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**CITY COUNCIL AGENDA  
WEDNESDAY, JULY 20, 2011  
250 NORTH 5<sup>TH</sup> STREET  
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

**Call to Order**  
(7:00 p.m.)

Pledge of Allegiance  
A Moment of Silence

**Presentations**

Yard of the Month for June

**Appointments**

To the Riverfront Commission

**Certificates of Appointments**

Downtown Development Authority/Downtown Grand Junction Business Improvement District

Urban Trails Committee

**Council Comments**

**Citizen Comments**

*\*\* 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 July 5, 2011 Joint Persigo Meeting and the July 6, 2011 Regular Meeting*

2. **Setting a Hearing Amending the Grand Junction Municipal Code to Authorize the Issuance of Special Events Permits by the Local Licensing Authority**

[Attach 2](#)

A new State law allows a local jurisdiction to consider and issue Special Events Permits. The law allows non-profits and political candidates that receive a Special Event Permit to serve alcoholic beverages on non-licensed premises for up to fifteen events per year providing all requirements are met. Under the prior law the Local Licensing Authority reviewed and approved a Special Event Permit application but the State issued the license.

Proposed Ordinance Amending the Grand Junction Municipal Code Section 5.12.240 to Authorize the Issuance of Special Event Permits by and Through the Local Authority

*Action: Introduction of a Proposed Ordinance and Set a Hearing for August 3, 2011*

Staff presentation: John Shaver, City Attorney  
Stephanie Tuin, City Clerk

3. **Amber Floral 2<sup>nd</sup> Floor Balcony Revocable Permit, Located at 516 Main Street**  
[File #RVP-2011-706] [Attach 3](#)

Amber Floral, Inc. is remodeling the interior and façade of their building at 516 Main Street. The proposed design for the façade remodel includes a 2<sup>nd</sup> story balcony which extends over the Main Street right-of-way. Amber Floral, Inc. is therefore requesting a Revocable Permit for the proposed encroachment. The proposed balcony is an arc 14'8" long and extends 3'6" into the right-of-way.

Resolution No. 38-11—A Resolution Concerning the Issuance of a Revocable Permit to Amber Floral, Inc., 516 Main Street

Action: Adopt Resolution No. 38-11

Staff presentation: Senta Costello, Senior Planner

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

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

4. **Public Hearing—F Road Name Change to Patterson Road, Located between I-70 B (west side) to 26 Road and between 28 Road and I-70 B (east side)** [File #SNC-2011-928] [Attach 4](#)

The City and County Addressing Committee recommends that the City of Grand Junction and Mesa County officially change the F Road/Patterson Road corridor from I-70 Business Loop on the West to I-70 Business Loop on the East (approximately 9 miles) to Patterson Road. Approval of this name change will require renumbering 378 of 454 addresses along the corridor according to Mesa County's numbering grid.

Resolution No. 39-11—A Resolution Renaming F Road to Patterson Road Between I-70 B (on the west) to 26 Road and Between 28 Road and I-70 B (on the east)

®Action: Hold a Public Hearing and Adopt Resolution No. 39-11

Staff presentation: David Thornton, Principal Planner

5. **Public Hearing—JR Enclave Annexation and Zoning, Located at 247 Arlington Drive** [File #ANX-2011-755] [Attach 5](#)

A request to annex 6.80 acres of enclaved property known as the JR Enclave and to zone the annexation, consisting of one (1) parcel to an R-5 (Residential 5 du/ac) zone district.

**a. Annexation Ordinance**

Ordinance No. 4471—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, JR Enclave Annexation, Located at 247 Arlington Drive, Consisting of Approximately 6.80 Acres

**b. Zoning Ordinance**

Ordinance No. 4472—An Ordinance Zoning the JR Enclave Annexation to R-5 (Residential 5 du/ac), Located at 247 Arlington Drive

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance Nos. 4471 and 4472*

Staff presentation: Brian Rusche, Senior Planner

6. **Public Hearing—Zoning the Hatch Annexation, Located at 2063 S. Broadway** [File #ANX-2011-698] [Attach 6](#)

Request to zone the 4.39 acre Hatch Annexation that will consist of two (2) parcels located at 2063 S. Broadway to an R-12 (Residential – 12 du/ac) and B-1, (Neighborhood Business) zone district in anticipation of future residential and optional small commercial development.

Ordinance No. 4473—An Ordinance Zoning the Hatch Annexation to R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business), Located at 2063 S. Broadway

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4473*

Staff presentation: Scott D. Peterson, Senior Planner

7. **Public Hearing—Crossroads United Methodist Annexation and Zoning, Located at 599 30 Road** [File #ANX-2011-712] [Attach 7](#)

A request to annex and zone 3.9 acres, to R-4 (Residential – 4 units/acre) located at 599 30 Road. The Crossroads United Methodist Annexation consists of one parcel, which includes 20,463 square feet of 30 Road Right-of-Way.

**a. Accepting Petition**

Resolution No. 40-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Crossroads United Methodist Annexation, Located at 599 30 Road is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4474—An Ordinance Annexing Territory to the City of Grand Junction, Colorado Crossroads United Methodist Annexation, Approximately 3.90 Acres, Located at 599 30 Road

**c. Zoning Ordinance**

Ordinance No. 4475—An Ordinance Zoning the Crossroads United Methodist Annexation to R-4 (Residential 4 du/ac), Located at 599 30 Road

*®Action: Hold a Public Hearing and Adopt Resolution No. 40-11 and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance Nos. 4474 and 4475*

Staff presentation: Lori V. Bowers, Senior Planner

8. **Public Hearing—Amending the Grand Junction Municipal Code Regarding the Waste Hauler Service Charge** [Attach 8](#)

Section 13.04.300(h) of the Grand Junction Municipal Code, Wastewater Section, allows for the assessment of service charges to tank truck operators (waste haulers) for septage and grease disposal at the Persigo Wastewater Treatment Facility. The current Code assesses service charges based on the tank size of the waste hauler truck. The proposed revision would allow charges to be assessed on either tank size or gallons discharged, not just truck tank size.

