personally for the property owners.

City Manager Laurie Kadrach explained that tonight's hearing is only to consider whether the two properties should be included in the 201 Boundary. The residents coming forward may be under the impression that it is a larger area being considered. These inclusions would not affect any of the other properties in the area.

Council President Coons said that the two parcels that applied would receive sewer service, not other properties in the area. The Board is not looking at including a larger area.

City Manager Kadrach said the public hearing is for the purpose of taking comments as to whether one would support or be opposed to the inclusion of these two properties.

Don Pettigrove, 2764 Crossroads, Suite 200, noted that by including the property, it would bypass property that is not included. He asked if State Law would require those bypassed properties to connect to the sewer.

City Manager Kadrach said that it will not require connection unless those properties are developed.



Councilmember Hill noted this would be the first property that is outside the 201 Boundary and is bypassed by the sewer.

City Attorney John Shaver advised that if the bypassed property is served by a septic system and that system fails, and the sewer is within 400 feet of the property, then they would be required to connect to the sewer.

Jeri Stinecipher, 3113 A 1/8 Road, asked, if there is a sewer line within a certain distance, then is one is required to attach to that sewer line and required to pay for that connection?

City Attorney Shaver reiterated his statement noting that Ms. Stinecipher's property is well beyond 400 feet. In answer to the cost, the cost would be the property owner's cost.

Council President Coons reiterated that if the sewer line is further away than 400 feet there is no requirement to connect.

Councilmember Palmer asked, if they are required to connect to the sewer, will they automatically be annexed into the City. City Attorney Shaver said they would come into the 201 Boundary but development triggers annexation into the City.

Councilmember Beckstein asked about the property just north of the property in question, if their septic failed, would they automatically become part of the 201? City Attorney Shaver said, in that case, the Persigo Board would convene and make that decision.

Kerry Cook, 3097 A 1/2 Road, whose property abuts the property in question, asked if any owner can choose to be in the sewer boundary. He said the property in question is downhill from the sewer so it would have to be pumped uphill. He is not in favor of the inclusion.

Tom Weigel, 135 31 Road, the applicant, said he wants to eventually go onto sewer even though it would be quite expensive. Right now he would just like to be included in the 201 Boundary. He asked if his taxes would stay the same if he is included in the boundary. The cost to connect is prohibitive at this point.

Council President Coons inquired if Mr. Weigel wants the Board to continue the hearing. Mr. Weigel said he does not mind being included in the 201 Boundary for future connection as long as his taxes do not go up. He would not want to miss out being included in the 201 Boundary in the future if he were to decline now.

Council President Coons said a withdrawal would not prejudice any future consideration.

Mr. Weigel withdrew his application.

Councilmember Hill asked, if the whole area went into the boundary at once, would that reduce the cost? Mr. Moore said it would be cheaper to share the cost. He deferred to Utilities Engineer Bret Guillory for details.

Bret Guillory, Utilities Engineer, said that when estimating the cost, he used the Comprehensive Plan as a basis. To serve just the house, it would be less. To avoid having a lift station to serve the whole parcel, the line would have to be deeper and would cost more. If looking at serving the whole area, the line would be from a different direction due to the topography.

Commission Chair Meis asked where existing infrastructure for the Persigo line is. Mr. Guillory said from the northwest, Hawk's Nest is the closest sewer infrastructure to the Rooks property, and to the Weigel property, the closest infrastructure would be the Valle Vista outfall.

Council President Coons advised those present that the public hearing is closed since the applicant withdrew, therefore there is no need for additional comment for the subject property.

### **Public Hearing – Southeast Corner of 30 and A ½ Roads**

Council President Coons inquired about the second application. County Administrator Peacock advised that the applicant did withdraw their application.

### **Future 201 Sewer Service Area Boundary Adjustments**

#### **Introduction and Discussion – Post Comprehensive Plan Adoption**

Commission Chair Meis noted that with the Comprehensive Plan now in place, the urban area will most likely be developed in the near future and the Persigo boundary should be formulated accordingly. This previous item points out the difficulty of serving just a few properties in the area at a time. He asked that they discuss the whole area in order to deploy capital accordingly. He felt there had been times when there have been individual requests rather than the Board looking at where development is taking place.

Commissioner Rowland agreed they should take a look at it.

County Administrator Peacock noted that this item was tabled during the Comprehensive Plan discussion as it was a better topic for the Persigo Board. They are looking for direction if the Persigo Board wants to look at different options for a redrawing of the 201 Boundary and determine if there should be an effort to match the 201 Boundary with the Comprehensive Plan boundary.

Councilmember Hill agreed that area should be planned into the future but he is not sure if the time is right to invite the property owners to talk about, not from what was seen tonight.

Councilmember Hill asked about area #8 as labeled on the map. Mr. Moore said that property belongs to BLM so does not need to be in the 201 Boundary as it is in public ownership.

Councilmember Hill said that he is not sure that the residents in area #1 are interested in being included in the 201 Boundary. Therefore it makes sense why that line does not match with the Comprehensive Plan boundary. He would rather wait until the property owners are interested.

Councilmember Pitts said he is comfortable with lines and until something happens with the economy, leave them where they are.

Councilmember Susuras agreed with what Councilmember Hill said.

Councilmember Palmer said he sees no pressing need to make the change.

Councilmember Beckstein also agreed that it should not be looked at until the property owners want it.

Council President Coons advised the Commissioners that Council feels there is no need to open up that discussion.

Commission Chair Meis said that he would like to see the lines better correlate with where growth is taking place and to reduce further checker board annexation that is now inside the 201 Boundary. The Persigo Boundary is causing the checker board annexation now inadvertently. There are disconnected service patterns because of the checker board annexation and it would be helpful to look at this to ensure that services are not being duplicated in adjacent areas.

Councilmember Kenyon agreed with the checker board pattern description but said it is an operational issue. It is disjunctive and dysfunctional for the service providers and he would like to see that being made more efficient but it is a challenge because of the people who do not want to be annexed.

Council President Coons said that it does sound like a discussion on how to best provide service is necessary and they can put it on a future agenda to continue that discussion.

Commission Chair Meis said that they either need let it die and look at future amendments to the Boundary or make a request for information that would demonstrate the issues. Discussions on this have continued far too long.

County Administrator Peacock said that what is unique with the Comprehensive Plan is that they planned significant urban areas that are outside the 201 Boundary. There is a lot of land planned for future urban development that will fall under the County's land use jurisdiction and it would take a long time for appropriate infrastructure to get to those areas. That will likely result in property owners asking for development which may create situations where the landowner must wait for development to get to them. If it is left as business as usual, it sets up future decisions outside the Comprehensive Plan. They are also wrestling with the questions of annexation patterns and checker board annexation patterns and the confusion it creates with the public. The question is if there is a more rational way to step out with either annexation or service delivery.

Councilmember Hill said the City is preparing for growth; areas where an owner wants to develop and it is not in the City leaves the decision to the County but that has been happening since the creation of the community. Ideally from a planning perspective it makes sense to include all those but it doesn't work that way. Checker board may not be ideal but annexation has been very smooth, and it was clumsy at first. Eventually the checker boarding fills in. Annexing everything in the 201 Boundary goes against the previous conversations that have come forward with the Persigo Agreement.

Council President Coons agreed that it is frustrating to keep postponing discussion so she asked Staff if they have a suggestion on a better way to proceed.

County Administrator Peacock said that they have not spent time analyzing alternatives but there probably are a set of alternatives that could be developed if Staff is given direction to do so.

City Manager Kadrach said that Staff has brought forward what has been asked, no forced annexation, only if the property owner wants to be included. Options have not been discussed because they have not originated from the property owners.

Council President Coons said that it takes Staff time and resources to develop alternatives and asked if there is the capacity to do that.

County Administrator Peacock said from the County's perspective, given the slow down, even with staffing reductions, there is no better time to do that with the current low level of development.

City Manager Kadrach stated she has a different perspective; the City Planning and Public Works Department has been reduced by 29 positions in the last nine months. They are looking at a different model of operation for implementing the Comprehensive

Plan and Zoning and Development Code. Some of the wisdom is to leave the Comprehensive Plan alone for a period of time. The City is in a different spot as far as staffing and resources.

Councilmember Palmer said a lot of the checker boarding happens in his district; “no knock” annexation policies in the past did not go over well. He believes time will take care of most of it. The City does not have the dollars to annex everything in the 201 Boundary. The City’s Fire Department services areas outside the 201 Boundary but if Commission Chair Meis is suggesting looking at service arrangements to consolidate costs, he is willing to look at service agreements.

Councilmember Pitts asked why not just square up the boundary?

City Attorney Shaver advised that part of the nature of the line is the basins where there are collection areas, the ultimate build-out of the system is based on a study from the 1970’s. The 201 sewer service area simply represents the area to be served by the sewer plant and its capacity. The community grows by the extension of services.

Council President Coons asked for any other comments.

Commission Chair Meis said the sewer boundary is like a land use document and it is unfortunate that it is a basis for development. It’s hard to believe that Persigo is representing the interest of the rate payers when an owner closer to the Clifton Sewer Plant must hook onto the Persigo Plant. He asked the Board to consider a policy or guideline on how parcels are annexed in the future. He urged the Board to consider deployment of capital in more of a business sense. Bigger areas that make sense from a service function should be considered such as it being contiguous with existing infrastructure.

Councilmember Hill responded that Commission Chair Meis had the assumption that those two parcels would have been approved. To the contrary, this Board has done exactly that (considered the business perspective) when such examples have come forward previously.

Commissioner Acquafresca noted that the Staff was recommending that both parcels be included based on existing policy.

Councilmember Palmer agreed that contiguity should be a requirement.

Council President Coons stated the Board does have the ability to look at an application and look at the entire area and determine if it makes sense from a business standpoint. She said that she is not hearing a Council desire to give Staff any direction.

Commission Chair Meis said that the Board should look at some direction on existing policies and see if they need to be revised.

Council President Coons stated it is her understanding that the Staff recommendation is from the Comprehensive Plan and she is not sure how that would be changed.

Commission Chair Meis said that contiguity is just one example. He would like to lessen the burden on Staff to look at petitions for inclusion which may not have chance of being approved.

Councilmember Hill asked if there are policy guidelines.

County Administrator Peacock said in the Persigo Agreement it states that it is the right of the property owner to ask for inclusion.

Councilmember Hill said there should be a concerted effort to open the doors wide open. If someone wants in the 201 Boundary, let them come forward and have the Board weigh the merits. They have done a good job with fewer guidelines.

Commissioner Rowland asked why have Staff go through this when it doesn't have chance of being approved?

Council President Coons said her concern with having rigid guidelines. Although they are not seeing a lot of development right now, when economy changes that could result in requests being automatically denied.

Commissioner Rowland said that the Board just needs to look at the guidelines, to see what there is now, and what should be changed.

Council President Coons said the guidelines can be distributed as they are written now and asked the Board if they want to set a date for a future discussion.

Commissioner Rowland stated that the Board always agrees to continue to say they will talk about it but they never talk about it.

Commission Chair Meis said that other service providers have annexation guidelines, Persigo does not. He asked why they should allow leapfrogging.

Councilmember Kenyon asked if a cost benefit analysis has been a part of any application coming forward.

City Manager Kadrich replied that there is plenty of plant capacity and the extension is paid for by the property owner. The plant itself is paid on a shared basis by all users.

Commission Chair Meis said there is a cost to the capacity, i.e. pipeline capacity.

**Other Business**

There was no other business to come before the Persigo Board.

**Adjournment**

Council President Coons adjourned the meeting at 7:25 p.m.

Stephanie Tuin, MMC  
City Clerk



Date: May 13, 2010  
 Author: Stephanie Tuin  
 Title/ Phone Ext: City Clerk,  
x1511  
 Proposed Schedule: May  
17, 2010  
 2nd Reading  
 (if applicable): \_\_\_\_\_

**CITY COUNCIL AGENDA ITEM**

**Attach 2  
 Council Assignments**

<b>Subject:</b> Council Assignments
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> City Council

**Executive Summary:**

City Council considers the appointments and assignments for its members to various boards, committees, commissions, and organizations.

**How this item relates to the Comprehensive Plan Goals and Policies:**

NA

**Action Requested/Recommendation:**

Adopt Proposed Resolution

**Board or Committee Recommendation:**

NA

**Background, Analysis and Options:**

The City Council assigns its members to represent the governing body on a variety on Council appointed boards, committees and commissions as well as a number of outside organizations.

**Financial Impact/Budget:**

None.

**Legal issues:**

None.



**Other issues:**

None.

**Previously presented or discussed:**

Discussed at the May 17, 2010 workshop.

**Attachments:**

Proposed Resolution

RESOLUTION NO. \_\_\_\_\_-10

**A RESOLUTION APPOINTING AND ASSIGNING  
CITY COUNCILMEMBERS TO REPRESENT THE CITY  
ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS AND ORGANIZATIONS**

**Recitals:**

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

At its meeting on May 17, 2010 the City Council appointed its members to serve, in accordance with the bylaws of the board and/or applicable law, on the following boards, commissions, committees and organizations.

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

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS \_\_\_\_\_day of \_\_\_\_\_, 2010

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

ATTEST:

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

## **CITY COUNCIL FORMAL ASSIGNMENTS**

Individual Members are assigned for each of the following:

<b>Board/Organization</b>	<b>Meeting Day/Time/Place</b>	<b>2010 Assignments</b>
Downtown Development Authority	2 <sup>nd</sup> and 4 <sup>th</sup> Thursdays @ 7:30 am @ Whitman Educational Center	Bonnie Beckstein
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 11:30 am @ 1011 N. 10 <sup>th</sup>	Teresa Coons
Public Airport Authority	1 <sup>st</sup> & 3 <sup>rd</sup> Tuesday @ 5:15 pm @ Airport (3 <sup>rd</sup> Floor)	Gregg Palmer
Parks Improvement Advisory Board (PIAB)	3 <sup>rd</sup> Thursday @ 8:00 am (as needed) @ Parks & Rec. Administration	Tom Kenyon
Parks & Recreation Advisory Committee	1 <sup>st</sup> Thursday @ noon @ various locations	Bruce Hill
Mesa County Separator Project Board (PDR)	Quarterly @ 750 Main St.	Bill Pitts
Grand Valley Regional Transportation Committee (GVRTC)	4 <sup>th</sup> Monday @ 3:00 pm @ Old Courthouse (multipurpose room)	Bonnie Beckstein
Grand Junction Economic Partnership	4 <sup>th</sup> Wednesday of every month @ 7:00 am @ GJEP office	Bill Pitts
Colorado Water Congress	Meets 3-4 times a year in Denver	Sam Susuras
Parking Management Advisory Group (PMAG)	As needed	Bruce Hill
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	City Manager & open to any and all
EMS Medical Services Council	Meets 4 <sup>th</sup> Monday at 3:00 at County Administration (3 <sup>rd</sup> Floor)	Teresa Coons
Methamphetamine Task Force	Meets 1 <sup>st</sup> Thursday 11 am until 1 pm in Training Room B at the Old Courthouse	Teresa Coons

5-2-1 Drainage Authority	Meets the 4 <sup>th</sup> Wednesday of month at 3:30 p.m. in the Old Courthouse in Multi Purpose Room	Tom Kenyon
Criminal Justice Leadership 21 <sup>st</sup> Judicial District	Meetings are the third Thursday of each month, from 11:30 to 1:30. Meetings are held in the Mesa County Sheriff's Office Training Room at 215 Rice Street.	Gregg Palmer
Club 20	The board of directors meet at least annually. The time and place for board meetings are determined by the Executive Committee.	Teresa Coons

## Council Committees

	<b>2010</b>
<b>Economic &amp; Community Development</b> Staff: Rich Englehart, John Shaver, Tim Moore	Bonnie Beckstein, Bruce Hill, Gregg Palmer, Bill Pitts
<b>Property Committee</b> Staff: Laurie Kadrich, John Shaver, Tim Moore	Bruce Hill, Teresa Coons, Gregg Palmer
<b>Legislative Committee</b> Staff: John Shaver	Teresa Coons, Tom Kenyon, Sam Susuras



Date: Thursday, May 6, 2010  
Author: Lori V. Bowers  
Title/ Phone Ext: Senior Planner  
Ext. 4033  
Proposed Schedule: Monday,  
May 17, 2010  
2nd Reading: Wednesday,  
June 2, 2010

## CITY COUNCIL AGENDA ITEM

### **Attach 3 Setting a Hearing on the R and A Subdivision Vacation**

<b>Subject:</b> R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue
<b>File #:</b> VR-2009-231
<b>Presenters Name &amp; Title:</b> Lori V. Bowers, Senior Planner

#### **Executive Summary:**

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

#### **How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 1:** To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Vacating right-of-way through the public process keeps consistency in the manner we review and determine if there is excess right-of-way. By relieving the City of excess right-of-way we also reduce the cost of maintenance in these areas.

#### **Action Requested/Recommendation:**

Introduce the Proposed Ordinance and Set a Hearing for Wednesday, June 2, 2010.

#### **Board or Committee Recommendation:**

Planning Commission recommended approval at their meeting on May 11, 2010.

#### **Background, Analysis and Options:**

Please see the attached Staff report.

#### **Financial Impact/Budget:**

N/A

**Legal issues:**

Legal had no comments during the review of this item.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

This item has not been discussed previously.

**Attachments:**

Figure 1: Site Location Map

Figure 2: Aerial Photo Map

Figure 3: Future Land Use Map

Figure 4: Existing City Zoning Map

Figure 5: Blended Residential Map

Ordinance

BACKGROUND INFORMATION				
Location:		A portion of the Grand Mesa Avenue located adjacent to 545 Grand Mesa Avenue		
Applicant:		Ronald and Angelina Ashley		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R-8 (Residential 8 units/ acre)		
Proposed Zoning:		Residential Medium (4-8 units/acre)		
Surrounding Zoning:	North	R-8 (Residential 8 units/ acre)		
	South	R-8 (Residential 8 units/ acre)		
	East	R-8 (Residential 8 units/ acre)		
	West	R-8 (Residential 8 units/ acre)		
Growth Plan Designation:		n.a.		
Zoning within density range?		X	Yes	No

## ANALYSIS

### 1. Background

The applicants, Ronald and Angelina Ashley, have made a request to vacate a portion of the existing Grand Mesa Avenue right-of-way that runs adjacent to their property. The request to vacate this portion of right-of-way will remove excess right-of-way from Grand Mesa Avenue.