Ordinance No. 4476—An Ordinance Amending Section 13.04.300(h) of the Grand Junction Municipal Code Concerning Waste Hauler Service Charges

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4476*

Staff presentation: Dan Tonello, Wastewater Services Manager  
John Shaver, City Attorney

9. **Public Hearing—Amending the Grand Junction Municipal Code to Provide Limited Free Parking to Purple Heart Medal Veterans** [Attach 9](#)

This ordinance proposes to extend to Purple Heart medal veterans limited free City parking. The City Council requested that the ordinance be drafted.

Ordinance No. 4477—An Ordinance Adding Section 10.040.380 to the Grand Junction Municipal Code Concerning Limited Free Parking for Purple Heart Medal Veterans

*®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4477*

Staff presentation: John Shaver, City Attorney

10. **Non-Scheduled Citizens & Visitors**
11. **Other Business**
12. **Adjournment**

**Attach 1**

**Minutes of Previous Meetings**

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

**JOINT PERSIGO MEETING MINUTES  
JULY 5, 2011**

**Call to Order**

The Grand Junction City Council and the Mesa County Commissioners Joint Persigo meeting was called to order by Mayor Pro Tem Bill Pitts at 3:33 p.m. on July 5, 2011 in the City Auditorium, City Hall, 250 N. 5<sup>th</sup> Street.

City Councilmembers present were Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Sam Susuras, and Council President Pro Tem Bill Pitts. Council President Tom Kenyon was absent.

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

Also present were City Staffers City Manager Laurie Kadrich, City Attorney John Shaver, Public Works and Planning Director Tim Moore, Utilities, Streets, and Facilities Director Greg Trainor, Deputy Director of Utilities, Streets, and Facilities Terry Franklin, Wastewater Services Manager Dan Tonello, Principal Planner David Thornton, and City Clerk Stephanie Tuin.

County Staffers present were Long Range Planner Keith Fife, Public Works Director Pete Baier, and Clerk to the Board Bert Raley.

**Public Hearing – Consideration of Inclusion of 3026 Highway 50 and 115 30 <sup>3</sup>/<sub>4</sub> Road**

Council President Pro Tem Pitts opened the public hearing at 3:33 p.m.

Tim Moore, Public Works and Planning Director, presented this item. He noted the location of the requests which are currently outside of the Persigo 201 Boundary. If the first property were to be annexed into the boundary, then the second property would then be adjacent to the 201 boundary. There is a structure on the Burns property and some industrial activity on the southeast portion of the Heley property. He described the County zoning on the properties which would allow up to one unit per two and half acres but there is some clustering allowed. The Comprehensive Plan identified part of the area to be a village center.

Commissioner Craig Meis asked if any major infrastructure installation would be required to serve these two properties and if it makes sense that this property be annexed to the Persigo Treatment Plant rather than Clifton Sanitation District. Public Works and Planning Director Moore said it does make sense. A basin study was completed. The nearby Hawks Nest subdivision has sewer and only one line would be needed to serve these properties.

Commissioner Meis asked about the location of the similar request that came forward last year. Mr. Moore identified the location of those properties that requested inclusion last year, noting some of the concern was whether they were contiguous with the boundary. Commissioner Meis said there were also concerns as to whether they truly wanted to be annexed or were being forced to annex.

Councilmember Susuras asked if the interceptor is at C  $\frac{3}{4}$  Road. Mr. Moore responded that there is infrastructure at Hawks Nest subdivision which currently has the capacity to serve these two properties. Long term, coming out of the basin study, service to more properties in this area would require another interceptor up north and connecting at 29 Road.

Councilmember Coons asked what the impact will be on the properties to the west and north if this property is connected. Mr. Moore said that when and if the development would occur, the property would likely be developed at densities that would support the sewer extension. There would be no immediate impact that would occur on the adjacent properties. If they did want to develop, they would have to request inclusion.

Councilmember Boeschstein asked if the sewer extension would support service to the other properties. Mr. Moore said the basin study takes that into account and sizes the line accordingly to allow for those properties. The lines would be sized appropriately but would be connected to smaller lines in Hawks Nest until such time as more capacity is needed and then there would need to be another interceptor installed.

Councilmember Boeschstein asked if developers that come on later pay a prorated amount of the extension in order to connect. Mr. Moore said that is typically how that is done.

Councilmember Boeschstein asked if there is sufficient water flow for fire protection available in that area. Mr. Moore said that they are served by Ute Water and so the lines would have to be increased for sufficient fire flow for the additional development.

Councilmember Boeschstein asked if Ute Water commented on this current request. Mr. Moore said not directly, but they were involved in the development of the Comprehensive Plan and so they know of the growth potential in that area.

Council President Pro Tem Pitts noted that Ute Water will likely look at this further when development comes forward. Mr. Moore said when a development proposal is submitted, that is when all the utilities are brought into the review and those discussions take place.

Commissioner Meis asked about any comments from Clifton Sanitation District. Public Works and Planning Director Moore said they did not receive any, that line is further east so it would probably not be served by Clifton but these properties were included in the basin study.

Councilmember Boeschstein asked if the Whitewater line could be tapped into for service to this area. County Public Works Director Pete Baier said there is a gravity line available for connection if it were to be connected to the Clifton Sanitation District but this area is in the Persigo area.

City Manager Kadrich clarified the Staff response to the earlier question about impact to adjacent properties. If the properties had a failed septic system that was within 400 feet of the new line, they would have to connect to the Persigo Plant but would not have to annex into the City.

Council President Pro Tem Pitts asked for any public comments.

Wayne Fry, east of the Burns property (3049 A ½ Road), has lived there 25 years and the property is agricultural. His property might be within 400 feet and he could be forced to connect. He said with development comes houses, dogs, and cars.

There were no other public comments.

The public hearing closed at 3:52 p.m.

Council President Pro Tem Pitts asked both the Commissioners and Councilmembers if they had any questions or comments.

Commissioner Meis asked for Mr. Fry's property to be identified which it was (3049 A ½ Road).