The subdivision was created in 1890 and designated 100 feet of right-of-way to Grand Mesa Avenue in anticipation of a major thoroughfare. In 1908 40 feet of right-of-way was vacated through the recording of Moon and Days Add to Orchard Mesa Heights subdivision leaving the total right-of-way 60 feet. The neighborhood has since been fully developed and maintained as residential for over 100yrs. There are no anticipated changes to the classification of the street from a residential street. The minimum street width for a residential street is 52 feet. This allows the applicant to request 8 feet of right-of-way to be vacated as to not impact the right-of-ways' potential capacity. This vacation will also allow the existing structure to meet the required front yard setback of 20 feet. Without the vacation the existing structure has a front yard setback of 18 feet.

This vacation of this portion of right-of-way will allow the applicants to remove responsibility of maintenance and liability from the city.

2. Section 21.02.100 of the Zoning and Development Code

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

- a. *The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.*

The minimum street width for a residential street is 52 feet. The total existing right-of-way is 60 feet. This allows the applicant to vacate 8 feet as to not impact the Grand Valley Circulation Plan, Comprehensive Plan and all other policies adopted by the City of Grand Junction and any future growth in the area.

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

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

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

Access will not be restricted to any parcel as a result of this vacation.

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

The vacation will not cause any adverse impacts on the health, safety or welfare of the general community and the quality of public facilities. Services provided to any parcel of land will not be reduced if this portion of right-of-way is vacated because there are no services existing in this portion of right-of-way.

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

No services or public facilities will be inhibited by the vacation of this portion of right-of-way because no services exist in the portion being vacated.

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

The portion of right-of-way being requested to be vacated is in excess and is not expected to be used in the future. The vacation will allow the City to transfer responsibility of the land to the residents adjacent to the right-of-way while not reducing potential right-of-way capacity.



## FINDINGS OF FACTS/CONCLUSION

After reviewing the R and A Subdivision Vacation application, VR-2009-231 for the vacation of a portion of the Grand Mesa Avenue right-of-way, the following finding of facts and conclusion has been determined:

- 1.) The request is consistent with the goals and polices of the Comprehensive Plan
- 2.) The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met.

# Site Location Map

City Limits

Figure 1



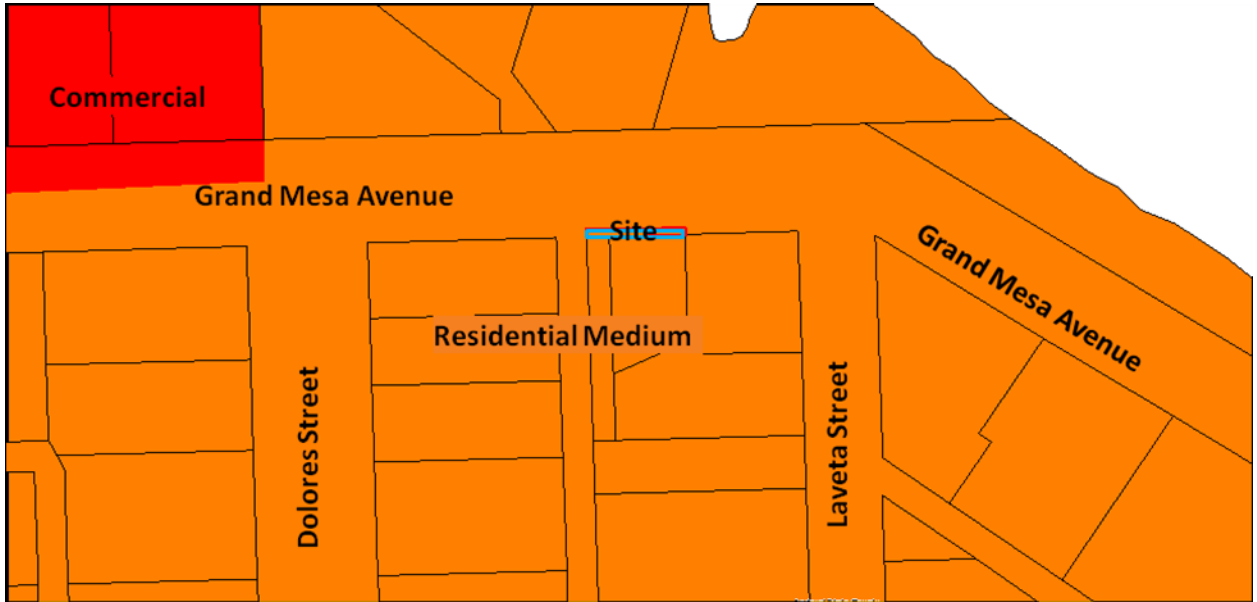
# Aerial Photo Map

Figure 2



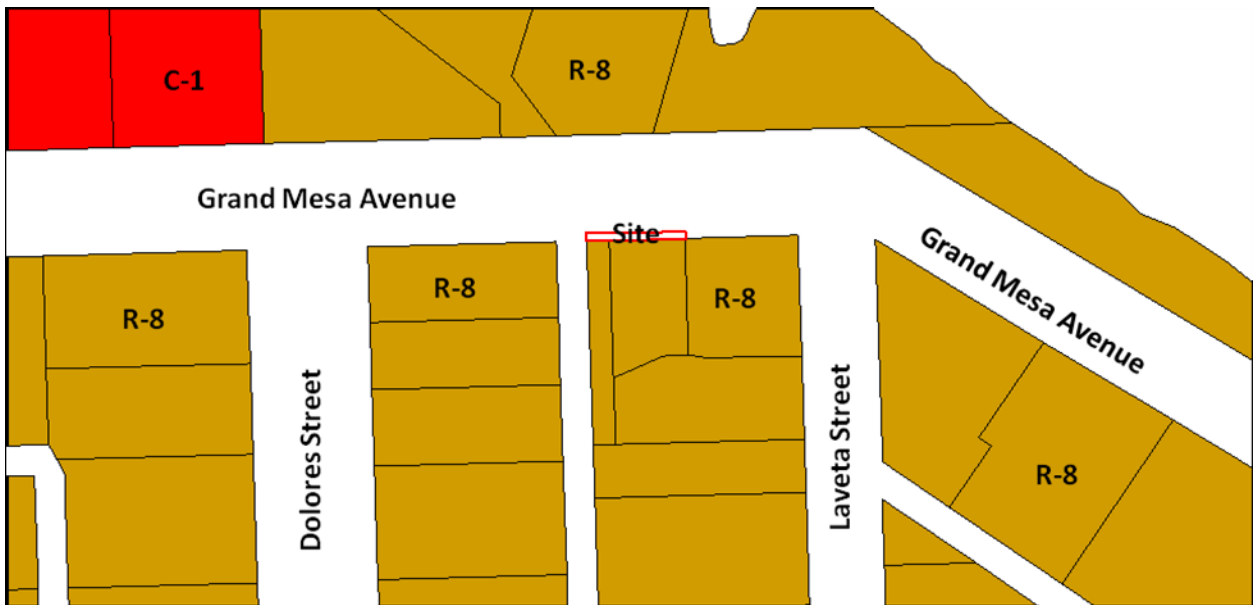
# Future Land Use Map

Figure 3



# Existing City Zoning Map

Figure 4



# Blended Residential Map Figure 5



**CITY OF GRAND JUNCTION**

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

**AN ORDINANCE VACATING A PORTION OF THE GRAND MESA AVENUE RIGHT-OF-WAY LOCATED ADJACENT TO 545 GRAND MESA AVENUE FOR R AND A SUBDIVISION**

RECITALS:

A request to vacate a portion of the Grand Mesa Avenue Right-of-Way adjacent 545 Grand Mesa Avenue. This request has been made by Ronald and Angelina Ashley.

The City Council finds that the request to vacate the herein described portion of the Grand Mesa Avenue right-of-way is consistent with the Comprehensive Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request on May 11, 2010, found the criteria of the Zoning and Development Code to have been met, and recommends that the vacation be approved as requested.

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

Beginning at the Northeast corner of Lot 3 in Block 3 of ORCHARD MESA HEIGHTS SUBDIVISION recorded at Reception Number 9891 in the Mesa County Clerk and Recorder's Office; thence N89°58'28"W 65.08 feet to the Northwest corner of the East 15 feet of Lot 5 of said ORCHARD MESA HEIGHTS; thence projecting the West line of said East 15 feet N00°17'05"W 8.00 feet; thence S89°58'28"E 65.08 feet; thence on a line projected Northerly on the East line of said Lot 3, S00°17'17"E 8.00 feet to the point of beginning, contains 260 square feet more or less, City of Grand Junction, County of Mesa and State of Colorado, and as depicted on the attached Exhibit B. (There is no Exhibit A).

Basis of Bearing is per the Mesa County Geographic Information System as Measured between the City of Grand Junction monuments located at the intersections of Grand Mesa Avenue and Delores Street and Grand Mesa Avenue and La Veta Street.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

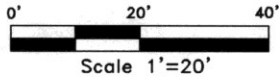
\_\_\_\_\_  
President of City Council

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

EXHIBIT B

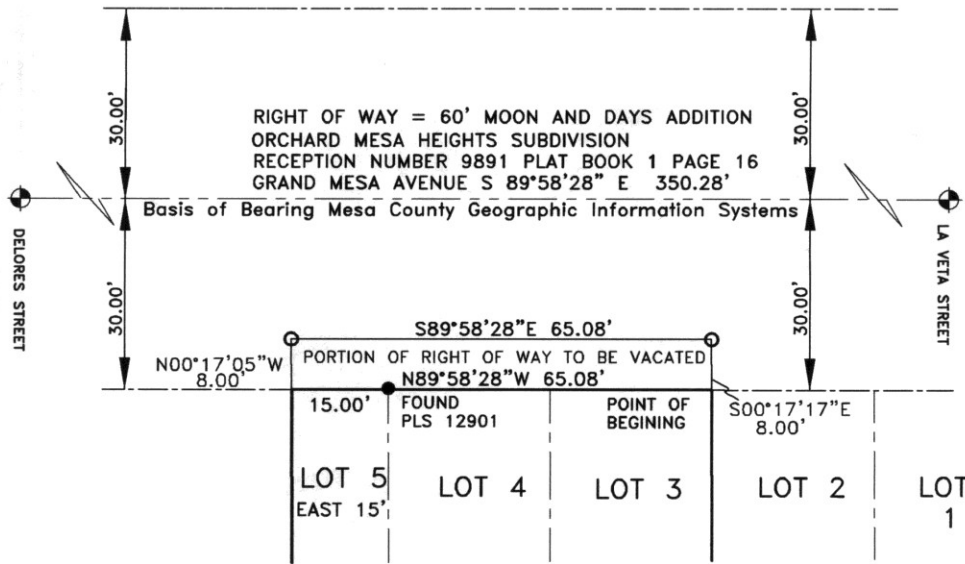


All lineal measurements are in US survey feet.



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- ⊕ FOUND CITY MONUMENT
- NO.5 REBAR/CAP L.S. 24943



BLOCK 3  
 ORCHARD MESA HEIGHTS SUBDIVISION  
 RECEPTION NUMBER 9891



Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943



Monument Surveying Inc.  
 741 Rood Ave.  
 Grand Junction, CO 81501  
 245-4189 | 03-03-10  
 EXHIBIT B Street Vacation  
 Grand Mesa Avenue



Date: May 12, 2010

Author: Lisa Cox

Title/ Phone Ext: Planning  
Manager, Ext. 1448

Proposed Schedule:

1<sup>st</sup> Reading: May 17, 2010

2nd Reading: June 14, 2010

## CITY COUNCIL AGENDA ITEM

### Attach 4

### Setting a Hearing on Amendments to the 2010 Zoning and Development Code

<b>Subject:</b> Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code.
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<b>File # :</b> TAC-2010-039
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<b>Presenters Name &amp; Title:</b> Lisa Cox, Planning Manager
--

### Executive Summary:

Proposed amendments to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

### How this item relates to the Comprehensive Plan Goals and Policies:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

**Goal 5:** To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

**Policy 5B:** Increasing the capacity of housing developers to meet housing demand.

**Policy 6A:** In making land use and development decisions, the City and County will balance the needs of the community.

**Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

**Policy 8 B:** Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.

**Goal 9:** Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

**Goal 11:** Public facilities and services for our citizens will be a priority in planning for growth.



**Policy 11 A:** The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

**Action Requested/Recommendation:**

Consider Proposed Ordinance and Set a Public Hearing for Monday, June 14, 2010.

**Board or Committee Recommendation:**

The Planning Commission recommended adoption of the proposed amendments at their May 11, 2010 meeting.

**Background, Analysis and Options:**

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the following proposals supports the vision and goals of the Comprehensive Plan:

1. To ensure that minimum density can be achieved in the R4 zone district, staff proposes that the minimum lot size be reduced from 8,000 square feet to 7,000 square feet and that the minimum lot width be reduced from 75 feet to 70 feet.

The proposed change would amend Section 21.03.040(e).

2. Because the market may not be ready for the density/intensity that the Comprehensive Plan anticipates (particularly in new Village and Neighborhood centers) staff proposes that an interim land use be allowed with a Special Permit. The scope and duration of the interim use would be incorporated into the conditions of the Special Permit that would be approved by City Council. Allowing an interim use would permit a property owner to gain use and value from their property until the market is ready for the growth anticipated by the Comprehensive Plan. The proposed change would amend Section 21.02.120(b)(2).

3. If a trail(s) has been constructed in addition to the construction of required sidewalks, the owner may request an offset or credit for the cost of construction of the trail(s) against the Open Space fee in an amount not to exceed the total Open Space fee. The proposed change would amend Section 21.06.020(c).

**FINDINGS OF FACT/CONCLUSIONS:**

After reviewing TAC-2010-039, Title 21 Amendments, the Planning Commission made the following findings of fact and conclusions:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

**Financial Impact/Budget:**

N/A

**Legal and other issues:**

Planning and Legal staff will be available to discuss the proposed ordinance.

**Previously presented or discussed:**

This item has not been discussed previously.

**Attachments:**

Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 21.03.040(e), RESIDENTIAL DISTRICTS, R4; SECTION 21.03.040, RESIDENTIAL DISTRICT SUMMARY TABLE; SECTION 21.03.060(c)(5), CLUSTER DEVELOPMENTS, BULK STANDARDS; SECTION 21.02.120(b)(2), SPECIAL PERMITS; SECTION 21.06.020(c), PRIVATE AND PUBLIC PARKS AND OPEN SPACES, TRAILS; AND SECTION 21.10.020, TERMS DEFINED**

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the proposed amendments supports the vision and goals of the Comprehensive Plan.

After public notice and public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

The request is consistent with the goals and policies of the Comprehensive Plan. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following are proposed amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code. The proposed amendments are to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

Section 21.03.040(e) is amended to revise the following table:

<b>Primary Uses</b>		
Detached Single-Family, Two Family Dwelling, Civic See 21.04.010 Use Table		
<b>Lot</b>		
Area (min sq ft)	87,000	
Width (min ft)	770	
Frontage (min ft)	20	
<b>Setback</b>	<b>Principal</b>	<b>Accessory</b>
Front (min ft)	20	25
Side (min ft)	7	3
Rear (min ft)	25	5
<b>Bulk</b>		
Lot Coverage (max)	50%	
Height (max ft)	40	
Height (max stories)	3	
Density (min)	2 units/acre	
Density (max)	4 units/acre	
Cluster Allowed	Yes	

All other provisions of Section 21.03.040(e) shall remain in full force and effect.

Section 21.03.040, Residential District Summary Table is amended as follows:

### RESIDENTIAL DISTRICT SUMMARY TABLE

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
<b>Lot</b>										
Area (min ft unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min ft)	150	100	100	100	770	40	40	30	30	30
Frontage (min ft)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min ft)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
<b>Setback</b>										

Principal structure										
Front (min ft)	20	20	20	20	20	20	20	20	20	20
Side (min ft)	50	15	15	15	7	5	5	5	5	5
Rear (min ft)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min ft)	25	25	25	25	25	25	25	25	25	25
Side (min ft)	50	5	3	3	3	3	3	3	3	3
Rear (min ft)	50	10	10	5	5	5	5	5	5	5

<b>Bulk</b>										
Lot Coverage (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max ft)	35	35	35	35	40	40	40	60	60	72
Height (max stories)	2.5	2.5	2.5	2.5	3	3	3	5	5	6
Density (min units per acre)	n/a	n/a	n/a	n/a	n/a	3	4	8	12	16
Density (max units per acre)	1 unit / 5 acres	1	1	2	2	5	8	12	16	n/a
Cluster Allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No

**Notes**

R-5: Min Lot Area varies by building type, Detached Single Family- 4000 sf, Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf; Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-8: Min Lot Area varies by building type, Detached Single Family and Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf, Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-12: Min lot width varies by building type, Two family – 45 ft, all other types – 30 ft

All other provisions of Section 21.03.040 shall remain in full force and effect.

Section 21.03.060(c)(5) is amended to revise the following table:

	Min Req. Lot Size	20 Percent Open Space	30 Percent Open Space	50 Percent Open Space	66 Percent Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq ft
R-E	1 acre	1 acre	1 acre	21,780 sq ft	3,000 sq ft
R-1	1 acre	30,000 sq ft	23,958 sq ft	10,890 sq ft	3,000 sq ft
R-2	15,000 sq ft	11,900 sq ft	9,350 sq ft	4,250 sq ft	3,000 sq ft
R-4	87,000 sq ft	5,600 sq ft	4,400 sq ft	3,000 sq ft	3,000 sq ft
R-5	4,000 sq ft	3,500 sq ft	3,000 sq ft	3,000 sq ft	3,000 sq ft

All other provisions of Section 21.03.060(c) shall remain in full force and effect.

Section 21.02.120(b)(2) is amended as follows:

(2) A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- (i) Allowing a fence over six feet in height in any district;
- (ii) An interim use located in any zone district where:
  - (A) The development is proposed as an interim use that is allowed in the district, or as an interim use established with a minimal investment that can be easily redeveloped at the density or intensity envisioned by the Comprehensive Plan; and
  - (B) The applicant demonstrates that the development design and any proposed infrastructure improvements further the future development of the property at the density or intensity envisioned by the Comprehensive Plan;
- (iii) Any other special permit found elsewhere in this Code.

Section 21.06.020(c) is amended as follows:

The owner of each project or change of use, which will increase pedestrian and/or bicycle use or trips, shall dedicate trail easements consistent with the City's adopted plans, subject to any claims as provided in the prior Section 21.06.010(b)(1). Trails shall be constructed in accordance with applicable City standards [~~see also Section 21.06.010(b)(1).~~] If a trail(s) is constructed in addition to the construction of required sidewalks, then the owner may request an offset for the cost of construction of the trail(s) against the project's Open Space Fee in an amount not to exceed the total Open Space fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

Section 21.10.020 is amended to include the following definition:

USE, INTERIM. The type of buildings and activities existing in an area, or on a specific site or parcel, for an interim period of time. Such interim use shall not hinder the ability to redevelop the site or parcel at the density or intensity envisioned by the Comprehensive Plan. The scope and duration of an interim use shall be determined by Special Permit and approved by the City Council.

**INTRODUCED** on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2010 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2010 and ordered published in pamphlet form.

ATTEST:

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

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



Date: May 5, 2010  
 Author: Lee Cooper  
 Title/ Phone Ext: Project Engineer,  
(256-4155)  
 Proposed Schedule: May 17, 2010  
 2nd Reading  
 (if applicable): \_\_\_\_\_ n/a

**CITY COUNCIL AGENDA ITEM**

**Attach 5  
 Contract Amendment for the 2010 Waterline  
 Replacement Project, Phase 1**

<b>Subject:</b> Contract Amendment for the 2010 Waterline Replacement Project, Phase 1
<b>File # (if applicable):</b> N/A
<b>Presenters Name &amp; Title:</b> Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

**Executive Summary:**

This project is Phase 1 of a three phase waterline project aimed at replacing aging waterlines in the City’s water distribution system. The City of Grand Junction received a \$3.8 million low interest loan through the Colorado Water Resources and Power Development Authority (CWRPDA) to fund these waterline replacement projects.

This contract amendment (Change Order No.1) is required to meet the Colorado Department of Transportation (CDOT) specifications.

**Action Requested/Recommendation:**

Authorize the City Purchasing Division to Issue Change Order No. 1 to M.A. Concrete Construction, Inc. of Grand Junction, Colorado for the 2010 Waterline Replacement Project, Phase 1 in the Amount of \$200,777.50 for a Revised Contract Amount of \$1,431,608.50.

**Financial Impact/Budget:**

This cost includes a specialized asphalt mix CDOT requires on North Avenue, in addition to specific aggregate base course and the aggregate sub-base course.

The new CDOT trench section in North Avenue will replace several original bid items from the Contract. The total cost of the items removed from the Contract is \$271,655.00. The net cost difference for this Change Order No. 1 is \$200,777.50. Below is a breakdown of Change Order No. 1:

	Original Contract amount	\$1,230,831.00
Change Order #1 trench section cost provided by M.A. Concrete		\$ 472,432.50
Original North Avenue trench section cost deleted from Contract		<u>\$ (271,655.00)</u>
	Total revised Contract amount	<u>\$1,431,608.50</u>

*Change Order No 1 net cost increase*      \$ 200,777.50

There are adequate CWRPDA funds available in the Water Fund to cover the net increase in construction costs (\$200,777.50) associated with Change Order No. 1.

**Background, Analysis and Options:**

A section of the Phase 1 Waterline Replacement Project entails replacing about 7,400 lineal feet of aging waterlines within the North Avenue corridor between 1<sup>st</sup> Street and 15<sup>th</sup> Street. The Phase 1 waterline project was originally advertised and bid under the assumption that North Avenue would be transferred to the City of Grand Junction by the time the contractor was ready to begin new waterline installations in North Avenue. However, North Avenue at this time remains a CDOT corridor. As a result, the City is required to obtain a CDOT Utility Permit in order to complete the waterline work in North Avenue. The Utility Permit requires the City to use a CDOT approved trench and pavement section in North Avenue resulting in the increased construction costs represented in Change Order No. 1 and resulting in this contract amendment.

The North Avenue waterline replacement is scheduled to begin on June 7, 2010 with an expected final completion date of August 18, 2010.

Work along North Avenue will take place in the evening and early morning hours. There will be lane closures on North Avenue where the contractor is working during the allowable working hours. During the non-working hours, North Avenue will have all four lanes opened for traffic to use.

**Attachments:**

None





Date: April 29, 2010

Author: Scott Hockins

Title/ Phone Ext: Purchasing  
Supervisor, 1484

Proposed Schedule: \_\_\_\_\_  
Monday, May

## CITY COUNCIL AGENDA ITEM

### Attach 6 Construction Contract for 2010 Alley Improvement District

<b>Subject:</b> Construction Contract for 2010 Alley Improvement District
<b>File # :</b>
<b>Presenters Name &amp; Title:</b> Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

**Executive Summary:** The project consists of construction of concrete pavement in two alleys and the removal and replacement of deteriorated sewer lines in both alleys. The alleys are located from 3<sup>rd</sup> Street to 4<sup>th</sup> Street between Colorado Avenue and Ute Avenue, and from 11<sup>th</sup> Street to 12<sup>th</sup> Street between North Avenue and Belford Avenue.

This is a property owner initiated program through which City alleys are reconstructed with concrete pavement. Sewer, gas lines, and other utilities are also inspected and replaced as needed.

### How this action item meets City Council Comprehensive Plan Goals and Policies:

The 2010 Alley Improvement District project supports the following Goals from the Comprehensive plan:

**Goal 4:** Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing, and tourist attractions.

The project will further enhance the downtown area with the replacement of two dilapidated alleyways with concrete pavement. The construction also includes upgrades to deteriorated sewer mains and services.

**Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

The project will improve visual appeal of the community with a concrete pavement alleyway free of potholes, dilapidated concrete, and spaling asphalt. In addition, concrete pavement requires significantly less maintenance and enhances curb appeal.

**Action Requested/Recommendation:**

Authorize the City Purchasing Division to Sign a Construction Contract for the 2010 Alley Improvement District with Sorter Construction, Inc. in the Amount of \$182,140.00.

**Board or Committee Recommendation:**

N/A

**Financial Impact/Budget:**

Property owners adjacent to the alley are assessed at a rate of 15% for Residential, 25% for Multi-family, and 50% for Non-residential to help offset the engineering and construction costs in the Sales Tax CIP fund.

The project costs are budgeted in the in the Sales Tax CIP fund (\$119,973.00) and in the Joint Sewer fund (\$62,167.00).

**Legal issues:**

N/A

**Other issues:**

N/A

**Previously presented or discussed:**

N/A

**Background, Analysis and Options:**

The project consists of construction of concrete pavement in two alleys and the removal and replacement of deteriorated sewer lines in both alleys. The alleys are located from 3<sup>rd</sup> Street to 4<sup>th</sup> Street between Colorado Avenue and Ute Avenue, and from 11<sup>th</sup> Street to 12<sup>th</sup> Street between North Avenue and Belford Avenue.

This is a property owner initiated program through which City alleys are reconstructed with concrete pavement. Sewer, gas lines, and other utilities are also inspected and replaced as needed.

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of contractors including the Western Colorado Contractors Association (WCCA). Four bids for the 2010 Alley Improvement District Project were received. Sorter Construction, Inc., of Grand Junction, was the apparent low bidder with a bid of \$182,140.00.

The following bids were received on April 22, 2010:

<b>FIRM</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Sorter Construction	Grand Junction	\$182,140.00
CMC Weaver	Grand Junction	\$215,674.73
Vista Paving	Grand Junction	\$217,268.70
Mays Concrete	Grand Junction	\$222,536.00
Budget		\$242,167.00

This project is scheduled to be completed by the end of July 2010.

**Attachments:**

N/A



Date: May 11, 2010  
 Author: Belinda White  
 Title/ Phone Ext: Sr. Admin. Asst.  
Ext. 1508  
 Proposed Schedule: May  
17, 2010  
 2nd Reading  
 (if applicable): \_\_\_\_\_

**CITY COUNCIL AGENDA ITEM**

**Attach 7  
 City Property Transfer of No Thoroughfare  
 Canyon Trail Remnant Property**

<b>Subject:</b> City Property Transfer of No Thoroughfare Canyon Trail Remnant Property
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> John Shaver, City Attorney

**Executive Summary:**

The City acquired a tract of land near Rosevale Road from the Riverfront Commission to build a trail. The City agreed upon the completion of the No Thoroughfare Trail to deed a remnant to the adjacent property owners, the Pellams.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 6:** Land use decisions will encourage preservation and appropriate reuse.

**Action Requested/Recommendation:**

Approve the proposed Resolution transferring the No Thoroughfare Canyon property remnant to Carl and Sharon Pellam.

**Board or Committee Recommendation:**

The Property Committee considered the request from the Pellams for the City to convey property. The Committee recommends the conveyance.

**Background, Analysis and Options:**

The City acquired from the Riverfront Commission a tract of land near Rosevale Road. Carl and Sharon Pellam asserted a claim to the land owned by the City. The City agreed upon the completion of the No Thoroughfare Trail to deed the disputed area to the Pellams. The area being conveyed to the Pellams is described in the attached deed.

**Financial Impact/Budget:**

There is no direct financial impact. The costs of surveying and legal work are nominal and are part of the budgeted expenditures of each department.

**Legal issues:**

The adjacent owners, Sharon and Carl Pellam, dispute the City's ownership of the land. The dispute is or should be resolved by the deed/conveyance to Pellam.

**Other issues:**

None

**Attachments:**

Resolution authorizing the conveyance  
Property description  
Quit Claim Deed

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_-10**

**A RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY TO  
CARL AND SHARON PELLAM**

**Recitals.**

The City of Grand Junction owns an unaddressed parcel of property near 422 Rosevale Road, Grand Junction Colorado.

The City purchased the property to complete the construction of the No Thoroughfare Trail. The trail has now been constructed.

Carl and Sharon Pellam own the property located at 422 Rosevale Road. The Pellams dispute the City's ownership of the land the City owns.

The City Attorney has met with the Pellam's and their attorney and reviewed the title to the property. The Pellam's issues have been considered by the City Council Property Committee. While the City is confident in its ownership of the property, the Property Committee has recommended that the portion of the City property not needed for the trail be conveyed to the Pellam's.

Based on the advice and information provided by the City staff and the City Council Property Committee, the City Council finds that it is necessary and proper that the City convey via Quit Claim Deed the property described therein located near 422 Rosevale Road.

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

1. The described property shall be conveyed upon signature of the President of the City Council for a price of \$10.00 to Sharon and Carl Pellam.
2. All actions heretofore taken by the officers, employees and agents of the City relating to the description and sale of said property which are consistent with the recommendation of the Property Committee and this Resolution are hereby ratified, approved and confirmed.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2010.

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

Attest:

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

# QUIT CLAIM DEED

**The City of Grand Junction, a Colorado home rule municipality, Grantor,** whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do hereby remise, release, convey and QUIT CLAIM unto **Carl E. Pellam and Sharon E. Pellam as Joint Tenants, Grantee,** whose address is 422 Rosevale Road, Grand Junction, Colorado 81504, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract or parcel of land in the County of Mesa, State of Colorado, to wit:

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, being a portion of the land described in Book 339, Page 119, as established by Court Decree, lying within the land described and recorded in Book 4572, Page 823, Public Records of Mesa County, Colorado and lying Southerly of the following described line, said line lying 10 feet, more or less, Southeasterly of the Easterly line of an existing trail:

COMMENCING at the South Quarter (S 1/4) corner of said Section 15, being a found Mesa County Survey Marker, the basis of bearing being North 90°00'00" W to the West 1/16 corner between Sections 15 and 22, being a found #5 rebar with a 2" aluminum cap L.S. 16413; thence North 90°00'00" W a distance of 191.58 feet to the Easterly right of way of Rosevale Road;

Thence along said right of way the following 3 courses:

- 1.) N 37°32'00" W a distance of 66.68 feet;
- 2.) N 21°46'13" W a distance of 50.74 feet;
- 3.) N 37°15'31" W a distance of 500.55 feet to a point being the Southwest corner of the lands described in Book 4572, Page 823, Public Records of Mesa County, Colorado;

Thence continuing along said East right of way and/or the West line of lands described in said Book 4572, Page 823, the following 5 courses:

- 1.) N 44°42'46" W a distance of 129.50 feet;
- 2.) N 37°32'00" W a distance of 254.47 feet;
- 3.) N 20°50'42" W a distance of 161.40 feet;
- 4.) S 69°09'44" W a distance of 48.41 feet;
- 5.) N 37°32'00" W a distance of 151.56 feet to the POINT OF BEGINNING;

Thence from said Point of Beginning, N 23°15'03" E a distance of 132.31 to a point on the North line of the lands described in said Book 4572, Page 823; thence N 69°23'00" E along said North line, a distance of 3.64 feet to the Point of Terminus of the above described line.

CONTAINING 0.44 Acres or 19,164 Square Feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mayor  
City of Grand Junction

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_, Mayor, City of Grand Junction.

My commission expires \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Carl E. Pellam

\_\_\_\_\_  
Sharon E. Pellam



State of Colorado )  
                                  )ss.  
County of Mesa     )

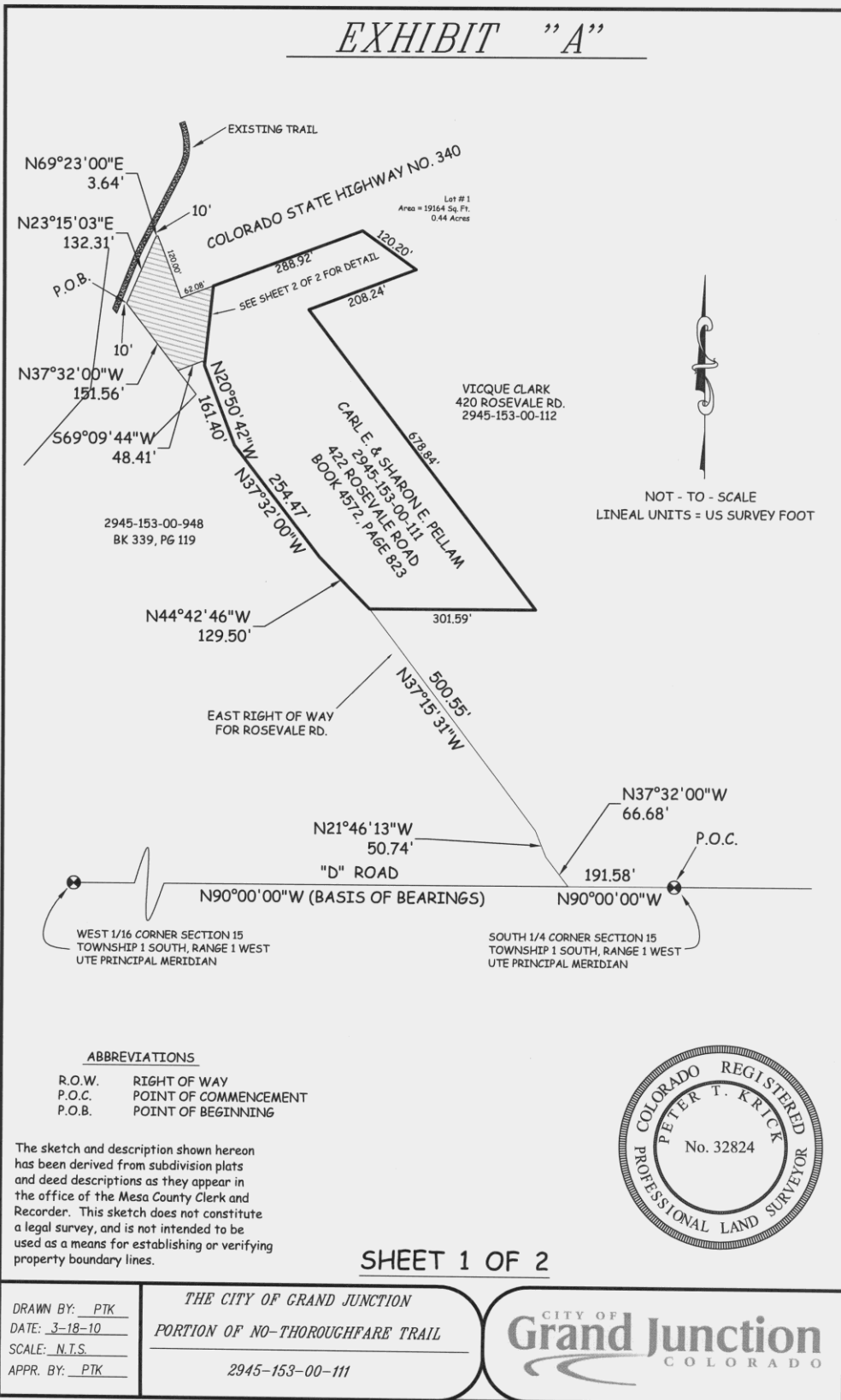
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by Carl E. Pellam and Sharon E. Pellam, in joint tenancy.

My commission expires \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

# EXHIBIT "A"



NOT - TO - SCALE  
LINEAL UNITS = US SURVEY FOOT

**ABBREVIATIONS**

- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

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.