Commissioner Meis asked if there are payment recapture agreements in place if a developer pays for the extension. Mr. Moore said there is and they are typically ten year agreements.

Councilmember Boeschstein noted the history of poor soil conditions in that area and any future development will need to account for that. Public Works and Planning Director Moore said he is aware of that and they are looking at requiring engineered foundations in any development.

Motions were called.

Commissioner Craig Meis moved, that based on the facts that the properties are within the basin and contiguous to the 201 boundary, that they include 3026 Highway 50 and 115 30 <sup>3</sup>/<sub>4</sub> Road into the 201 boundary. Commissioner Steve Acquafresca seconded the motion. Commissioner Chair Janet Rowland called the vote and the motion passed three to zero.

Councilmember Susuras moved and Councilmember Doody seconded to adopt the request to add the two properties, 3026 Highway 50 and 115 30 <sup>3</sup>/<sub>4</sub> Road, into the 201 Persigo Boundary. Motion carried.

Council President Pro Tem Pitts declared the boundary adjusted.

### **Proposed 100kW Solar System for Persigo**

City Manager Kadrach presented a proposal from Sunsense, Inc. to install a 98.67 kilowatt photovoltaic solar system at the Persigo Wastewater Treatment Facility. She reviewed the history of this proposal. Both entities went through energy audits and the studies included ways to increase the energy efficiency of the Persigo Plant. Sunsense made a proposal to Xcel Energy on the City's behalf for a solar installation. The City tried to apply on its own and it was not approved so the only way it can go forward is if Sunsense constructs the improvements. The City has worked with Sunsense in the past and has been successful in reducing energy costs. This proposal does not provide a rebate but rather a higher value for each kilowatt (15 cents) and is a better value. This technology is very reliable and has low maintenance cost. The system can also be added on to possibly getting more value in the future. It will take care of about 10% of the energy needs of the Plant. Conservatively, the payback will be in eleven years, assuming no more than a 2.5% increase in energy costs and a flat usage over that time.

Councilmember Coons asked about the life of the technology and the payback time and how this proposal stacks up.

City Manager Kadrach noted this is very reliable equipment and American-made so it can be serviced and the system can be added onto in the future.

Councilmember Luke asked about a track record for use of such a system. City Manager Kadrach said the City has one year experience with a Sunsense solar installation and the Staff has done research about installations in other communities. Councilmember Luke inquired about how recent the City has conducted business with Sunsense. City Manager Kadrach replied about a year ago; noting the last project was completed in October last year.

Councilmember Susuras asked about the value of the electricity. City Manager Kadrich deferred the question to Deputy Director of Utilities, Streets and Facilities Terry Franklin for that answer. Mr. Franklin said the energy can be used free of charge and the value is a combination of savings (\$7,500), demand savings (\$4,300) and renewable energy credit (\$25,000).

Councilmember Boeschstein asked about the location of the solar panels and if they will be installed in a location that will not hinder any plant expansion. City Manager Kadrich said that is correct. She deferred to Mr. Franklin about the amount land available. Mr. Franklin said there is nine acres that could be used on the Plant property. The current proposal will use about one half acre.

Councilmember Luke asked about the lifespan of the equipment. Mr. Franklin said they are rated to produce at 80% capacity for 25 years, and has a twenty year warranty on the inverter.

Council President Pro Tem Pitts inquired if there are any comments from the audience. There were none.

Council President Pro Tem Pitts inquired if there are any comments from the County Commissioners. Commissioner Steve Acquafresca replied that the Commissioners had a thorough briefing. The City Council indicated that they did too.

Commissioner Acquafresca moved to authorize Persigo and subsequently authorize the City Purchasing Division to enter into a contract with SunSense, Inc. in the amount of \$439,080 for the completion of the Wastewater Treatment Facility Solar Project. Commissioner Meis seconded. Commission Chair Rowland called the vote which passed three to zero.

Councilmember Susuras moved to authorize the City Purchasing Division to enter into a contract with SunSense, Inc. in the amount of \$439,080 for the completion of the Wastewater Treatment Facility Solar Project. Councilmember Coons seconded the motion. Motion carried.

### **Other Business**

Commission Chair Janet Rowland asked if there is a need to jointly approve the minutes from the previous meeting. City Clerk Stephanie Tuin advised that each governing board approves their own set of minutes. City Attorney Shaver added that has been the practice.

Councilmember Doody asked if a roll call vote is needed on the actions taken today. City Attorney Shaver stated that rule does not automatically apply to these actions; if a resolution were before the Council, then a roll call vote would be requested.

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

**Adjournment**

Council President Pro Tem Pitts adjourned the meeting at 4:16 p.m.

Stephanie Tuin, MMC  
City Clerk

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

**July 6, 2011**

The City Council of the City of Grand Junction convened into regular session on the 6<sup>th</sup> day of July 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. Councilmember Doody led the Pledge of Allegiance, followed by a moment of silence.

### **Presentations**

The Horizon Drive Association Business Improvement District Board will present a check to the Grand Junction City Council.

Board President Clark Atkinson and District Representative Victoria Patsantaras were present to present to the City Council the final check of \$57,000 and pay tribute to the public/private partnership to make substantial improvements at the I-70 and Horizon Drive intersection. Mr. Atkinson thanked the Council for their ongoing support and the City Staff for their assistance, specifically identifying many who were involved.

Recognition of the AmeriCorps NCCC efforts to Promote Community Energy Efficiency through the Red Door Challenge and GreenBack\$.

Council President Kenyon introduced the presentation. Kathy Portner, Neighborhood Services Manager, introduced the AmeriCorps team which will help with two programs the GreenBack\$ program and the Red Door Challenge. The team has been helping get the word out on the GreenBack\$ program. Ms. Portner described the Red Door program which offers rebates to homeowners that go through Xcel Energy's home audit. She introduced the team leader, Noel, who introduced the team, and explained what the team has been doing. She said that they just came from helping in Joplin most recently. This is the last project for the team for the year.

Council President Kenyon thanked the team for their efforts and welcomed them to Grand Junction.

Councilmember Coons asked how homeowners can get in touch with the team and the program. Ms. Portner listed the contact information of [www.reddoorchallenge.com](http://www.reddoorchallenge.com) and [www.greenbacksproject.com](http://www.greenbacksproject.com).

## **Appointments**

Ratify Appointment to Urban Trails Committee

Councilmember Boeschstein moved to ratify the re-appoint of Elizabeth Collins to the Urban Trail Committee for a three year term expiring June 2014. Councilmember Coons seconded the motion. Motion carried.

## **Council Comments**

Councilmember Coons said she attended the Air Quality Protection Committee meeting and this year Mesa County did not exceed the air quality standards so that was good news.

Councilmember Boeschstein attended the Riverfront Commission meeting, June 22<sup>nd</sup> was Bike to Work Day, which had a good turnout, June 27<sup>th</sup> he met with Rex Tippetts of the Airport, and on June 28<sup>th</sup> he met with the Old Spanish Trails Committee and Downtown Development Authority.

## **Citizen Comments**

Kelly Sloan, 519 Sycamore Street, Western Slope Director for American for Prosperity, addressed the City Council on a resolution supporting TABOR. He said the Committee applauds Mesa County Commissioners and asks the City Council to consider the same of adopting a Resolution supporting TABOR Constitutional amendment that was approved by the voters of Colorado, Mesa County, and the City of Grand Junction. He briefly described some provisions of TABOR, noting there is currently a lawsuit opposing TABOR.

Bruce Milyard, 868 Quail Run, addressed the City Council to thank them for their support of the Peppermill Lofts development concessions. He reported that the HUD loan has closed and the project is fenced and construction commences the next day. This has been a partnership between the developer and the City and he complimented the work of City Staff. He expressed appreciation.

## **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

### **Simons Residence Addition in the 7<sup>th</sup> Street Historic Residential District, Located at 522 N. 7<sup>th</sup> Street** [File #HIS-2011-836]

Consideration of a request for a Construction Permit (Planning Clearance) for Doug Simons – Simons & Sons LLC, 522 N. 7<sup>th</sup> Street in accordance with the adopted 7<sup>th</sup> Street Historic Residential District Planned Residential Development Zoning District for

a proposed single-family residence building addition, a 4' and 6' tall fence and a deviation from the side yard setback requirement for an attached garage.

Scott D. Peterson, Senior Planner, presented this item. Mr. Peterson described the requests of the applicant. He described the history of the process for reviewing any changes that occur in the 7<sup>th</sup> Street Historical District which is the reason this is before the City Council. Mr. Peterson identified the location and displayed a site plan. The applicant wishes to make changes to the existing 1,175 square foot home by constructing 930 square feet of additional living area and a 571 square feet attached two-car garage. Additional on-site improvements include new concrete patios and sidewalks, landscaping, remodeling and expanding the front entry porch, new wrought iron fencing in the front yard with concrete and brick pillars 4' in height, and finally a 6' tall privacy fence in the rear yard along the north, south, and east property lines. The proposed 6' tall fence will either be constructed of vinyl or wood. Exterior finish materials to the home are to maintain the structure's historical appearance. Mr. Peterson gave a description of the type of materials suggested to be used and that some finish materials and colors have not been selected as of yet, but the intent is to select colors compatible with the neighborhood and the historic district. Also, as part of this request, the applicant is requesting that the City Council approve a side yard setback deviation for the proposed attached garage. City Staff is supportive of the request. The completed structure will have a square footage of 2,105 and will have an updated look.

Councilmember Doody inquired about the regulation of the setback differences. Mr. Peterson said accessory structures can be closer to the lot line as they are typically smaller structures. Since this is attached to the house it is considered part of the principal structure and the required set back is 5 feet. The reasoning is to prevent long structures with no relief. In this case, it doesn't make sense to separate the two structures.

Councilmember Boeschstein asked if the sight triangle will still be clear even with the new fence. Mr. Peterson said it will and showed that on the site plan.

There were no public comments.

Councilmember Susuras commended Mr. Peterson on the detail of the report. He also complimented the applicant for the proposal noting it meets Goals 4, 5, and 6 of the Comprehensive Plan goals.

Councilmember Boeschstein congratulated everyone involved and said it will be a wonderful addition to 7<sup>th</sup> Street.

Councilmember Coons said she welcomes this remodel and the addition to the neighborhood.

Councilmember Coons moved to approve the issuance of a Construction Permit (Planning Clearance) for the proposed Simons residence addition, a 4' and 6' tall fence and also approval of the requested deviation to the side yard setback along the north property line from the required 5' to 3' for an attached garage. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

**Request for Rehearing for Carroll Rezone, Located at 1220 and 1240 Cannell Avenue** [File #RZN-2011-665]

The applicant made a timely request for rehearing following the City Council's decision to deny a rezone request from R-8, (Residential – 8 du/ac) to R-O, (Residential Office) for properties located at 1220 and 1240 Cannell Avenue.

John Shaver, City Attorney, presented this item on the rehearing request and explained the process. He reviewed the process thus far. The rezone request was denied on June 1, 2011. The Code allows for a request for the City Council to rehear the item. A letter was included in the packet requesting the rehearing and provided reasons supporting the request. City Attorney Shaver explained the considerations, one of which is that any such motion must be made by one of the Councilmembers in the majority at the last consideration. If the Council does favorably consider the request, the Council will set a date for such rehearing within forty-five days.

Councilmember Susuras asked if someone representing the applicant could make a presentation.

Alicia Herring, representing the applicants, asked for consideration of a rehearing. The property is still private property. Mesa State College has surrounded the property and the client asked if they can make a case to allow them to develop in alignment with how the surrounding properties are developed. A rezone would actually save Mesa State College money if the College were to purchase the property.

Councilmember Susuras said he voted for the rezone and he still thinks it is a proper request. There are no legal issues that should keep the property from being rezoned and he feels the rest of Council put too much emphasis on the College's Master Plan.

Councilmember Doody moved to grant the request to rehear the rezone request. Councilmember Susuras seconded. Motion failed with Council President Kenyon and Councilmembers Luke, Pitts, Boeschstein, and Coons voting NO.