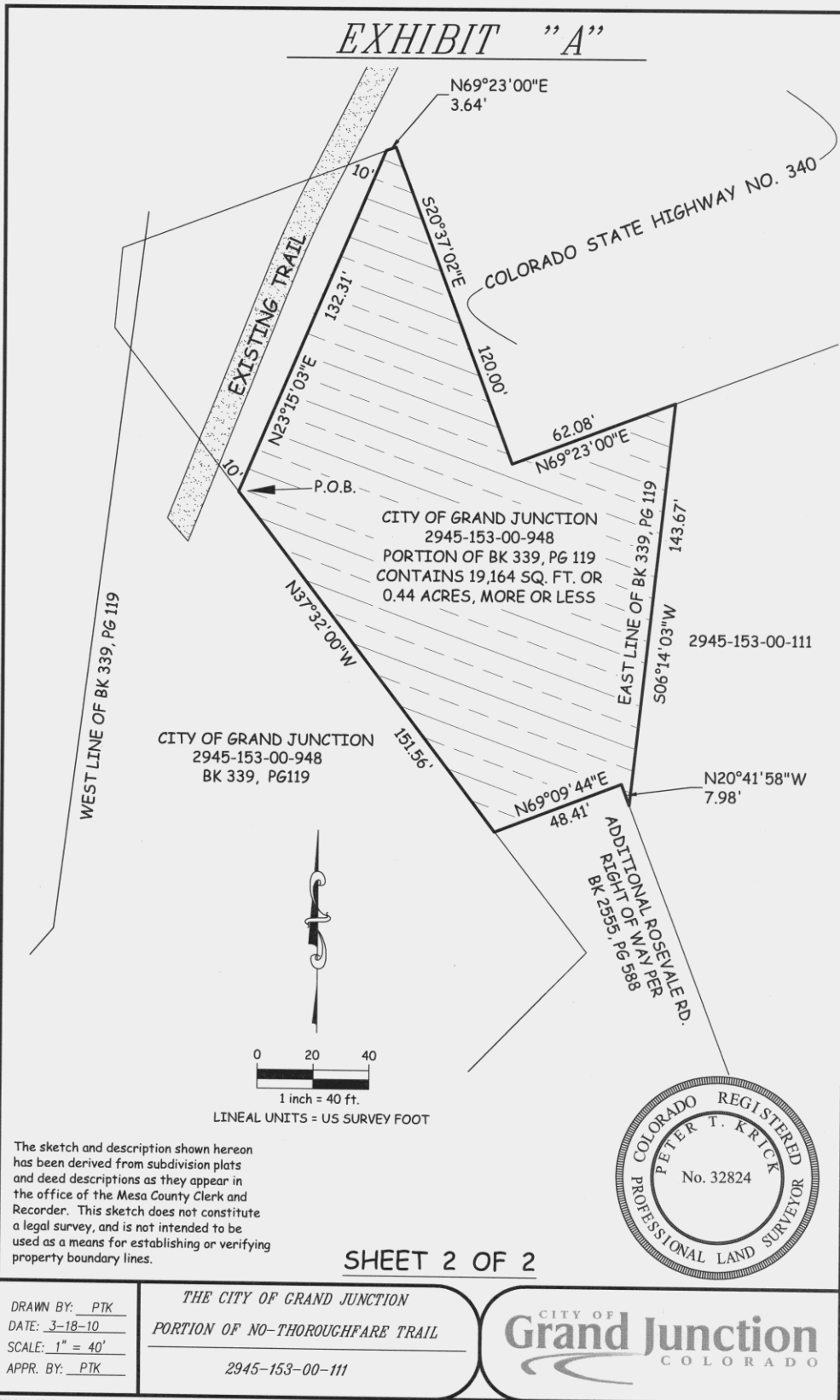


SHEET 1 OF 2

DRAWN BY: <u>PTK</u> DATE: <u>3-18-10</u> SCALE: <u>N.T.S.</u> APPR. BY: <u>PTK</u>	<b>THE CITY OF GRAND JUNCTION</b> PORTION OF NO-THOROUGHFARE TRAIL 2945-153-00-111	
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N:\CADD\PETERKPELLAM\TRAIL

# EXHIBIT "A"



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.



SHEET 2 OF 2

DRAWN BY: PTK  
 DATE: 3-18-10  
 SCALE: 1" = 40'  
 APPR. BY: PTK

THE CITY OF GRAND JUNCTION  
 PORTION OF NO-THOROUGHFARE TRAIL  
 2945-153-00-111



N:\CADD\UTERK\VELLAMI\TRAIL



Date: May 6, 2010  
 Author: Kristen Ashbeck  
 Title/ Phone Ext: Senior Planner / 244-1491  
 Proposed Schedule: Hearing May 17, 2010; Action Plan Hearing June 14, 2010

**CITY COUNCIL AGENDA ITEM**

**Attach 8  
 Public Hearing – 2010 CDBG Program Year  
 Funding Requests**

<b>Subject:</b> Public Hearing – 2010 CDBG Program Year Funding Requests
<b>File #:</b> 2010 CDBG
<b>Presenters Name &amp; Title:</b> Kristen Ashbeck, Senior Planner

**Executive Summary:** City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2010 Program Year. The City will receive \$374,550 for the 2010 program year.

**How this item relates to the Comprehensive Plan Goals and Policies:** The projects proposed for CDBG funding meet the following goals of the Comprehensive Plan.

**Goal 9:** Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

**Goal 10:** Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

**Action Requested/Recommendation:** 1) Receive Public Input on the Use of the City’s 2010 CDBG Funds and Consider the CDBG City Council Workshop Recommendations for Funding for the 2010 CDBG Program Year; and 2) Set a Public Hearing for Adoption of the 2010 CDBG One-Year Action Plan for June 14, 2010.

**Board or Committee Recommendation:** NA

**Background, Analysis and Options:** CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City’s 2010 Program Year will begin September 1, 2010. Applications for funding were solicited and received by the City in late March. The City has received \$1,328,874 in grant requests. The City will receive \$374,550 for the 2010 program year. Attached is a summary of the applications for 2010 funding.

There are also some remaining CDBG funds from Program Years 2007 and 2009 that have not been expended as listed below for a total of \$47,928 that can be reallocated for 2010 projects. There is also an additional \$20,000 of unexpended funds from 2009 projects that are recommended to be allocated to the Garden Village Learning Center.

**Financial Impact/Budget:**

2010 CDBG Allocation	\$ 374,550
Remaining 2007 Administration Funds	\$ 12,000
Remaining 2009 funds from HomewardBound Van Purchase	\$ 4,928
Remaining 2009 funds from Riverside Task Force Property Acquisition, Demolition and Site Finish	<u>\$ 31,000*</u>
<b>TOTAL FUNDS TO BE ALLOCATED</b>	<b><u>\$ 422,478</u></b>

With this reallocation of funds from previous years the City will allocate as much as possible towards projects and carry forward only a minimal amount for ongoing program administration. There is still a balance of \$14,872 in program administration to cover the remainder of the 2009 Program Year (1/3 staff salary and miscellaneous expenses through August 31, 2010).

**Summary of Recommended Funding:**

On April 19, 2010 City Council met in a workshop to discuss the funding requests and recommended funding ten projects as shown in the summary below and on the attached spreadsheet of funding requests.

<b>PROPOSED PROJECT</b>	<b>RECOMMENDED FUNDING</b>	<b>FUNDS LEVERAGED</b>
Program Administration	\$60,000	NA
Gray Gourmet	\$20,500	\$589,826
Foster Grandparents	\$12,000	\$244,633
W CO Cons Corps Van	\$17,000	\$10,000
Counsel & Educ Center	\$6,682	\$12,000
DIA ROW Slope Stabilize	\$34,471	NA
Hawthorne Park Restruct	\$158,000	\$8,000 In-Kind
Homeward Bound	\$6,000	\$1,080
Center for Independence	\$34,100	\$20,000
GV Catholic Outreach	\$73,725	\$15,000

**Total Allocation:** \$422,478  
**Total Funds Leveraged:** \$900,539

**Legal Issues:** NA

**Other Issues:** NA

**Previously Presented or Discussed:** City Council Workshop on April 19, 2010 as discussed above.

**Attachments:**

- A. Summary of 2010 Funding Requests
- B. CDBG Evaluation Criteria
- C. 2010 CDBG Program Year Schedule
- D. History of CDBG Projects 1996-2009
- E. Spreadsheet of 2009 Funding Requests

\*At a workshop on May 3, 2010, the City Council considered a request from Housing Resources of Western Colorado for \$20,000 from the remaining 2009 CDBG funds to supplement the \$100,000 CDBG-R and 2009 CDBG funds that were allocated last year for the Garden Village Learning Center project. An amendment to the 2009 CDBG Action Plan will be considered at the June 2, 2010 City Council meeting.

# SUMMARY OF 2010 FUNDING REQUESTS

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## ADMINISTRATION AND PLANNING PROJECTS (20% cap)

### 1 Program Administration

The City's *CDBG Consolidated Plan* is done every 5 years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were last adopted in 2006. Thus, new reports are required to be adopted in June 2011 so the work must be completed during the 2010 Program Year. In the past, the City has hired an intern to assist with the Consolidated Plan and a consultant to complete the Fair Housing study. However, with recent work program changes, staff is proposing to complete both studies in-house and allocate \$60,000 in order to cover two-thirds staff salary and community participation costs for the studies as well as administration of the overall CDBG program.

**Funds Requested: \$60,000**  
**Recommended Funding: \$60,000**

## PUBLIC SERVICES PROJECTS (15% cap)

### 2 St. Mary's Foundation Gray Gourmet Program

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 32 seniors. The program served 63,614 meals in 2009 and expects an increase to 66,795 in 2010. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado. CDBG funds were provided for the same purpose in 2003 (\$5,050), 2004 (\$10,000), 2007 (\$20,500) and 2009 (\$20,500).

**Total Program Cost: \$610,326**  
**Funds Requested: \$20,500**  
**Recommended Funding: \$20,500**

**FUNDING CONCERNS:** None

### 3 St. Mary's Foundation Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children. \$290,000 in funding has been secured from other sources including United Way and the Anschutz Foundation. CDBG funds were provided for the same purpose in 2003

(\$5,000), 2004 (\$7,000) and 2007 (\$10,000). All funds have been expended and the projects closed out.

**Total Program Cost: \$256,633**  
**Funds Requested: \$12,000**  
**Recommended Funding: \$12,000**

**FUNDING CONCERNS:** None

**4 Giving Adolescents New Goals, Inc. (GANG) Youth Center**

Funds will be used to support after-school and enrichment activities for area children and youth in the Westlake Park/West Middle School neighborhood. GANG would utilize CDBG funds to cover lease expenses of \$2,500 per month for the remainder of a year for a building located at 730 Independent Avenue. The program expects to serve 50 children/youth in the coming year. They expect to receive \$18,000 from the International Church of the Foursquare Gospel Grant Foundation for program operations.

**Total Project Cost: \$29,680**  
**Funds Requested: \$11,680**  
**Recommended Funding: --**

**FUNDING CONCERNS:** There are several questions surrounding this application. It appears from the quarterly report provided with the application that the lease funds may also be used to operate run a church facility out of the building in addition to the after school youth program. CDBG funding cannot be used for this purpose nor can it be used if the youth attending the program are also receiving religious instruction.

**5 Mesa Youth Services, Inc. dba Partners**

The Western Colorado Conservation Corps (WCCC) operated under Partners is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25. Members have the opportunity to learn life skills, provide service to their community and conservation groups, as well as take on civic and environmental responsibilities. WCCC continues to grow at a rate of 15-20% per year both in budget and the amount of youth and young adults served in the program. Currently, the program serves 178 local youth and young adults.

CDBG funds would be used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects that will generate revenue for the Corps program. Past funding include \$15,000 in 2001 for landscaping and parking improvements at the Partners office, \$15,000 in 2005 to purchase a van for the Partners



program, and \$100,000 in 2008 towards the acquisition of a new building for the WCCC. All funds have been expended.

**Total Project Cost: \$27,000**  
**Funds Requested: \$17,000**  
**Recommended Funding: \$17,000**

**FUNDING CONCERNS:** None

**6 Western Colorado Suicide Prevention Foundation**

The Suicide Prevention Foundation provides suicide prevention education, awareness and assessment to the entire western slope. The proposed project is to provide an outreach “door-to-door” campaign to help educate and provide assessment and counseling for persons within the City limits of Grand Junction. The CDBG funds would specifically be used to pay for the assessment and counseling sessions under the program. This organization has not applied for CDBG funds in the past.

**Total Project Cost: \$54,400**  
**Funds Requested: \$14,400**  
**Recommended Funding: --**

**FUNDING CONCERNS:** The difficulty with funding this organization is the unknown of who their clients are and will be. They may not be able to meet the proposed number served under low and moderate income guidelines or residents within the City limits.

**7 Audio Information Network of Colorado (AIN)**

Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction’s blind, visually impaired, and print-handicapped citizens. The number of people served is directly related to the amount of funding received. AIN has 11 listeners in Grand Junction and is proposing to add 12 more listeners in the coming year.

AIN received funding in 2004 (\$4,500) and in 2007 (\$4,500). All funds have been expended and the project closed out.

**Total Program Cost: \$64,100**  
**Funds Requested: \$8,600**  
**Recommended Funding: --**

**FUNDING CONCERNS:** The 2007 and 2009 applications stated that 12 new listeners would be provided services but the numbers stated in the 2009 application showed only 4 new persons have been provided services (2 per year in 2008 through early 2009). The 2010 application does not state how many new listeners (if any) were gained in 2009. Performance

should be demonstrated to meet the original goal of 12 new listeners prior to additional funding for a stated 12 more persons.

**8 Counseling and Education Center (CEC)**

This program provides counseling services for low income citizens. Funds are requested to help pay for 230 counseling sessions for an estimated 34 more persons. The number of persons served is directly related to the amount of funding received. In 2009, CEC served over 600 clients for a total of over 3,900 service hours. Of these, 407 clients were at or below the Federal Poverty Guidelines.

CEC received CDBG funding in 2007 in the amount of \$7,181. All funds have been expended and the project closed out.

**Total Project Cost: \$22,000**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$6,682**

**FUNDING CONCERNS:** None

**CAPITAL PROJECTS (No cap, minimum 65%)**

**9 Dual Immersion Academy (DIA) Slope Stabilization and Landscaping (City project)**

The DIA in the Riverside neighborhood is directly adjacent to the eastbound on ramp from Broadway/Grand Avenue to the Riverside Parkway. The steep side slope of the Parkway was not stabilized or finished with the Parkway project. Therefore, the slope is open to erosion and, during heavy rains and runoff the playground behind the school has been flooded. This project would stabilize the slope and provide some landscaping at the corner of West and Broadway/Grand Avenue to improve the drainage situation as well as beautify the site.

**Total Project Cost: \$297,300**  
**Recommended Funding: \$34,471**

**FUNDING CONCERNS:** If the entire project cannot be funded, partial funding could at least create a swale at the toe of the slope to divert runoff away from the playground and landscape improvements could be provided around the corner to enhance the site. Recommended funding reflects the reduction of \$20,000 for the Garden Village Learning Center project.

## 10 City Storm Sewer Projects

The City has three storm sewer projects in the 2010 budget that are within CDBG-eligible low and moderate income neighborhoods.

- 1943 Gunnison – connect storm drain line to 19<sup>th</sup> Street - \$25,125
- 422 White Avenue – disconnect storm drain line from sanitary sewer - \$15,000
- 1001 Patterson – regrade the parking lot to re-direct stormwater from flooding the building - \$30,500

**Total Cost of Projects: \$70,625**

**Recommended Funding: --**

**FUNDING CONCERNS:** Except for the Gunnison Avenue project, there appears little benefit to residents from these projects.

## 11 North 17th Street Sidewalk (City project)

The developer of the proposed University Village Apartments asked about the use of City CDBG funds for the public sidewalk required along North 17<sup>th</sup> Street adjacent to the proposed development. The neighborhood is CDBG-eligible and there is no sidewalk along the east side of the street from the proposed development south to Walnut Avenue. Therefore, this proposed project would provide 800 linear feet of curb, gutter and sidewalk from the north end of the proposed development, along the Walnut Park Apartments to Walnut Avenue.

**Total Project Cost: \$86,684**

**Recommended Funding: --**

**FUNDING CONCERNS:** None

## 12 Pinyon Avenue Sidewalk (City project)

There is no sidewalk on either side of Pinyon Avenue between North 13<sup>th</sup> and North 15<sup>th</sup> Streets. The neighborhood is CDBG-eligible and the 600 linear feet of curb, gutter and sidewalk on the north and south sides of the street would serve pedestrians in the Orchard Avenue Elementary, Mesa State College and 12<sup>th</sup> and Orchard Avenue shopping areas.

**Total Project Cost: \$95,360**

**Recommended Funding: --**

**FUNDING CONCERNS:** An option would be to construct sidewalk on only one side of the street.

### **13 Hawthorne Park Restroom (City project)**

This project would replace the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility. The Hawthorne Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1955 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.

**Total Project Cost: \$158,000**  
**Recommended Funding: \$158,000**

**FUNDING CONCERNS:** None

### **14 HomewardBound Homeless Shelter Repairs and Improvement**

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter.

CDBG funds would be used towards: 1) replace walk-in cooler; 2) replace sprinkler system gauges; 3) roof repair; 4) clean HVAC system; and 5) enclose 620 square foot area to provide additional indoor operational space.

**Total Project Cost: \$66,080**  
**Funds Requested: \$48,000**  
**Recommended Funding: \$6,000**

**FUNDING CONCERNS:** The most urgent need appears to be the HVAC and roof repair and the sprinkler system gauges as recommended by the Grand Junction Fire Department with a total cost of \$6,000.

### **15 Center for Independence (CFI) Energy Improvements to Main Program Office**

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds will be used to increase energy savings by replacing a failing heating system, installing an outdoor reset on the boiler pipes with insulation, and replace 24 single pane windows that allow heated or cooled air to escape. CFI has received two CDBG grants in the past: 2003 - \$20,000 to purchase a 15-passenger bus; and 2008 - \$9,500 to upgrade electrical service in the adaptive kitchen used for training classes. All funds have been expended and the projects closed out .

**Total Project Cost: \$50,000**  
**Funds Requested: \$50,000**  
**Recommended Funding: \$34,100**

**FUNDING CONCERNS:** Partial funding may be available from grants through the Governor's Energy Office. Recommend funding HVAC work at a cost of \$34,100.

#### **16 Riverside Task Force (RTF)**

The Riverside Task Force (RTF) is seeking to continue to expand the Riverside School Campus through the acquisition of one more of the residential parcels east of the school. The current 2-acre campus consists of the Dual Immersion Academy Elementary School, the Community Center in the old Riverside School which also houses some uses for the elementary school, playground and parking areas. The restored school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, the after-school programs and other community uses on evenings and weekends.

The City awarded 2008 and 2009 CDBG funds to RTF with a total of \$394,122 towards the acquisition of adjacent residential units. Two of the units were purchased (542 and 522 West Main Street) and RTF is in the process of demolishing the housing units and finishing the sites to be temporarily used as additional outdoor space and overflow parking for the Riverside School. Upon completion of the demolition and finish of the two sites, there will be a balance of approximately \$51,000 left from the 2009 CDBG funds. RTF is requesting 2010 CDBG funds to add to the balance of 2009 funds in order to purchase and finish a third property. Eventually, School District 51 may be able to acquire the fourth parcel.