## CONSENT CALENDAR

Councilmember Doody read the Consent Calendar and then moved to approve the Consent Calendar Items #3 through #15. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the June 13, 2011 Regular Meeting*

2. **Grant Award for Fire Departments for 800 MHz Radios**

The Grand Junction Fire Department, in partnership with 10 Mesa County fire departments, has been awarded a grant from the Federal Emergency Management Agency to purchase radios vital for emergency response communications. The total grant amount is \$1,152,508 with \$922,007 being the federal share and \$230,501 the local share based on a 20% match. Each participating department will pay their respective match share. The City share is \$68,845. Participating fire departments are: Central Orchard Mesa, Clifton, DeBeque, East Orchard Mesa, Gateway, Glade Park, Grand Junction, Lands End, Lower Valley, Palisade, and Plateau Valley. If approved, the City of Grand Junction will serve as the fiscal agent for this project. The total award was for 83 mobile and 371 portable radios purchased. Of this amount the City will receive 27 mobile and 108 portable radios.

*Action: Authorize the City Manager to Accept this Grant Award for \$922,007 and Budget the Receipt and Expenditure of \$922,007 of Grant Funds and \$230,501 in Matching Funds from the 2011 Budget*

3. **Re-chassis of a Type III Ambulance**

The Fire Department has been awarded a state EMS grant to assist with the re-chassis of a Lifeline Type III Ambulance that will replace an existing unit. The Colorado Department of Public Health and Environment provides agencies within the State an opportunity to apply for the Colorado Emergency Medical and Trauma Services section provider grant. The grant will reimburse agencies up to 50% of the cost for the item.

*Action: Authorize the City Manager to Accept this Grant Award for \$57,841 for this Purchase and Authorize the Purchasing Division to Award a Sole Source Contract to Life Line Emergency Vehicles through Rocky Mountain Emergency Vehicles of Denver, CO in the Amount of \$113,081 for the Re-chassis of a Lifeline Type III Ambulance*

4. **Outdoor Dining Leases for Main Street Bagels, 7<sup>th</sup> Street Café, Incorporated DBA Main Street Cafe, and Skipper’s Ice Cream Parlor DBA Gelato Junction**

Main Street Bagels, 7<sup>th</sup> Street Café, Incorporated DBA Main Street Cafe, and Skipper’s Ice Cream Parlor DBA Gelato Junction are requesting Outdoor Dining Leases for the areas located at 557/559 Main Street, 504 Main Street, and 449 Main Street respectively. The Outdoor Dining Leases would permit the businesses to have a revocable license from the City of Grand Junction to expand their licensed premise and operate from the public right of way. None of these businesses have a liquor license.

Resolution No. 34-11—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Main Street Bagels

Resolution No. 35-11—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to 7<sup>th</sup> Street Café, Inc., dba Main Street Café

Resolution No. 36-11—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Skipper’s Ice Cream Parlor dba Gelato Junction

*Action: Adopt Resolution Nos. 34-11, 35-11, and 36-11*

5. **Setting a Hearing on Amending the Grand Junction Municipal Code to Provide Limited Free Parking to Purple Heart Medal Veterans**

This ordinance proposes to extend to Purple Heart medal veterans limited free City parking. The City Council requested that the ordinance be drafted.

Proposed Ordinance Adding Section 10.040.380 to the Grand Junction Municipal Code Concerning Limited Free Parking for Purple Heart Medal Veterans

*Action: Introduction of Proposed Ordinance and Set a Hearing for July 20, 2011*

6. **Setting a Hearing on the Ashley Annexation, Located at 2808 C <sup>3</sup>/<sub>4</sub> Road** [File #ANX-2011-856]

Request to annex 1.144 acres, located at 2808 C <sup>3</sup>/<sub>4</sub> Road. The Ashley Annexation consists of one (1) parcel. There are 0.153 acres of public right-of-way contained within this annexation area.

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

Resolution No. 37-11—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Ashley Annexation, Located at 2808 C <sup>3</sup>/<sub>4</sub> Road and Including a Portion of the C <sup>3</sup>/<sub>4</sub> Road Right-of-Way

*Action: Adopt Resolution No. 37-11*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ashley Annexation, Approximately 1.144 Acres, Located at 2808 C <sup>3</sup>/<sub>4</sub> Road and Including a Portion of the C <sup>3</sup>/<sub>4</sub> Road Right-of-Way

*Action: Introduction of a Proposed Ordinance and Set a Hearing for August 15, 2011*

**7. Setting a Hearing on Zoning the JR Enclave Annexation, Located at 247 Arlington Drive [File #ANX-2011-755]**

A request to zone the 6.80 acre JR Enclave Annexation, consisting of one (1) parcel located at 247 Arlington Drive, to an R-5 (Residential 5 du/ac) zone district.

Proposed Ordinance Zoning the JR Enclave Annexation to R-5 (Residential 5 du/ac), Located at 247 Arlington Drive

*Action: Introduction of a Proposed Ordinance and Set a Hearing for July 20, 2011*

**8. Setting a Hearing on Zoning the Crossroads United Methodist Annexation, Located at 599 30 Road [File #ANX-2011-712]**

Request to zone the 3.90 acre Crossroads United Methodist Annexation, located at 599 30 Road, to R-4 (Residential – 4 du/ac).

Proposed Ordinance Zoning the Crossroads United Methodist Annexation to R-4 (Residential – 4 du/ac), Located at 599 30 Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for July 20, 2011*

9. **Setting a Hearing on Zoning the Hatch Annexation, Located at 2063 S. Broadway** [File #ANX-2011-698]

Request to zone the 4.39 acre Hatch Annexation that will consist of two (2) parcels located at 2063 S. Broadway to an R-12 (Residential – 12 du/ac) and B-1, (Neighborhood Business) zone district in anticipation of future residential and optional small commercial development.