**Total Project Cost: \$170,000**  
**Funds Requested: \$170,000**  
**Recommended Funding: --**

**FUNDING CONCERNS:** Remaining 2009 funds could be reallocated towards the DIA Slope Stabilization and Landscaping project.

#### **17 Strong Families, Safe Kids (SFSK) Parenting Place Property Acquisition**

CDBG funds would be used to purchase one of three properties identified to accommodate the SFSK programs. SFSK provides a multitude of programs that serve low-income and other families with special needs, while providing a safe non-threatening environment addressing prenatal education, parenting classes and information, and child abuse prevention.

CDBG funds for approximately 1/3 of the cost of property acquisition will be helpful in leveraging other funds towards the capital campaign.

**Total Project Cost: \$328,000**

**Funds Requested: \$125,000**

**Recommended Funding: --**

**FUNDING CONCERNS:** SFSK programs serve any families, of any income level and only 59% of families served live within the Grand Junction city limits. If a grant is awarded, staff would work with SFSK to document the population served according to HUD guidelines pertaining to low-moderate income persons. In addition if awarded, the subrecipient contract with SFSK would need to set specific milestones for closing on a property in order for the City to meet HUDs expenditure timeliness requirements.

### **18 Grand Valley Catholic Outreach (GVCO) Soup Kitchen Remodel**

GVCO operates the Soup Kitchen located at 245 South 1<sup>st</sup> Street. The facility served 81,337 persons in 2009-2010 and expects the number to increase to 85,404 in 2010-2011. The flat roof on the building has been repaired numerous times and has exceeded its serviceable life. Even after repairs, water finds another entry point and during storms it pours into the Soup Kitchen, several offices and the Clothing Bank, often ruining items stored in the building. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility.

CDBG funds would be used towards: 1) replacing the roof; 2) adding insulation; and 3) installing a new swamp cooler. GVCO has received CDBG funding in the past: 1996-1999 - \$73,131 lease assistance for the Day Center; 2000 – Purchase of Day Center; 2001 – Transitional Housing Services; and 2002 – Soup Kitchen Equipment. All funds have been expended and the projects closed out.

**Total Project Cost: \$98,725**

**Funds Requested: \$73,725**

**Recommended Funding: \$73,725**

**FUNDING CONCERNS:** None

# **CDBG EVALUATION CRITERIA**

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Applications for CDBG funding will be judged by the following criteria:

- Proposed project meets national Objectives, is an eligible project and meets Consolidated Plan goals
- Ability of the applicant to complete the project
- Agency capacity – history of performance, staff level and experience, financial stability, etc.
- Amount requested
- Request by applicant is consistent with agency needs

## **CDBG NATIONAL OBJECTIVES**

The mission of the CDBG program is the “development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.” Therefore, projects funded must address one or more of the following national objectives:

- Benefits low and moderate income persons
- Eliminates or prevents slum or blight
- Address an urgent community need (usually a natural disaster)

## **GRAND JUNCTION PRIORITIES 2006 FIVE-YEAR CONSOLIDATED PLAN**

The grand Junction City Council maintains a commitment to use CDBG funds for facilities, services, and infrastructure that directly benefits low-income households in Grand Junction. The 5-Year Consolidated Plan outlines the following five priorities for the expenditure of CDBG funds.

- Need for non-housing community development infrastructure
- Need for affordable housing
- Needs of the homeless
- Needs of special needs populations and other human services
- Neighborhood programs

## **CITY OF GRAND JUNCTION 2010 CDBG PROGRAM YEAR SCHEDULE**

May 17, 2010	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2010 Program Year allocation
June 7 – July 8, 2010	PUBLIC REVIEW period for 2010 Annual Action Plan 30-day review period required
June 14, 2010	PUBLIC HEARING BEFORE CITY COUNCIL Adoption of the 2010 Action Plan
July 12, 2010	SUBMIT 2010 Annual Action Plan to HUD 45-day review period required
August 31, 2010	RECEIVE HUD APPROVAL
September 1, 2010	BEGIN 2010 Program Year



**City of Grand Junction**  
**CDBG PROJECTS BY PROGRAM YEAR 1996-2009**

**1996 PROGRAM YEAR – All Projects Completed**

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

**1997 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

**1998 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

**1999 PROGRAM YEAR – All Projects Completed**

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

**2000 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

**2001 PROGRAM YEAR – All Projects Completed**

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

**2002 Program Year – All Projects Completed**

- Catholic Outreach Soup Kitchen Remodel - \$50,000
- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000

- Western Slope Center For Children Remodel - \$101,280
- GJHA Affordable Housing Pre-development/ costs - \$41,720
- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

**2003 Program Year – All Projects Completed**

- Riverside School Historic Structure Assessment - \$4,000
- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and Americorp Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

**2004 Program Year – All Projects Completed**

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

**2005 Program Year – All Projects Completed**

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

**2006 Program Year – All Projects Completed**

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630
- Orchard Mesa Drainage Improvements - \$100,000

### **2007 Program Year**

- Program Administration - \$16,808 (partially expended, \$12,000 reallocated 2010)
- Audio Information Network of Colorado - \$4,500 (completed)
- Center for Enriched Communication - \$7,181 (completed)
- Gray Gourmet Program - \$20,500 (completed)
- Foster Grandparent Program - \$10,000 (completed)
- Senior Companion Program - \$10,000 (completed)
- Hilltop Daycare/Family Center Remodel - \$24,547 (completed)

### **2008 Program Year – All Projects Completed**

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201

### **2009 Program Year**

- CDBG Program Administration - \$30,000 (partially expended)
- HomewardBound Van Purchase - \$21,071 (completed)
- Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Acquisition/Clearance - \$173,201 (partially expended)
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$8,217
- W Slope Center for Children Main Program Building Remodel - \$65,000

### **2010 Program Year - \$374,550 to be allocated mid-2010**

## 2010 CITY OF GRAND JUNCTION CDBG APPLICATIONS

Project Number	Agency	Project Title	Grant Request	Funds Leveraged	Funding Limitations and Additional Information	Consolidated Plan Priority	Council Workshop Recommend
1	City of Grand Junction	Program Administration	\$60,000	NA	Administration funds to cover portion of staff salary to administer CDBG Program and Complete 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Study during the 2010 Program Year for adoption in June 2011	Admin/Plan	\$60,000
<b>Project 1 under the 20% Admin and Planning Cap</b>	<b>Maximum that can be spent in this area of 2010 funds is \$74,910</b>		<b>Total Request \$60,000</b>				<b>Total Recommended \$60,000</b>
2	St Marys Foundation	Gray Gourmet Program	\$20,500		Grant funds will be spent on food to prepare 8,200 meals for 32 persons for an entire year	Human Services - Elderly	\$20,500
3	St Marys Foundation	Foster Grandparent Program	\$12,000		Grant funds to provide mileage reimbursement for volunteer travel	Human Services - Youth	\$12,000
4	GANG	Youth Center	\$11,680		Grant funds to lease a building for youth center. Rent appears to fund location of a church as well as youth center. Concern with mandatory religious instruction at youth programs – not CDBG eligible	Human Services - Youth	0
5	Partners	WCCC Purchase Van	\$17,000		Grant funds to purchase 12-passenger van to transport youth to-from WCCC work projects	Human Services – Youth	\$17,000
6	W CO Suicide Prevention	Family Outreach/Education	\$14,400		Grant funds for program community outreach. Administrative and criteria challenge due to unknowns with clients	Human Services	0
7	Audio Information Network of Colorado	GJ Audio Information Services	\$8,600		Proposing to add 12 new persons in GJ. In the past, they have only added 4 per year with less funding	Special Needs Population	0
8	Counseling and Education Center	Low-Income Counseling Services	\$10,000		Eligible CDBG project	Human Services	\$6,682
<b>Projects 2-8 under 15% Public Svcs Cap</b>	<b>Maximum that can be spent in this area of 2010 funds \$56,182</b>		<b>Total Request \$94,180</b>				<b>Total Recommended \$56,182</b>

Project Number	Agency	Project Title	Grant Request	Funds Leveraged	Funding Limitations and Additional Information	Consolidated Plan Priority	Council Workshop Recommend
9	City of Grand Junction	DIA ROW Slope Stabilization and Landscaping	\$297,300	0	Stabilize and landscape steep slope of Parkway on ramp north of school to minimize erosion and flooding of school playground and improve visual quality	Public Infrastructure in Low-Mod Income Neighborhood	\$34,471
10	City of Grand Junction	Storm Sewer Projects	\$70,625	0	3 small storm sewer projects in low-mod income neighborhoods but generally minimal benefit for residents	Public Infrastructure in Low-Mod Income Neighborhood	0
11	City of Grand Junction	North 17 <sup>th</sup> Street Sidewalk	\$86,684	0	Construct sidewalk where missing along east side North 17 <sup>th</sup> Street from Walnut Avenue north. Would serve small residential area	Public Infrastructure in Low-Mod Income Neighborhood	0
12	City of Grand Junction	Pinyon Avenue Sidewalk	\$95,360	0	Construct sidewalk where missing on both sides of Pinyon Avenue between 13 <sup>th</sup> and 15 <sup>th</sup> Streets. Would serve residential area, Orchard Avenue Elementary and Mesa State College pedestrians	Public Infrastructure in Low-Mod Income Neighborhood	0
13	City of Grand Junction	Hawthorne Park Restroom	\$158,000	\$8,000 in-kind	Provide new restroom/shelter building in Hawthorne Park to replace 1955 structure. Of City projects, this one serves the largest number of persons in the community	Public Infrastructure in Low-Mod Income Neighborhood	\$158,000
14	HomewardBound of the Grand Valley	Homeless Shelter Repairs and Improvements	\$48,000		Walk-in cooler, sprinkler system gauges, roof repair, clean HVAC system, 620 square-foot building addition. Most critical need appears to be sprinkler system improvements as recommended by GJFD	Public Facility - Homeless	\$6,000
15	Center for Independence	Energy Improvements to Main Program Office	\$50,000		Replace HVAC rooftop units; replace 24 windows; insulate boiler room piping; install outdoor reset on boiler. HVAC is first priority project. Governors Energy Office may have other funds available to complete other work	Public Facility	\$34,100
16	Riverside Task Force	Property Acquisition, Demolition and Site Finish	\$170,000		Utilize remaining 2009 funds plus 2010 funds to purchase one more adjacent residential property, demolish the structure and finish the site as overflow outdoor space and parking.	Public Facility	0

Project Number	Agency	Project Title	Grant Request	Funds Leveraged	Funding Limitations and Additional Information	Consolidated Plan Priority	Council Workshop Recommend
17	Strong Families, Safe Kids	Parenting Place Property Acquisition	\$125,000		Funds used to purchase 1 of 3 identified properties to accommodate SFSK Programs. Ongoing capital campaign – will need to limit performance period so City's timeliness of use of CDBG funds is not jeopardized	Public Facilities	0
18	Grand Valley Catholic Outreach	Soup Kitchen Remodel	\$73,725		Funds used for roof replacement, additional insulation and swamp cooler installation	Public Facilities – Homeless	\$73,725
<b>Projects 9-18 Capital</b>	<b>Minimum of 2010 Funds is \$243,457</b>		<b>Total Request \$1,174,694</b>				<b>Total Recommended \$306,296</b>

**TOTAL FUNDS REQUESTED: \$1,328,874**

**TOTAL FUNDS AVAILABLE: \$374,550 + \$47,928 = \$422,478**

**COUNCIL WORKSHOP RECOMMENDED FUNDING: \$422,478**



Date: 05-10-10  
 Author: Troy Smith  
 Title/ Phone Ext: Deputy Chief of Police: 3563  
 Proposed Schedule: 05-19-10  
 2nd Reading  
 (if applicable): NA

**CITY COUNCIL AGENDA ITEM**

**Attach 9  
 Public Hearing—Application for U.S. Department of Justice Annual Justice Assistance Grant**

<b>Subject:</b> Application for U.S. Department of Justice Annual Justice Assistance Grant
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> Troy Smith, Deputy Chief of Police

**Executive Summary:**

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice, to apply for an annual grant in the amount of \$65,342. These funds are allocated evenly between Grand Junction Police Department and Mesa County Sheriff’s Office and will be used in combination with other funding sources to purchase 800MHz radios.

The Bureau of Justice Assistance requires City Council review and to provide an opportunity for public comment, as part of the application process. Therefore, a public hearing is requested for the purpose of satisfying this requirement.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 11:** Public safety facilities and services for our citizens will be a priority in planning for growth.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

**Action Requested/Recommendation:**

Authorize the City Manager to Apply for these Funds and if Awarded, to Manage/Disperse \$65,342 in Grant Funds.

**Board or Committee Recommendation:**

NA

**Background, Analysis and Options:**

The Grand Junction Police Department and Mesa County Sheriff's Office have been recipients of funding from this annual formula grant for many years and both have benefitted from the funding for various projects. The funding level changes each year as the Bureau of Justice Assistance calculates, for each State and Territory, an allocation based upon the statutory JAG formula (U.S.C. 3755(d)(2)(B)). A Memorandum of Understanding has been signed, as required, by the Police Chief and the Sheriff, stipulating these funds for 800MHz radios. The City of Grand Junction, through the Grand Junction Police, will again serve as the fiscal agent for these funds. Funds received in prior years ranged from \$14,000 to \$254,568.

**Financial Impact/Budget:**

There will no net impact to the General Fund Associated with this request, however, \$65,342 will need to be appropriated with the related revenue budgeted in the revision process.

**Legal issues:**

None

**Other issues:**

None

**Previously presented or discussed:**

This is an annual formula grant application process, as has been done in previous years, and requires an opportunity for public comment and Council approval at the application phase.

**Attachments:**

None





Date: April 27, 2010  
 Author: Senta L. Costello  
 Title/ Phone Ext: Senior Planner,  
x 1442  
 Proposed Schedule: May  
17, 2010  
 2nd Reading  
 (if applicable): May 17, 2010

**CITY COUNCIL AGENDA ITEM**

**Attach 10**  
**Public Hearing—Marriott Alley Vacation - Located**  
**North of Main Street, East of North 3rd Street**

<b>Subject:</b> Marriott Alley Vacation - Located North of Main Street, East of North 3 <sup>rd</sup> Street
<b>File #:</b> VR-2009-254
<b>Presenters Name &amp; Title:</b> Senta L. Costello, Senior Planner

**Executive Summary:**

Request to vacate a portion of the east/west alley between Main Street and Rood Avenue, west of North 3<sup>rd</sup> Street. The portion of the alley that is requesting to be vacated, if approved, will be incorporated into the landscaping and site circulation of a proposed new hotel.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The proposal implements **Goal 4** of the Comprehensive Plan by aiding redevelopment of the downtown area, **Goal 6** by encouraging appropriate re-use of property and Goal 12 by furthering the ability of the City to be a regional provider of services to develop, sustain, and enhance a healthy, diverse economy.

**Action Requested/Recommendation:**

Hold a Public Hearing and Consider Final Passage and Final Publication of the Proposed Ordinance

**Board or Committee Recommendation:**

Planning Commission recommended approval at their April 13, 2010 hearing.

**Background, Analysis and Options:**

See attached report

**Financial Impact/Budget:**

N/A

**Legal issues:**

N/A

**Other issues:**

The alley contains utility infrastructure which is not proposed to be abandoned, removed or relocated. Due to this, the proposed Ordinance retains the alley as a utility easement.

**Previously presented or discussed:**

N/A

**Attachments:**

Staff report  
Site Location Map / Aerial Photo Map  
Comprehensive Plan Map / Existing City Zoning Map  
Landscape Plan  
Draft April 13, 2010 Planning Commission minutes  
Ordinance

BACKGROUND INFORMATION				
Location:		236 Main Street		
Applicants:		Owner: Western Hospitality, LLC – Kevin Reimer/Steve Reimer Representative: Souder-Miller Assoc. – Jim Langford Representative: Ciavonne, Roberts & Assoc. – Ted Ciavonne		
Existing Land Use:		Alley		
Proposed Land Use:		Hotel parking/circulation		
Surrounding Land Use:	North	Retail/Parking Lot		
	South	Hotel/Office		
	East	Office		
	West	Retail/Credit Union		
Existing Zoning:		N/A		
Proposed Zoning:		B-2 (Downtown Business)		
Surrounding Zoning:	North	B-2 (Downtown Business)		
	South	B-2 (Downtown Business)		
	East	B-2 (Downtown Business)		
	West	B-2 (Downtown Business)		
Future Land Use Designation:		Downtown Mixed Use		
Zoning within density range?		X	Yes	No

## ANALYSIS

### 1. Background

The alley is part of the original town site recorded in 1882 and then replatted in 1885. The surrounding properties have been historically used for a variety of commercial uses over the years including retail, office, banking and parking.

The western 150 feet of the alley was vacated March 1988 as part of the development of the Colorado State Employees Credit Union and the associated drive-thru.

The applicant is requesting to vacate an additional 150.57 feet of the remaining alley at the western end as part of the proposed Marriott Hotel project, with the vacated area to be used as a utility easement and site circulation, detention and landscaping.

### 2. Section 2.11.C of the Zoning and Development Code

The vacation of the alley right-of-way shall conform to the following:

- g. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Response: The proposal implements Goal 4 of the Comprehensive Plan by aiding redevelopment of the downtown area, Goal 6 by encouraging appropriate re-use of property, and Goal 12 by furthering the ability of the City to be a regional provider of services to develop, sustain, and enhance a healthy, diverse economy.

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

Response: All properties adjoining the alley have street frontage, so no parcel will be land locked as a result of vacating the alley.

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

Response: All affected parcels will have reasonable access. No accesses to any parcels will be eliminated or restricted with the vacation of this portion of alley right-of-way.

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

Response: There will be no adverse impacts due to the vacation. Emergency access will still be available to all properties and the alley right-of-way will be retained as a utility easement to protect utility services.

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

Response: Adequate public facilities and services exist and will be maintained with the vacation of the right-of-way.

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

Response: With the vacation of the alley, the City will be relieved of maintenance responsibilities.