Proposed Ordinance Zoning the Hatch Annexation to R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business), Located at 2063 S. Broadway

*Action: Introduction of a Proposed Ordinance and Set a Hearing for July 20, 2011*

10. **Golf Fence Installations at Chipeta Golf Course for Four Properties Located on Fairway View Drive** [File #SPT-2011-850, 851, 852 and 853]

The applicants' properties, located in the Fairway Pines Subdivision (2007), abut the 8<sup>th</sup> fairway of the Chipeta Golf Course. The developer included a \$2,000 golf fence construction allowance within the Covenants which applied to Lots 1-5. The applicants are requesting approval of an 18' (Clow) and 16' (Brickey/McGinnis, Dorr and Hartnell) mesh golf fences to protect their houses from errant golf balls.

*Action: Approve Special Permits for Golf Fences at 2968, 2972, 2974, and 2976 Fairway View Drive*

11. **Setting a Hearing on Amending the Grand Junction Municipal Code Regarding the Waste Hauler Service Charge**

Section 13.04.300(h) of the Grand Junction Municipal Code, Wastewater Section, allows for the assessment of service charges to tank truck operators (waste haulers) for septage and grease disposal at the Persigo Wastewater Treatment Facility. The current Code assesses service charges based on the tank size of the waste hauler truck. The proposed revision would allow charges to be assessed on either tank size or gallons discharged, not just truck tank size.

Proposed Ordinance Amending Section 13.04.300(h) of the Grand Junction Municipal Code Concerning Waste Hauler Service Charges

*Action: Introduction of a Proposed Ordinance and Set a Hearing for July 20, 2011*

12. **Purchase of Road Oil for Chip Seal Program 2011**

Request the purchase of approximately 175,000 gallons of road oil for the Streets Division Annual Chip Seal Program for 2011.

*Action: Authorize the City Purchasing Division to Purchase Approximately 175,000 Gallons of Road Oil from Cobitco, Inc., Denver, Colorado in the Amount of Approximately \$499,700*

13. **Fruitvale Outfall Line Replacement Project**

This request is for the award of a construction contract to replace a section of the existing Fruitvale outfall sewer line. The project includes installation of approximately 4,950 lineal feet of 18-inch diameter sewer main line and 17 new manholes due to age and condition. This project is located on Rood Avenue between 14<sup>th</sup> Street and 21<sup>st</sup> Street, and Grand Avenue between 21<sup>st</sup> Street and 27<sup>th</sup> Street.

*Action: Authorize the Purchasing Division to Enter into a Contract with Sorter Construction, Inc. of Grand Junction, Colorado for the Construction of the Fruitvale Outfall Line Replacement Project in the Amount of \$598,413*

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 7:45 p.m.

Stephanie Tuin, MMC  
City Clerk



Date: July 11, 2011  
 Author: Stephanie Tuin and John Shaver  
 Title/ Phone Ext: City Clerk, x1511  
 Proposed Schedule: 1<sup>st</sup> Reading July 20, 2011  
 2nd Reading: August 3, 2011

**CITY COUNCIL AGENDA ITEM**

**Attach 2  
 Setting a Hearing on Amending the Code for Issuance of Special Events Permits by the Local Licensing Authority**

<b>Subject:</b> Amending the Grand Junction Municipal Code to Authorize the Issuance of Special Events Permits by the Local Licensing Authority
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> John Shaver, City Attorney Stephanie Tuin, City Clerk

**Executive Summary:**

A new State law allows a local jurisdiction to consider and issue Special Events Permits. The law allows non-profits and political candidates that receive a Special Event Permit to serve alcoholic beverages on non-licensed premises for up to fifteen events per year providing all requirements are met. Under the prior law the Local Licensing Authority reviewed and approved a Special Event Permit application but the State issued the license.

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

**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.*

Many of the Special Events involving liquor are held downtown and attract many visitors. The Local Licensing Authority is the most appropriate entity to review, approve and issue Special Event Permits because it is most familiar with the events and the community.

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

By supporting the many Special Events held throughout the year by non-profits and also eliminating the extra step of submitting the application to the State, the Special Event process will be shortened and the community and the non-profit applicants will be served more efficiently and effectively.

**Action Requested/Recommendation:**

Introduce the Proposed Ordinance and Set a Public Hearing for August 3, 2011

**Board or Committee Recommendation:**

NA

**Background, Analysis and Options:**

Under the Colorado Liquor Code a Special Event is generally defined as a license issued to a non-profit organization or political candidate that allows service of either 3.2% beer or beer, wine and spirituous liquors at events and in places that are not already licensed to serve alcohol.

Often events take place downtown, in a City park and on unlicensed areas of Colorado Mesa University, in addition to other locations in the City. The Local Licensing Authority thoroughly reviews all applications to ensure that all legal requirements are met and so that the event will not be injurious to the public welfare.

Under the current process, the application is sent to the State Liquor Enforcement Division for issuance of the permit which can take up to three weeks. Senate Bill 11-066, adopted by the legislature this year and signed by the Governor on May 23, 2011, allows local jurisdictions to choose not to send the special events permit applications to the State but rather to issue the permit itself.

The proposed ordinance will amend the City Code to formalize the process change and issue the permit locally. The State will be notified of all Permits issued by the City.

The City has always prohibited the sale of spirituous alcohol at Special Events in City parks, including the Downtown Shopping Park. That prohibition will not change if the proposed ordinance is adopted.

**Financial Impact/Budget:**

The fees the City receives remain the same so there is no financial impact.

**Legal issues:**

The City Attorney has reviewed all legal issues and the ordinance. The City Attorney has approved the ordinance as to form and content.

**Other issues:**

NA

**Previously presented or discussed:**

This matter has not been previously presented to the City Council. The City Clerk and City Attorney recommend favorable consideration of the Ordinance.

**Attachments:**

Proposed Ordinance

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

**AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE SECTION 5.12.240 TO AUTHORIZE THE ISSUANCE OF SPECIAL EVENT PERMITS BY AND THROUGH THE LOCAL AUTHORITY**

**Recitals.**

Colorado Revised Statute 12-48-101 *et. seq.* authorizes the issuance of Special Events Permits for the sale, by the drink only, of malt beverages and spirituous and vinous liquors to qualifying organizations and political candidates, subject to applicable provisions of law and subject to the limitations imposed by law.