## FINDINGS OF FACT/CONCLUSION/CONDITION

After reviewing the Marriott alley vacation application, VR-2009-254 for the vacation of a public alley right-of-way, staff makes the following findings of fact, condition and conclusion:

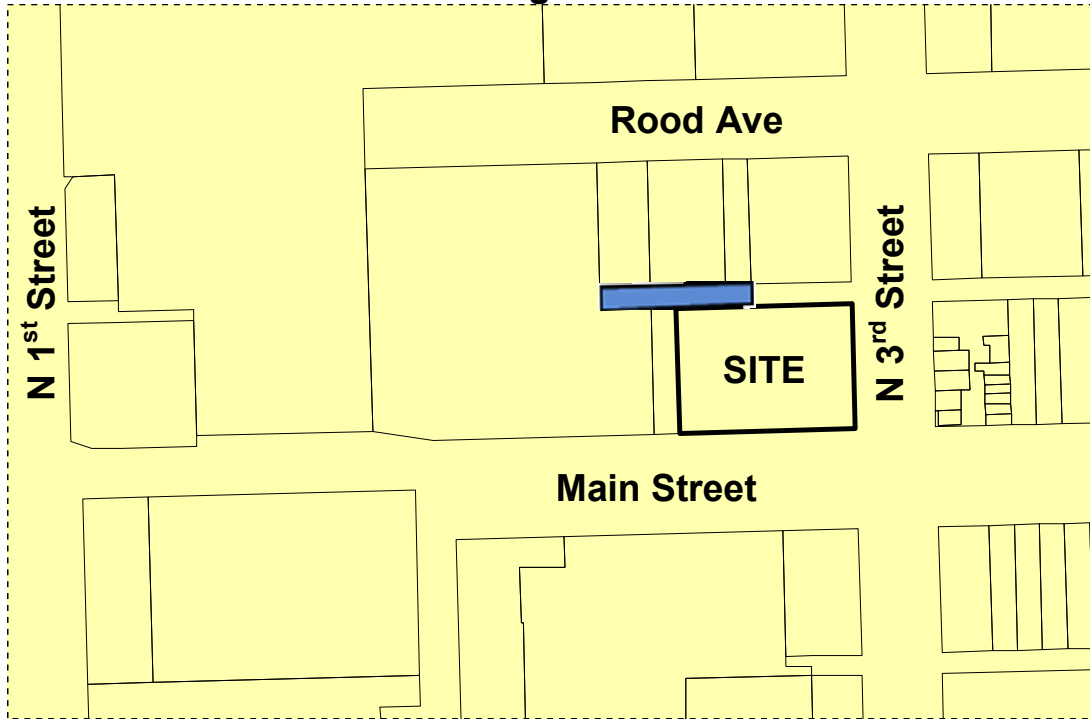
1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
3. The vacated alley right-of-way shall be retained as a utility easement with the vacation ordinance.

## PLANNING COMMISSION RECOMMENDATION:

Planning Commission forwarded a recommendation of approval to the City Council on the request to vacate alley right-of-way with the findings of fact, conditions and conclusions in the staff report at its April 13, 2010 hearing.

# Site Location Map

Figure 1



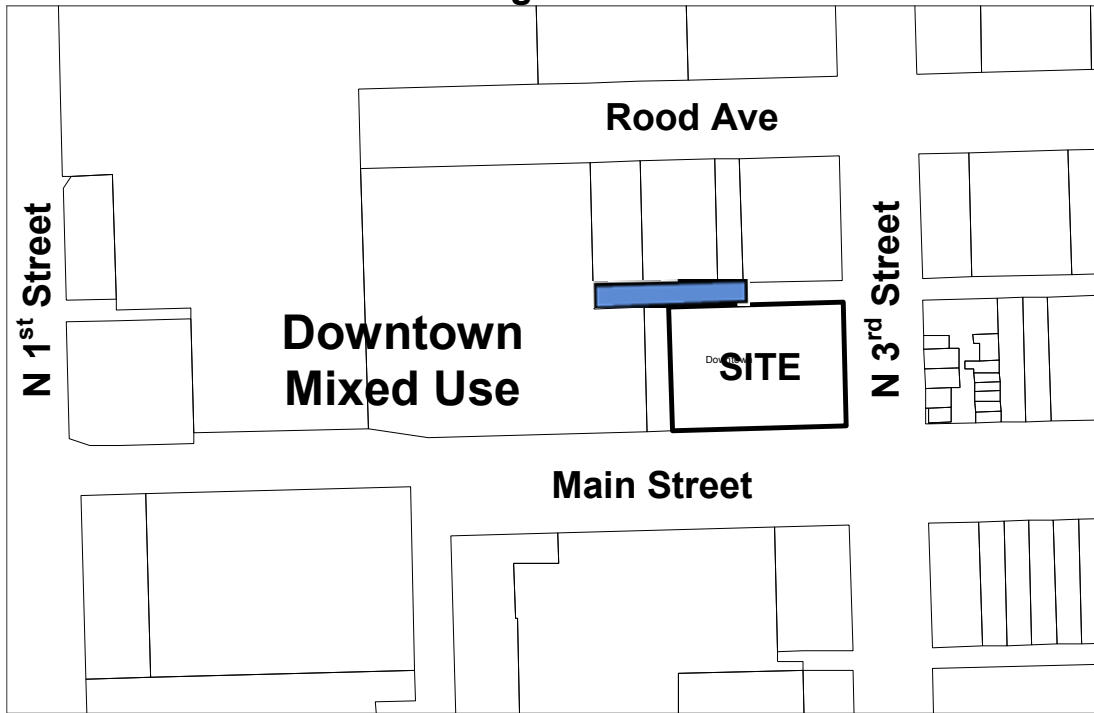
# Aerial Photo Map

Figure 2



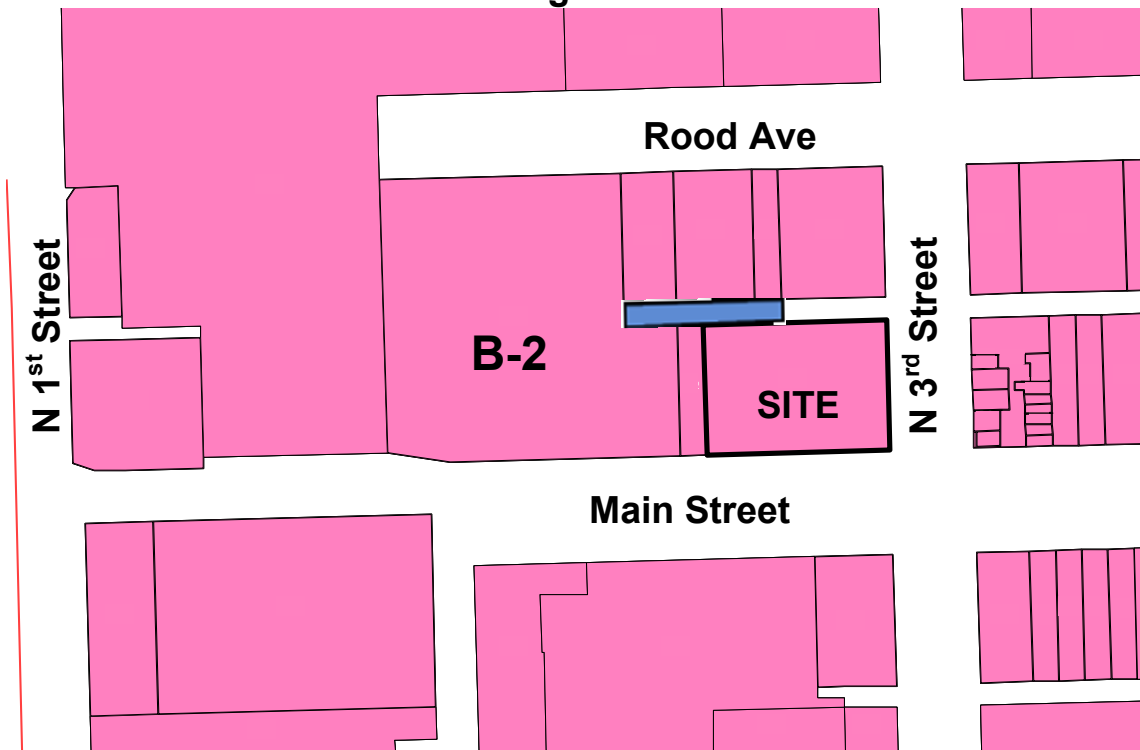
# Comprehensive Plan Map

Figure 3

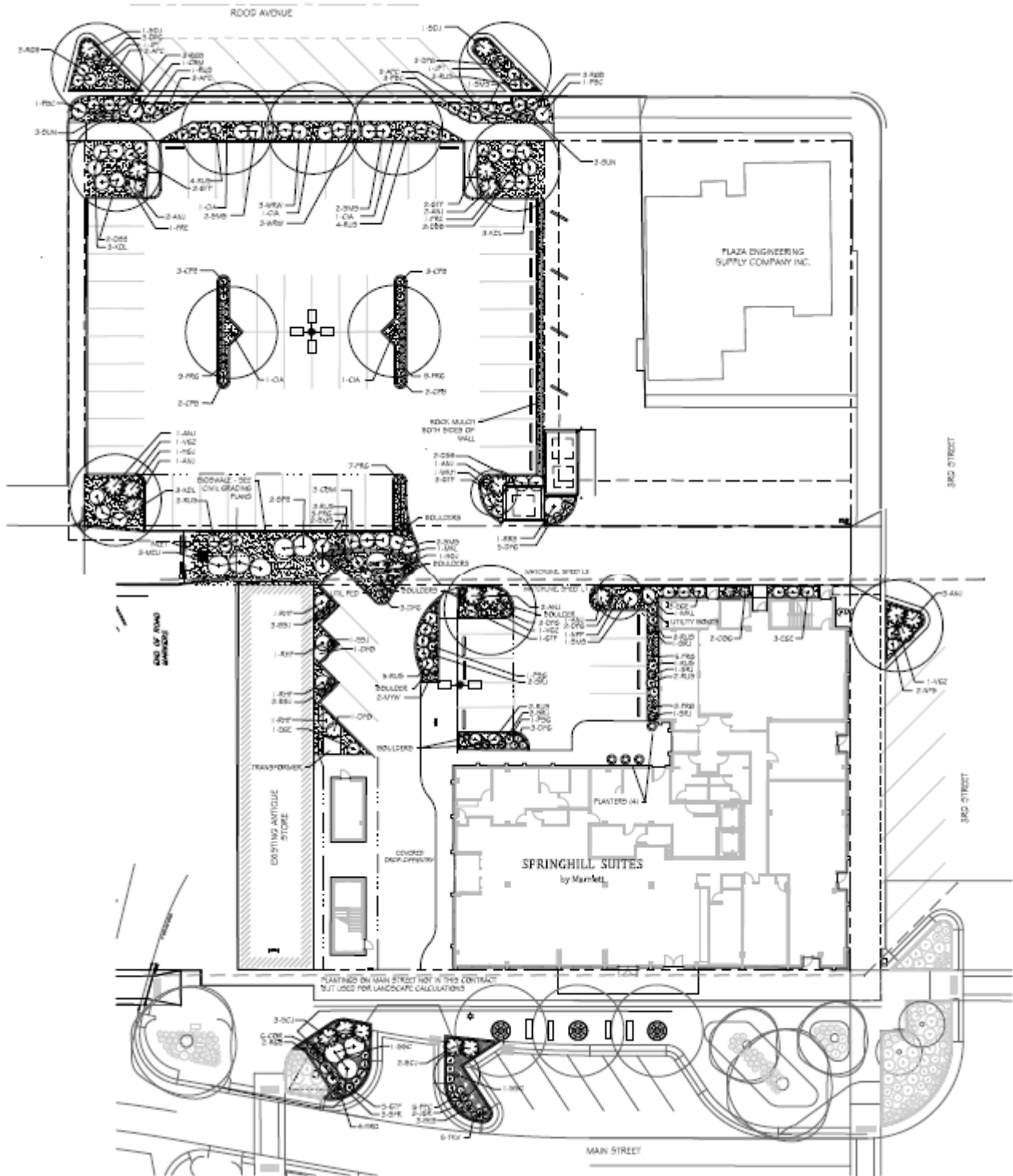


# Existing City Zoning

Figure 4



# Landscape Plan





**GRAND JUNCTION PLANNING COMMISSION**  
**APRIL 13, 2010 MINUTES**  
**6:00 p.m. to 6:37 p.m.**

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

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka-Zarkesh (Vice Chair), Pat Carlow, Mark Abbott, Ebe Eslami, Richard Schoenrad and Lyn Benoit. Commissioner Rob Burnett was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Division Manager), Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner), Senta Costello (Senior Planner), Lori Bowers (Senior Planner), Jody Kliska (Transportation Engineer) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (City Attorney).

Pat Dunlap was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

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**Public Hearing Items**

2. **Marriott Alley Vacation – Vacation of Right-of-Way – Pulled for Full Hearing**  
Request a recommendation of approval to City Council to vacate the western 150 feet of alley between Main Street and Rood Avenue west of North 3rd Street.

**FILE #:** VR-2009-254  
**PETITIONER:** Steve Reimer & Kevin Reimer – Western Hospitality, LLC  
**LOCATION:** 236 Main Street  
**STAFF:** Senta Costello

**STAFF'S PRESENTATION**

Senta Costello, Senior Planner, made a PowerPoint presentation regarding the request to vacate the western 150 feet of an alley right-of-way as a part of the development of a new hotel on the northwest corner of 3<sup>rd</sup> and Main Streets. She indicated that staff had requested retention of the alley right-of-way as a utility easement as a part of the development of the hotel property. The subject property would be used for landscaping and drainage as well as maintenance of utilities within that corner. Ms. Costello said that they were recommending approval of the request.

**APPLICANT'S PRESENTATION**

Kevin Reimer, Western Hospitality, said that they were intending to build a five-story, 100 suite L-shaped hotel, of approximately 167,000 square feet. He noted that the

vacation of the alley would allow better utilization of a fairly tight urban site for a hotel and would help maximize the amount of parking spaces and landscaping which would also help with the storm water program to contain water on site.

### **QUESTIONS**

Chairman Wall asked for clarification why this item was pulled. Kevin Reimer stated that there was a gentleman from the credit union next door who had a couple of questions.

Commissioner Schoenradt asked if the applicant would be tearing up the asphalt and then landscape the whole area to include retention ponds. Kevin Reimer said that a portion of the alley would remain a drive access through the property very similar to the back of the Hawthorne Suites which alley was vacated 10 years ago and was still being used as ingress and egress and a drive alley through the parking lot. He added that the same would apply in this instance. Mr. Reimer said that the utilities would remain and there would be no harsh destruction in that area.

### **PUBLIC COMMENT**

Bob Kanandra with the Credit Union of Colorado stated that he was concerned because they had lost the driveway to their drive-through lanes as a result of the revitalization project and were using the alley to allow access to members. He said that they were concerned if something were to happen in the future where they would again lose access to their driveway, their members would not be able to access their drive-through lanes.

### **STAFF'S REBUTTAL**

Senta Costello responded that typically accommodations were made through the construction phasing of a project for other properties without a secondary access. She concluded that should any other type of project go on in this area, accommodations would likely be made at that point for businesses that had no other means of access.

### **QUESTIONS**

Chairman Wall asked if the credit union was only concerned about access during the construction. Mr. Kanandra said that it was during the construction because right now their members cannot access the drive-through off of Main Street.

### **APPLICANT'S REBUTTAL**

Kevin Reimer stated that they would go through the alley vacation process and not record the alley vacation until the Main Street uplift program was done and the credit union's Main Street access was restored. He said they would also delay any construction that would impede that alley in the next few months as well.

### **PUBLIC COMMENT**

Bob Kanandra noted that this would take care of the current project; however, they were also concerned if there were another closure of Main Street in the future. Chairman Wall assured Mr. Kanandra that he believed that accommodations would be made to allow access into their facility.

## **QUESTIONS**

Commissioner Carlow asked if there was anything on paper that would assure that to be the case. Rick Dorris, Development Engineer, said that he could not guarantee that their drive-through would not be affected for a day or two but stated that accommodations would be made. If that was a critical business function for them and the driveway had to be torn up, the work may be able to be performed on weekends or other accommodations could be made.

Commissioner Schoenradt asked if the alley across the street had become part of the parking lot. He asked if the vacation portion of the alley would become part of the parking lot or part of the building. Mr. Dorris confirmed that it would be parking lot and circulation.

Commissioner Schoenradt asked if there would be access in some manner to the credit union. Rick Dorris pointed out the portion of the area that would be used as landscaping and the bio-infiltration basin and advised there would not be access from the alley into the drive-through as there was now.

Commissioner Schoenradt asked if there was another access off of Rood Avenue to the credit union. Mr. Kanandra said there was not to come back around. Mr. Dorris confirmed that it would be a tough turn depending on the size of the vehicle.

Commissioner Benoit asked what the projected timeframe was for the Main Street project in order that this access could be opened up again. Rick Dorris stated that June 9<sup>th</sup> was the contract date although this section of Main Street could open before that date.

## **PUBLIC COMMENT**

Jim Cihlar, Plaza Reprographics, which property was adjacent to the proposed hotel, stated that their concern was given the way the alley was being blocked off it currently did not affect their entrance to their business; however, they wanted to make sure there were assurances that their Third Street access off of Rood Avenue would not be blocked off or be jeopardized as it was a critical access point for their business. They also wanted some assurance that they had access to their business. Lisa Cox, Planning Manager, stated that if that portion of the alley were to have a request to be vacated, that would go through a public process just as this portion was so there would be public notification, a public hearing with the Planning Commission for a recommendation and then to City Council for final determination.

**MOTION: (Commissioner Pavelka-Zarkesh) “On item VR-2009-254, I move we forward a recommendation of approval to the City Council on the request to vacate alley right-of-way with the findings of fact and conditions and conclusions in the staff report.”**

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

**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR A PORTION OF THE ALLEY  
LOCATED BETWEEN MAIN STREET AND ROOD AVENUE WEST OF NORTH 3<sup>RD</sup>  
STREET (MARRIOTT HOTEL)**

RECITALS:

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

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

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

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The vacated alley is retained as a utility easement

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

Dedicated right-of-way to be vacated:

A parcel of land located in the SW1/4 of Section 14, Township One South, Range One West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado; said parcel being more particularly described as follows:

The west 150.57 feet of the remaining east-west alleyway in Block 101, City of Grand Junction, containing 3011.42 square feet as described herein and as depicted on Exhibit A attached hereto and incorporated herein by reference. Said parcel being further contiguous with lost 7 through 12 and lost 21 through 26.