Prior to May 23 of this year the law required that applications for Special Events permits be made to the Local Licensing Authority and the State Liquor Enforcement Division. In order for a license to issue an applicant had to receive approval from both entities.

Senate Bill 11-066, considered and adopted by the Colorado Legislature in its 2011 session, amends 12-48-101 C.R.S. *et. seq.* to authorize the issuance of Special Events Permits for the sale, by the drink only, of malt beverages, spirituous and vinous liquors to qualified organizations and political candidates subject to law and the limitations imposed by the Local Authority approval only, providing that the Local Authority has enacted a law to solely issue Special Event Permits.

The City Council has considered the proposed ordinance and finds that issuing Special Event Permits solely at the local level is: a) a means to improve customer service, b) prudent as the City's process is very exacting, c) beneficial because the City Hearing Officer is more familiar with the specific circumstances of the various local Special Events, d) already reviewing the application thoroughly to ensure compliance with the law, and e) a more efficient means of issuing these unique licenses.

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

Section 1.

Section 5.12.240 Special event permits is hereby repealed and reenacted as follows: (ADDITIONS IN CAPS, deletions are underlined)

(a) AS AUTHORIZED BY LAW, THE LOCAL LICENSING AUTHORITY HAS ELECTED NOT TO NOTIFY THE STATE LICENSING AUTHORITY TO OBTAIN THE STATE LICENSING AUTHORITY'S APPROVAL OR DISAPPROVAL OF AN APPLICATION FOR A SPECIAL EVENT PERMIT. THE LOCAL LICENSING

AUTHORITY WILL REPORT TO THE LIQUOR ENFORCEMENT DIVISION, WITHIN TEN DAYS AFTER IT ISSUES A PERMIT, THE NAME OF THE ORGANIZATION TO WHICH A PERMIT WAS ISSUED, THE ADDRESS OF THE PERMITTED LOCATION, AND THE PERMITTED DATES OF ALCOHOL BEVERAGE SERVICE.

(a) (b) Under the authority granted in § 12-48-107(1) and (2), C.R.S., an application for a special event permit shall be filed with the local licensing authority and shall be accompanied by a fee as established by resolution of the City Council for both investigation and issuance of such permit.

(b) (c) A special event permit issued by the City for any event occurring in or on any public street, road, highway, and park or public way which is publicly owned shall not allow the possession and consumption of spirituous liquors.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2011 and ordered published in pamphlet form.

Passed and adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_ 2011 and ordered published in pamphlet form.

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

ATTEST:

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



Date: July 6, 2011  
 Author: Senta Costello  
 Title/ Phone Ext: Senior Planner  
x1442  
 Proposed Schedule: July 20, 2011  
 2nd Reading  
 (if applicable): N/A

**CITY COUNCIL AGENDA ITEM**

**Attach 3  
 Amber Floral 2<sup>nd</sup> Floor Balcony Revocable  
 Permit**

<b>Subject:</b> Amber Floral 2 <sup>nd</sup> Floor Balcony Revocable Permit, Located at 516 Main Street
<b>File # (if applicable):</b> RVP-2011-706
<b>Presenters Name &amp; Title:</b> Senta Costello, Senior Planner

**Executive Summary:**

Amber Floral, Inc. is remodeling the interior and façade of their building at 516 Main Street. The proposed design for the façade remodel includes a 2<sup>nd</sup> story balcony which extends over the Main Street right-of-way. Amber Floral, Inc. is therefore requesting a Revocable Permit for the proposed encroachment. The proposed balcony is an arc 14’8” long and extends 3’6” into the right-of-way.

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

The request implements the following Goals & Policies of the Comprehensive Plan:

- Goal 4:** Support the continued development of the downtown area of the City Center in to a vibrant and growing area with jobs, housing and tourist attractions.  
**Policy A:** The City and County will support the vision and implement the goals and actions of the Downtown Strategic Plan.
- Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.  
**Policy A:** Design streets and walkways as attractive public spaces;  
**Policy B:** Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.  
**Policy F:** Encourage the revitalization of existing commercial and industrial areas.
- Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.  
**Policy A:** Through the Comprehensive Plan’s policies the City and County will improve as a regional center of commerce, culture and tourism.  
**Policy B:** The City and County will provide appropriate commercial and industrial development opportunities.

The proposal allows the applicant the ability to creatively upgrade their downtown property rather than relocate elsewhere in town, helping maintain the stability of

downtown. The balcony will also add additional visual interest to the streetscape along Main Street.

**Action Requested/Recommendation:**

Adopt a Resolution Granting a Revocable Permit to Amber Floral, Inc. for a 2<sup>nd</sup> story Balcony Overhanging the Main Street Right-of-way.

**Board or Committee Recommendation:**

The DDA responded to the request with “We are aware of the project and fully supportive”.

**Background, Analysis and Options:**

See attached staff report.

**Financial Impact/Budget:**

N/A

**Legal issues:**

N/A

**Other issues:**

N/A

**Previously presented or discussed:**

N/A

**Attachments:**

Site Location Map / Aerial Map  
Comprehensive Plan Map / Existing City Zoning Map  
Renderings  
Resolution  
Revocable Permit  
Agreement  
Exhibit A

<b>BACKGROUND INFORMATION</b>					
<b>Location:</b>		Right-of-way adjacent 516 Main Street			
<b>Applicant:</b>		Amber Floral, Inc. – Scott & Malinda Miller			
<b>Existing Land Use:</b>		Sidewalk			
<b>Proposed Land Use:</b>		Sidewalk w/ 2 <sup>nd</sup> story balcony overhang			
<b>Surrounding Land Use:</b>	<b>North</b>	Offices			
	<b>South</b>	Retail			
	<b>East</b>	Retail			
	<b>West</b>	Retail			
<b>Existing Zoning:</b>		B-2 – Downtown Business			
<b>Proposed Zoning:</b>		B-2 – Downtown Business			
<b>Surrounding Zoning:</b>	<b>North</b>	B-2 – Downtown Business			
	<b>South</b>	B-2 – Downtown Business			
	<b>East</b>	B-2 – Downtown Business			
	<b>West</b>	B-2 – Downtown Business			
<b>Future Land Use Designation:</b>		Downtown Mixed-Use			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

**Project Analysis:**

1. Background

Amber Floral, Inc. Inc is remodeling the interior and façade of their building at 516 Main Street. The proposed design for the façade remodel includes a 2<sup>nd</sup> story balcony which extends over the Main Street right-of-way. Amber Floral, Inc. Inc is therefore requesting a Revocable Permit for the proposed encroachment.