Introduced for first reading on this 5<sup>th</sup> day of May, 2010.

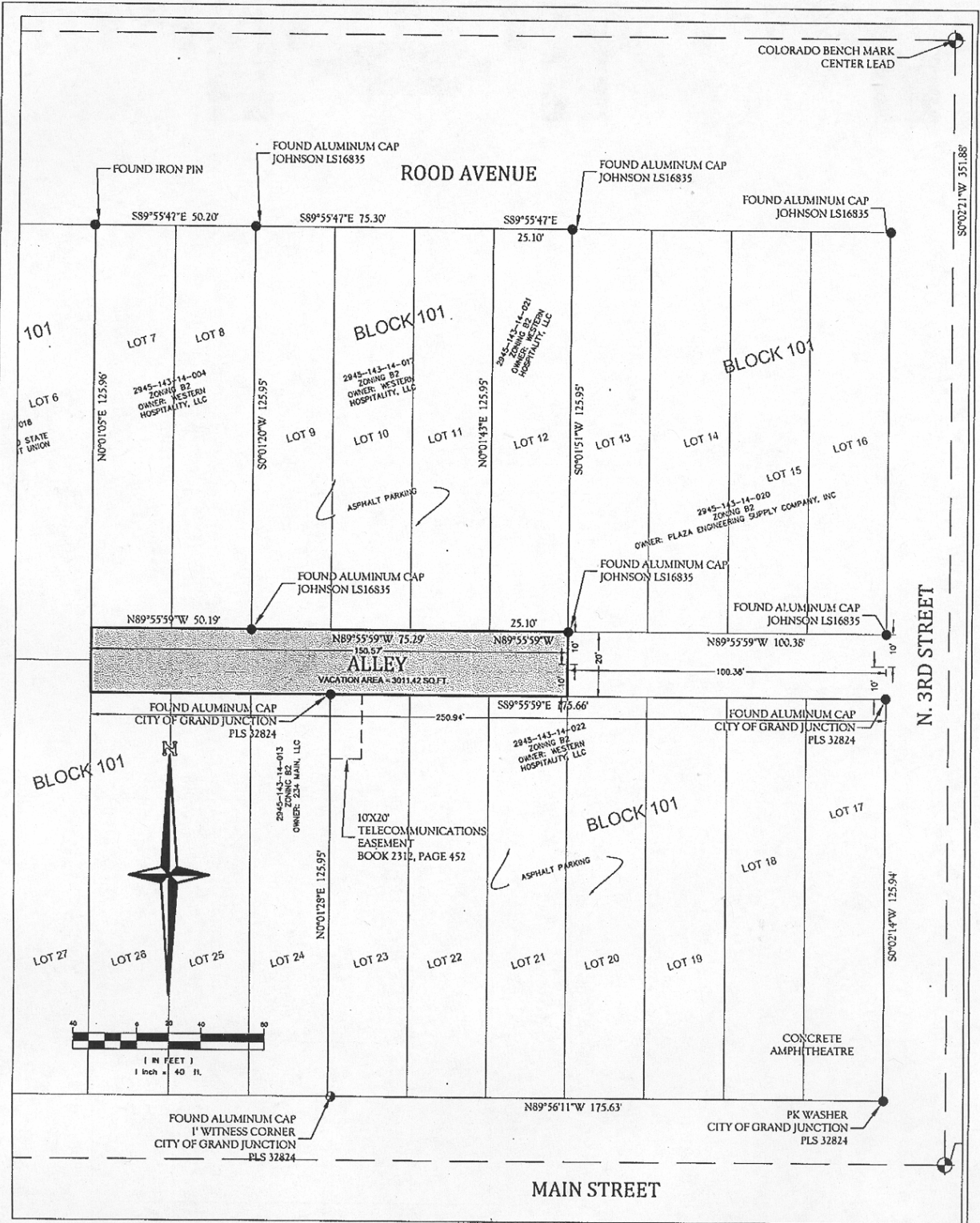
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

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

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

**Exhibit A**



<p><b>ASMA</b> Surveyors &amp; Engineers</p>	<p><b>SOUDER, MILLER &amp; ASSOCIATES</b> 529 85th Road, Ste. B210, Grand Junction, Colorado, 81505 Tel: 970-243-6097 Fax: 970-241-2845 www.soudermiller.com</p>	<p><b>WESTERN HOSPITALITY, LLC</b> <b>GRAND JUNCTION</b> <b>MARRIOTT HOTEL</b> <b>EASEMENT EXHIBIT A</b></p>	<p>DRAWN BY: LMS</p>	<p>DATE: 11-17-09</p>	<p>SHEET #: 1</p>
			<p>CHECKED BY: JEL</p>	<p>SCALE: 1" = 40' PROJECT NO: 9841018</p>	



Date: April 14, 2010  
 Author: Jody Kliska  
 Title/ Phone Ext: Transportation Engineer/1591  
 Proposed Schedule: May 5, 2010  
 2nd Reading  
 (if applicable): May 17, 2010

**CITY COUNCIL AGENDA ITEM**

**Attach 11  
 Public Hearing—Amendment to the  
 Comprehensive Plan to Include the Revised  
 Grand Valley Circulation Plan**

<b>Subject:</b> Amendment to the Comprehensive Plan to Include the Revised Grand Valley Circulation Plan
<b>File #</b> (if applicable): PLN-2010-030
<b>Presenters Name &amp; Title:</b> Tim Moore, Public Works and Planning Director Trent Prall, Engineering Manager

**Executive Summary:**

Request Comprehensive Plan Amendment revising the Grand Valley Circulation Plan for consistency with the Comprehensive Plan.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 9:** Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

The proposed revisions to the Grand Valley Circulation Plan have been developed in concert with the Comprehensive Plan. Based on the traffic modeling developed for the Comprehensive Plan, the northwest area and the southeast area of the new Urbanizing Area were identified as lacking in circulation planning. This proposed plan reflects the need for a transportation network in those areas. Additionally, the staff team reviewed the existing Circulation Plan and has made proposed changes. A list of the proposed changes and a map reflecting the changes are attached.

**Action Requested/Recommendation:**

Hold a Public Hearing and Consider Final Passage and Final Publication of the Proposed Ordinance

**Board or Committee Recommendation:**

Planning Commission forwarded a recommendation of approval at their April 13, 2010 meeting.

**Background, Analysis and Options:**

Please see attached staff report.

**Financial Impact/Budget:**

N/A

**Legal issues:**

N/A

**Other issues:**

N/A

**Previously presented or discussed:**

N/A

**Attachments:**

Planning Commission Staff Report  
Grand Valley Circulation Plan Map  
2005 Traffic Modeling Map  
2035 Traffic Modeling Map  
List of Proposed Changes  
Ordinance



AGENDA TOPIC: Grand Valley Circulation Plan - PLN-2010-030

ACTION REQUESTED: Comprehensive Plan Amendment revising the Grand Valley Circulation Plan

<b>BACKGROUND INFORMATION</b>				
Location:		Comprehensive Plan Planning Area		
Applicants:		City of Grand Junction		
Existing Land Use:		N/A		
Proposed Land Use:		N/A		
<b>Surrounding Land Use:</b>	North	N/A		
	South	N/A		
	East	N/A		
	West	N/A		
Existing Zoning:		N/A		
Proposed Zoning:		N/A		
<b>Surrounding Zoning:</b>	North	N/A		
	South	N/A		
	East	N/A		
	West	N/A		
Comprehensive Plan Designation:		N/A		
Zoning within density range?		N/A	Yes	N/A No

PROJECT DESCRIPTION: Grand Valley Circulation Plan revisions.

RECOMMENDATION: Adoption of the Grand Valley Circulation Plan with proposed revisions.

## ANALYSIS

The Grand Valley Circulation Plan serves to identify major and minor routes for transportation circulation and connectivity. Existing traffic, anticipated traffic volume growth, and the associated demand on public transportation facilities demonstrate the need for and development of a circulation system for the Urbanizing Area. With the adoption of the Comprehensive Plan, the boundaries of the Urbanizing Area have expanded. The revisions to the Grand Valley Circulation Plan are needed to be consistent with the Comprehensive Plan.

The Grand Valley Circulation Plan was originally presented to the Grand Junction Planning Commission in 1997 as the Major Street Plan and represented a collaborative effort of the City of Grand Junction, Mesa County and the Regional Transportation Planning Office. Adopted in 1998, revisions and updates to the plan have been made regularly as area plans and transportation studies have been completed. In 2001, the name was changed to the Grand Valley Circulation Plan along with proposed changes recommended by the West Metro Study and the 24 Road Transportation Plan.

The City's home rule powers and section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three miles of the municipal boundary. The City's Zoning and Development Code in chapter 1.11.B.3 states the City Council shall as it deems appropriate, decide, adopt and/or amend the street plans and components of it.

The proposed revisions to the Grand Valley Circulation Plan have been developed in concert with the Comprehensive Plan. Based on the traffic modeling developed for the Comprehensive Plan, the northwest area and the southeast area of the new Urbanizing Area were identified as lacking in circulation planning. This proposed plan reflects the need for a transportation network in those areas. Additionally, the staff team reviewed the existing Circulation Plan and has made proposed changes. A list of the proposed changes and a map reflecting the changes are attached.

Significant changes to the Plan include:

- Classifying H Road as a principal arterial across the valley from 20 Road to the Clifton interchange at 32 Road.
- Classifying I Road as a major collector from 20 to 24 Road, and 24 to 27 Road.
- Adding the Whitewater Area to the Circulation Plan.

Public participation in the development of the revisions to the Circulation Plan has included the following:

- Presentation of proposed revisions to the consulting engineering community at quarterly meetings;

- Briefing Mesa County and City of Grand Junction Planning Commissions at a lunch meeting on the modeling and proposed GVCP;
- Publication of the proposed map changes on the City's Transportation Engineering web page and the City's Comprehensive Plan web page;
- Presentation of the map, traffic modeling and proposed changes at the final Comprehensive Plan open house;
- An open house for the Circulation Plan on in January, 2010 to solicit final comments.

21.02.130(c)(2) of the Zoning and Development Code – Plan Amendment Criteria

The Comprehensive Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

- (i) There was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for; or  
*There was no error.*
- (ii) Subsequent events have invalidated the original premises and findings;

*The development and adoption of the Comprehensive Plan increased the size of the Urbanizing Area, as well as changing assumptions about future development patterns.*

- (iii) The character and/or condition of the area have changed enough that the amendment is acceptable;  
*The Comprehensive Plan is a significant change to the existing Growth Plan.*

- (iv) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment;  
*The Circulation Plan is consistent with the Comprehensive Plan Vision of Becoming the Most Livable Community West of the Rockies by providing a map to the future that is organized, functional and orderly; provides transportation facilities close to services and shopping to reduce cross-town traffic, commuting times and to reduce air pollution; and anticipates a transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians.*

- (v) The change will facilitate safe and efficient access for all modes of transportation; and  
*The Circulation Plan is designed around the neighborhood centers and village centers proposed in the Comprehensive Plan and will provide for the necessary access and multi-modal transportation options needed for the centers as well as the remainder of the urbanized area.*

- (vi) The change furthers the goals for circulation and interconnectivity.

*The Circulation Plan provides developers and property owners with direction in meeting future transportation needs and providing system linkages for the street network.*

#### FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand Valley Circulation Plan application, PLN-2010-030 for a Comprehensive Plan Amendment for the Grand Valley Circulation Plan, staff makes the following findings of fact and conclusions:

4. The proposed amendment is consistent with the purpose and intent of the Plan.
5. The review criteria in 21.02.130(c)(2) of the Zoning and Development Code have all been met.

#### STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the Grand Valley Circulation Plan, PLN-2010-030 to the City Council with the findings and conclusions listed above.

#### RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item PLN-2010-030, I move we forward a recommendation of approval to the City Council on the request to approve the Grand Valley Circulation Plan with the findings of fact and conclusions in the staff report.

# Grand Valley Circulation Plan

## Grand Junction / Mesa County Urban Area

### Functional Classification Map

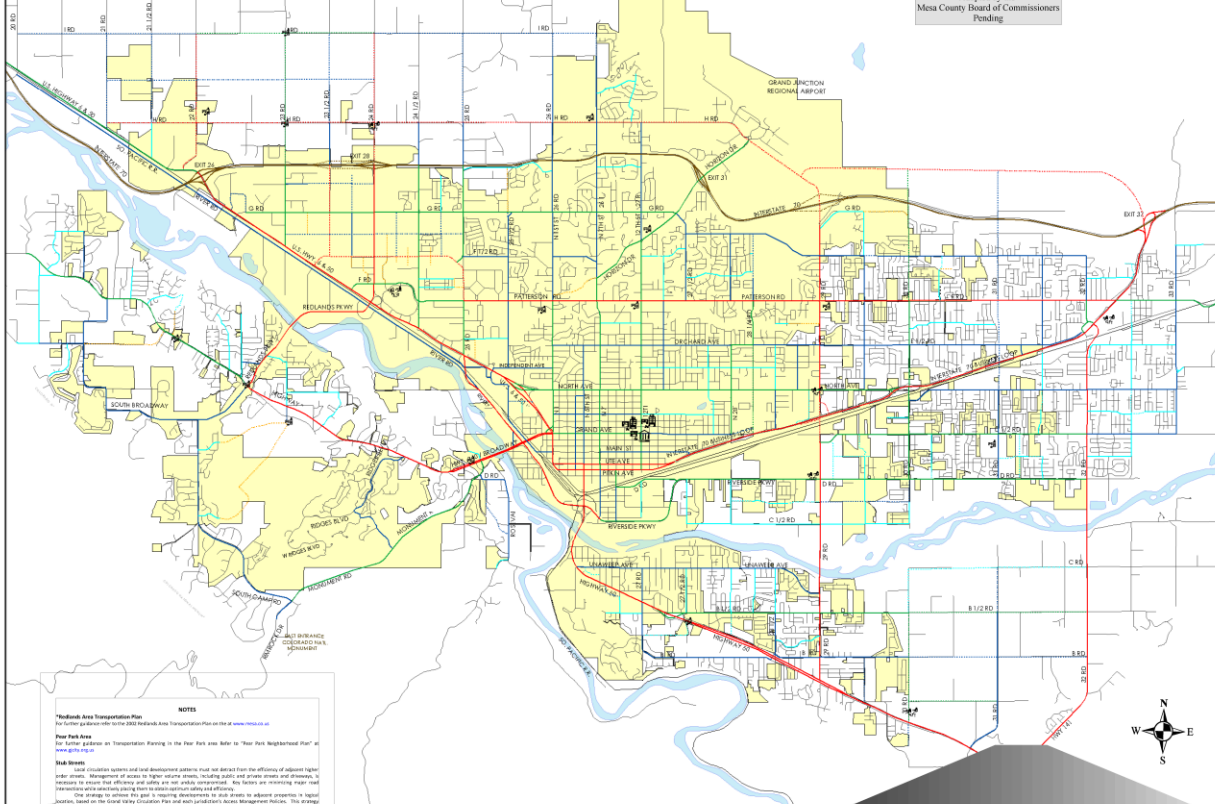


Mesa County  
Regional Transportation Planning Office



Adopted by the  
Grand Junction City Council  
Pending

Adopted by the  
Mesa County Board of Commissioners  
Pending



**NOTES**

**Neighborhood Area Transportation Plan:**  
For further information on the 2002 Neighborhood Area Transportation Plan on the city of [www.grandjunction.com](http://www.grandjunction.com)

**Pear Park Area**  
For further information on Transportation Planning in the Pear Park area, refer to "Pear Park Neighborhood Plan" at [www.pearpark.com](http://www.pearpark.com)

**State Routes**  
Road classification systems and land development systems must be derived from the efficiency of adjacent higher order streets. Management of access to higher order streets, including public and private streets and driveways, is necessary to ensure that efficiency and safety are not unduly compromised. Any future street widening, right-of-way adjustments and access along with other operations along the roadway.

**One strategy to address this goal is to require developments to seek access to adjacent properties in logical locations based on the Grand Valley Circulation Plan and applicable County Management Policies. This strategy allows multiple interconnectivity to a street system while minimizing the number of points required for access to the general roadway. Note that this strategy is not intended to be used for all situations.**

**Notes:**  
Mesa County Standard Sign Plan for Road and B-Box Circulation (2010).  
Mesa County Road Signs Policy.  
City of Grand Junction Transportation Engineering Design Standards (2010).

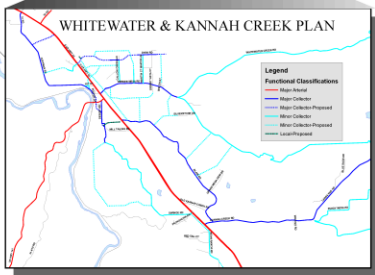
**Intermodal Transportation System**  
Bridges and other development shall be designed to create an integrated system of streets and trails that provide the efficient movement of pedestrians, bicycles, and automobiles to and from adjacent developments, while encouraging the use of mass transit. Design shall allow for through movement of general traffic that avoids operation of intermodal and pedestrian-vehicle development systems.

**Grand Valley Circulation Plan Levels**  
The Grand Valley Circulation Plan, with other standards, is applicable only to roads within the Urban Development Boundary as defined by the Grand Junction Comprehensive Future Land Use Plan. Development that occurs in a jurisdiction, but a portion of which is within or outside of the Urban Development Boundary, shall be subject to the applicable level of the circulation plan that is applicable to the portion of the development within the Urban Development Boundary.

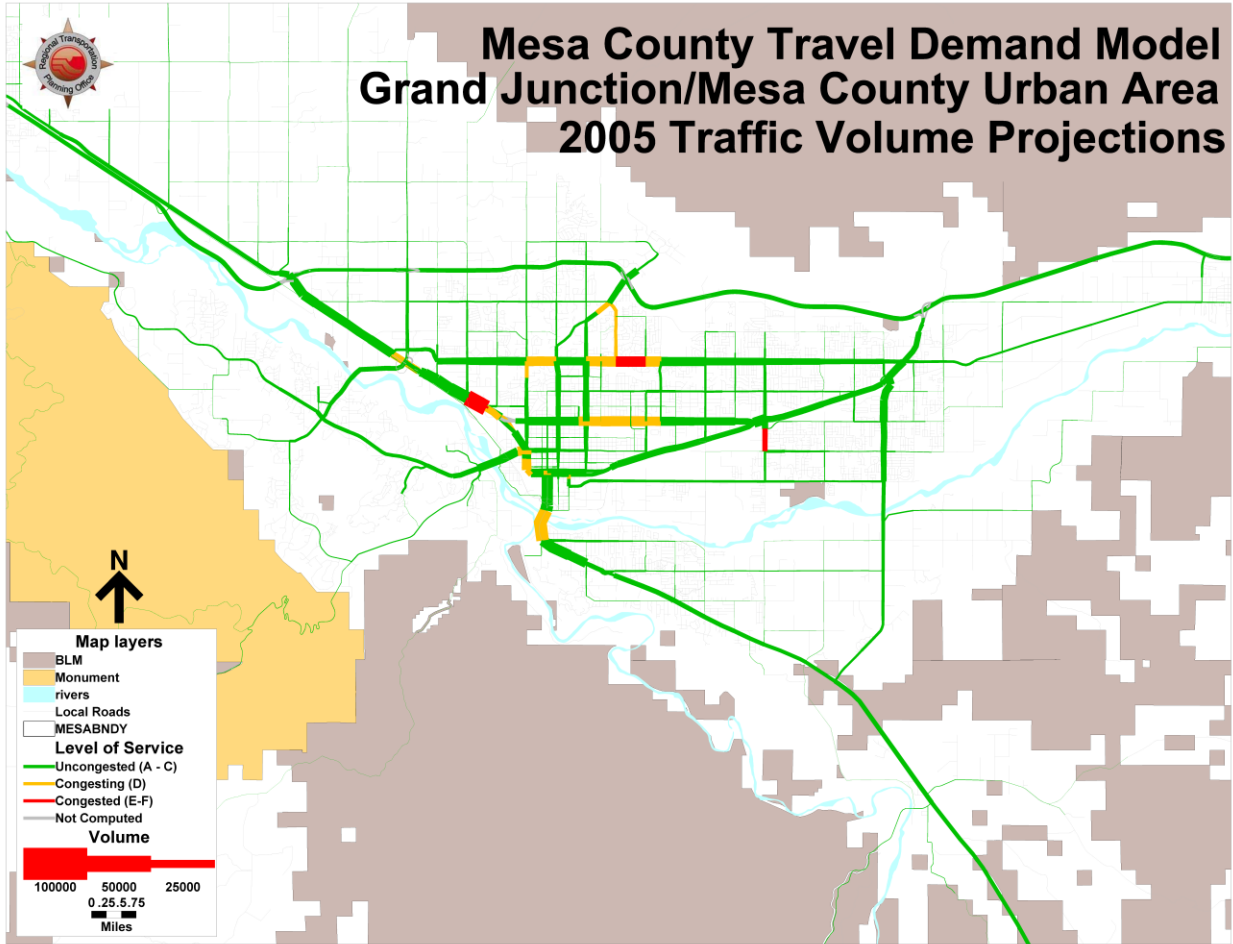
**Unclassified Future Streets**  
Unclassified Future Streets are shown on the Grand Valley Circulation Plan. The street is required, however the classification will be determined on a traffic impact analysis that demonstrates which traffic demand within the area of proposed development justifies development under consideration.

**28 Road and 1-28 Area**  
1. Quality of proposed transportation may require revision of 28 Road to 28 to 28 and 1-28.  
2. Some and all future street construction will be required, however, the specific of that construction has not been determined and is part of the future development of the area.

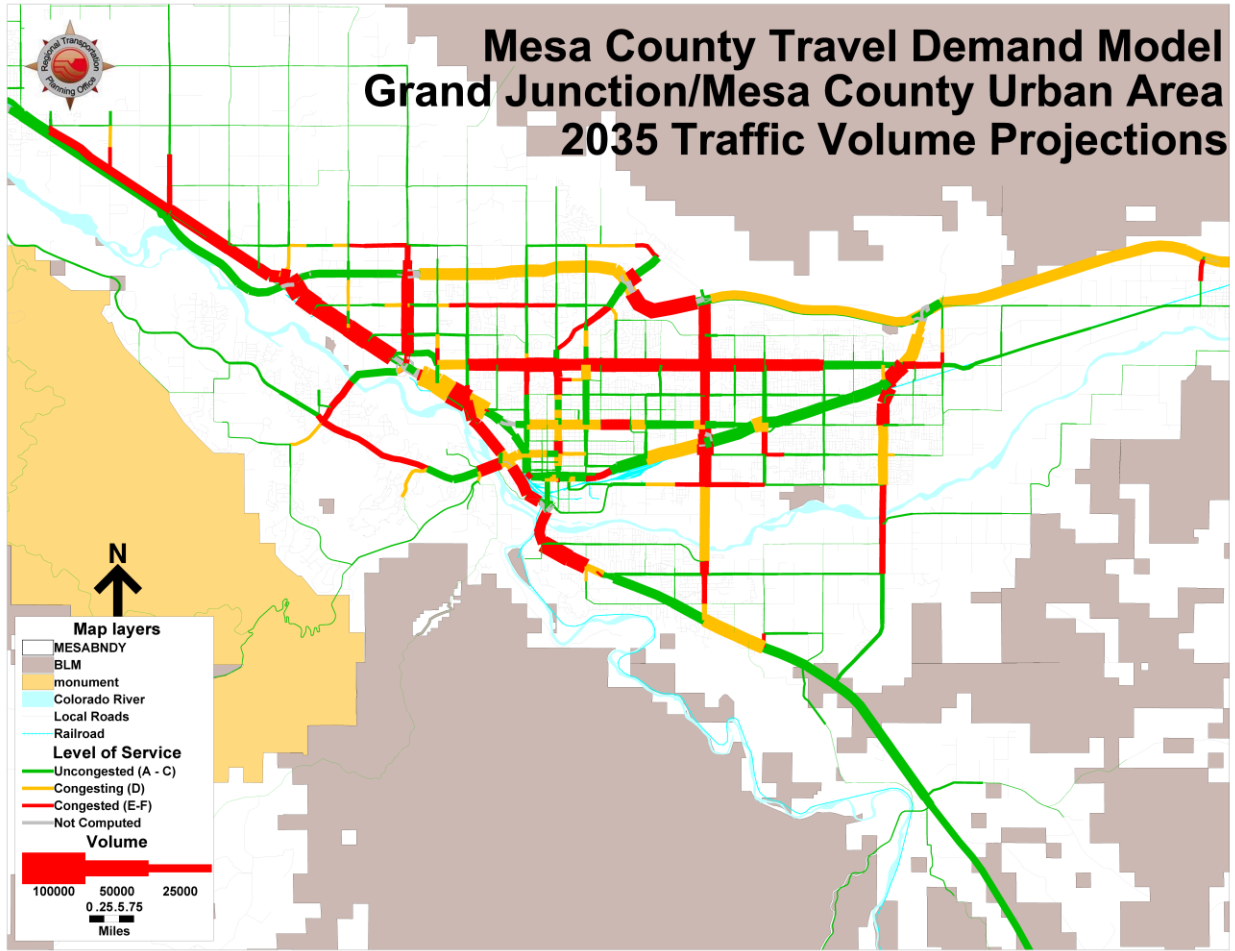
- Legend**
- Functional Classifications**
- Interstate 70
  - Interstate 70 - Proposed
  - Principal Arterial
  - Principal Arterial - Proposed
  - Minor Arterial
  - Minor Arterial - Proposed
  - Major Collector
  - Major Collector - Proposed
  - Minor Collector
  - Minor Collector - Proposed
  - Unclassified
- Mixed Use Centers**
- Downtown
  - Mesa Mall
  - Village Center
  - Neighborhood Center
  - Grand Junction City Limits



# Mesa County Travel Demand Model Grand Junction/Mesa County Urban Area 2005 Traffic Volume Projections



# Mesa County Travel Demand Model Grand Junction/Mesa County Urban Area 2035 Traffic Volume Projections



## List of Proposed Changes to Grand Valley Circulation Plan

Road Name	From	To	Proposed Classification	Notes:
20 1/2 Rd	Hwy 340	F 3/4 Rd	Major Collector	
20 1/2 Rd	So Broadway	E 3/4 Rd	Major Collector	
20 3/4 Rd	E 3/4 Rd	Hwy 340	Major Collector	
24 3/4 Rd	W Independent Av	I-70B/Hwy 6&50	Major Collector	
28 3/4 Rd	North Av	Orchard Av	Major Collector	
28 Rd	Patterson Rd	Cortland Av	Major Collector	
30 Rd	C 3/4 Rd (Florida ST)	D Rd	Major Collector	
31 1/2 Rd	E 1/2 Rd	Patterson Rd	Major Collector	
31 Rd	Hwy 50 S	B 1/2 Rd	Major Collector	
B Rd	27 Rd	Hwy 50 S	Major Collector	
Base Rock Rd (25 1/2 Rd)	Crosby Av	Rimrock Av	Major Collector	
Bogart Ln	Rimrock Av	W Independent Av	Major Collector	
C 3/4 Rd (Florida ST)	~29 3/4 Rd	30 Rd	Major Collector	
Cortland Av	28 Rd	Tamarron Dr	Major Collector	
Crosby Av	W Main St	Base Rock Rd	Major Collector	
D Rd	Monument Rd	Rosevale Rd	Major Collector	
E 1/2 Rd	31 1/2 Rd	32 Rd (City Market)	Major Collector	
E 3/4 RD	20 1/2 Rd	20 3/4 Rd	Major Collector	
F 1/2 Rd	25 Rd	Canal	Major Collector	
F 1/2 Rd	26 Rd	26 1/2 Rd (N 7th St)	Major Collector	
F 1/2 Rd	31 1/2 Rd	32 Rd	Major Collector	
Greenbelt	22 1/2 Rd	Redlands Pkwy	Major Collector	
H 1/2 Rd	21 Rd	24 Rd	Major Collector	
I Rd	20 Rd	22 Rd	Major Collector	
I Rd	24 Rd	27 Rd	Major Collector	
Logos Rd	23 Rd	End	Major Collector	
N 15th St	North Av	Patterson Rd	Major Collector	
Rimrock Av	Base Rock Rd	I-70B/Hwy 6&50	Major Collector	
Rosevale Rd	Little Park Rd	D Rd	Major Collector	
So Broadway	20 Rd	20 1/2 Rd	Major Collector	
W Independent Av	24 3/4 Rd	Bogart Ln	Major Collector	
W Main St	Crosby Av	1st St/I-70 B	Major Collector	
West Av	Hwy 340	Riverside Pkwy	Major Collector	
23 3/4 RD	G RD	S of I-70	Major Collector - Proposed	
24 3/4 Rd	~F 1/2 Rd	G Rd	Major Collector - Proposed	
25 1/2 Rd	Canal	G Rd	Major Collector - Proposed	Reconfigured Intersection
25 1/4 Rd	Rosevale Rd	D Rd	Major Collector - Proposed	
26 1/2 Rd	H 3/4 Rd	I Rd	Major Collector - Proposed	
26 Rd	H 3/4 Rd	I Rd	Major Collector - Proposed	
29 1/2 Rd	Hwy 50 S	B Rd	Major Collector - Proposed	
30 Rd	~A Rd	Hwy 50 S	Major Collector - Proposed	
31 Rd	F 1/2 Rd	H Rd (Proposed)	Major Collector - Proposed	
31 Rd	B 1/2 Rd	C Rd	Major Collector - Proposed	
B Rd	30 Rd	32 Rd	Major Collector - Proposed	
C 3/4 Rd (Florida ST)	29 Rd	~29 3/4 Rd	Major Collector - Proposed	
Cortland Av	Tamarron Dr	29 Rd	Major Collector - Proposed	
F 1/2 Rd	Canal	26 Rd	Major Collector - Proposed	
Grand Av	28 Rd	28 1/4 Rd	Major Collector - Proposed	
Logos Rd	End	24 Rd	Major Collector - Proposed	
Palmer St	Linden Av	Hwy 50 S	Major Collector - Proposed	
W Teller Av	Baserock Rd	I-70B	Major Collector - Proposed	
Baseline Rd	Independence Valley Rd	Roundup Dr	Local	
Elm Av	7th St	MSC	Local	
F 3/4 Rd	20 1/2 Rd	Roundup Dr	Local	



## List of Proposed Changes to Grand Valley Circulation Plan

Independence Valley	F 3/4 Rd	Baseline	Local	
Interstate Av	23 Rd	end	Local	
Roundup Dr	F 3/4 Rd	Baseline	Local	
29 1/2 Rd	C 1/2 Rd (River St)	C 3/4 Rd (Florida ST)	Local - Proposed	
29 1/4 Rd	C 1/2 Rd (River St)	D Rd	Local - Proposed	
30 3/4 Rd	31 Rd	A 1/4 Rd	Local - Proposed	Reconfigured Intersection
Bogart Ln	CDs	W Pinyon Av	Local - Proposed	
C 1/2 Rd (River St)	29 Rd	30 Rd	Local - Proposed	
Chipeta Av	28 1/4 Rd	Willow	Local - Proposed	
Interstate Av	end	24 Rd	Local - Proposed	
Milburn Dr	Monarch Wy	Round Table Dr	Local - Proposed	
24 3/4 Rd	G Rd	~I-70	Minor Collector	
29 1/2 Rd	Erika Rd	G Rd	Minor Collector	
31 1/2 Rd	D Rd	D 1/4 Rd	Minor Collector	
Canyon Rim Dr	South Camp Rd	End	Minor Collector	
Catalina Dr	26 1/2 Rd	Lania Dr	Minor Collector	
F 1/2 Rd	N 12th St	E Cliff Dr	Minor Collector	
F 3/16?	24 1/2 Rd	~ 25 Rd	Minor Collector	
F 3/4 Rd	Independence Valley Rd	20 1/2 Rd	Minor Collector	
G Rd	29 Rd	29 1/2 Rd	Minor Collector	
James St	Aspen St	Unawweep Av	Minor Collector	
N 15th St	Patterson Rd	F 1/2 Rd	Minor Collector	
Renaissance Blvd	South Camp Rd	End	Minor Collector	
Ridge Dr	N 15th St	27 1/2 Rd	Minor Collector	
Round Table Dr	Patterson Rd	CDS	Minor Collector	
S 12th St	Kimball Av	D Rd	Minor Collector	
W Pinyon Av	25 Rd	25 1/2 Rd	Minor Collector	
32 1/2 Rd	F 1/4 Rd	End	Minor Collector - Proposed	
B 1/2 Rd	30 Rd	32 Rd	Minor Collector - Proposed	
F 1/2 Rd	E Cliff Dr	N 15th St	Minor Collector - Proposed	
F 4/10 Rd	End	I-70B	Minor Collector - Proposed	
Round Table Dr	CDS	F 1/2 Rd	Minor Collector - Proposed	
24 1/2 Rd	I-70B/Hwy 6 & 50	Patterson Rd	Minor Arterial	
32 Rd	E 1/2 Rd	32 Rd (North Bnd)	Minor Arterial	
32 Rd	32 Rd (City Market)	32 Rd (Overpass Signal)	Minor Arterial	
Grand Av	7th St	12th St	Minor Arterial	
I Rd	22 Rd	24 Rd	Minor Arterial	
28 1/4 Rd	I-70B	Orchard Av	Minor Arterial - Proposed	
30 Rd	Patterson Rd	H Rd (Proposed)	Minor Arterial - Proposed	
30 Rd	Hwy 50 S	B 1/2 Rd	Minor Arterial - Proposed	
A 1/2 Rd	30 Rd	31 Rd	Minor Arterial - Proposed	
F 1/4 Rd	Hwy 6 & 50	24 Rd	Principal Arterial - Proposed	
29 Rd Interchange	H Rd	29 Rd	Principal Arterial - Proposed	
H Rd	21 Rd	29 Rd Interchange	Principal Arterial - Proposed	
H Rd	29 Rd Interchange	Clifton Exit @ I-70	Principal Arterial - Proposed	
28 1/2 Rd	C 1/2 Rd (River St)	C 3/4 Rd (Florida ST)	Proposed Deleted	
28 1/4 Rd	C 1/2 Rd (River St)	C 3/4 Rd (Florida ST)	Proposed Deleted	
28 3/4 Rd	C 1/2 Rd (River St)	C 3/4 Rd (Florida ST)	Proposed Deleted	
31 1/2 Rd	D 1/4 Rd	Striker Dr	Proposed Deleted	
Alamo St	Colorado Av	D 1/2 Rd	Proposed Deleted	
Arlington Dr	Hwy 50 Frontage Rd	B 3/10 Rd	Proposed Deleted	
D 3/4 Rd	Duffy Dr	Casey Wy	Proposed Deleted	
28 Rd	I-70B	Grand Av	Remove Connection	Reconfigured Intersection
31 1/2 Rd	I-70B	E 1/2 Rd	Remove Connection	Reconfigured Intersection
25 1/2 Rd	G Rd	~I-70	Unclassified	

List of Proposed Changes to Grand Valley Circulation Plan

25 1/8 Rd	Frontage Rd	W Pinyon Av	Unclassified	
Avalon Dr	Round Table Dr	Stonegate Dr	Unclassified	
Canyon Rim Dr	End	Hwy 340	Unclassified	
E 1/2 Rd	So Broadway	Greenwood Dr	Unclassified	
G Rd	29 1/2 Rd	30 Rd	Unclassified	
Greenwood Dr	End	Hwy 340	Unclassified	
Market	Patterson Rd	F 3/4 Rd	Unclassified	
Monument Village Dr	Hwy 340	End	Unclassified	
Renaissance Blvd	End	Hwy 340	Unclassified	

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF  
GRAND JUNCTION TO INCLUDE THE REVISED GRAND VALLEY CIRCULATION  
PLAN**

Recitals:

A request for a Comprehensive Plan Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the Grand Valley Circulation Plan be revised to be consistent with the adopted Comprehensive Plan.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Amendment and determined that it satisfied the criteria as set forth and established in 21.02.130(c)(2) of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND VALLEY CIRCULATION PLAN BE ADOPTED AS PART OF THE COMPREHENSIVE PLAN.

Introduced for first reading on this 5<sup>th</sup> day of May, 2010

PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

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

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