2. Section 2.17.C of the Zoning and Development Code

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.

The balcony will add additional visual interest to the streetscape along Main Street.

- b. There is a community need for the private development use proposed for the City property.

The proposal allows the applicant the ability to creatively upgrade their downtown property rather than relocate elsewhere in town, helping maintain the stability of downtown.

- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

As 2<sup>nd</sup> story construction, there will not be a physical encroachment into the right-of-way that will impact users of the sidewalk below.

- d. The proposed use shall be compatible with the adjacent land uses.

See “c” above.

- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

See “c” above.

- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.

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

**Policy A:** The City and County will support the vision and implement the goals and actions of the Downtown Strategic Plan.

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

**Policy A:** Design streets and walkways as attractive public spaces;

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

**Policy F:** Encourage the revitalization of existing commercial and industrial areas.

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

**Policy A:** Through the Comprehensive Plan’s policies the City and County will improve as a regional center of commerce, culture and tourism.

**Policy B:** The City and County will provide appropriate commercial and industrial development opportunities.

- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two of the Zoning and Development Code and the SSID Manual.

The request has met the standards required by the City Charter, the Zoning and Development Code and SSID Manual.

#### FINDINGS OF FACT/CONCLUSIONS

After reviewing the Amber Floral, Inc. Inc Revocable Permit application, RVP-2011-706 for the issuance of a revocable permit for a 2<sup>nd</sup> story balcony, staff makes the following findings of fact and conclusions:

1. The review criteria in Section 2.17.C of the Zoning and Development Code have all been met.

#### STAFF RECOMMENDATION:

Staff recommends that the City Council approve the requested revocable permit for a 2<sup>nd</sup> story balcony, RVP-2011-706.

#### **Attachments:**

Site Location Map / Aerial Map  
Comprehensive Plan Map / Existing City Zoning Map  
Renderings  
Resolution  
Revocable Permit  
Agreement  
Exhibit A

# Site Location Map

Figure 1



# Aerial Photo Map

Figure 2



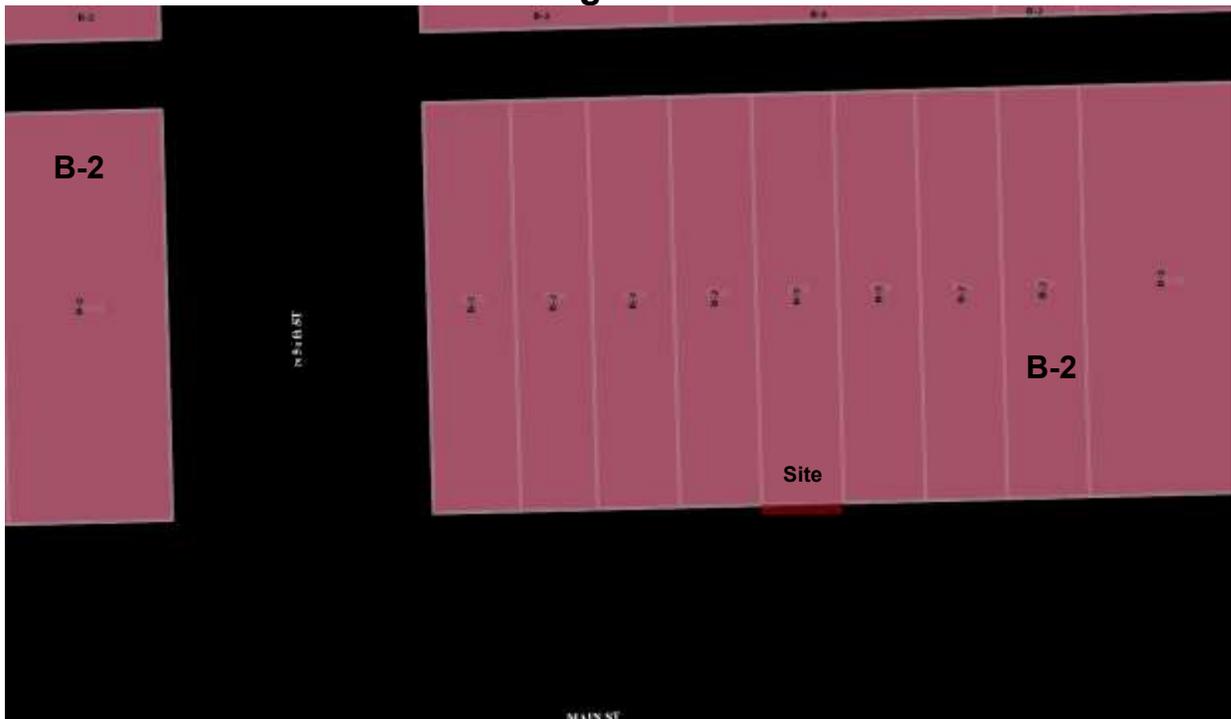
# Comprehensive Plan Map

Figure 3



# Existing City and County Zoning Map

Figure 4







**RESOLUTION NO. \_\_\_\_-11**

**A RESOLUTION CONCERNING  
THE ISSUANCE OF A REVOCABLE PERMIT TO  
AMBER FLORAL, INC., 516 MAIN STREET**

**Recitals.**

A. Amber Floral, Inc. Inc, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lot 28 Block 104 City of Grand Junction and identified by Mesa County Tax Schedule Number 2945-143-17-014.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair 2<sup>nd</sup> story balcony within the following described public right-of-way:

The balcony and canopy extend over the sidewalk on the front of the building as follows:

From the Southwest corner of Lot 28 Block 104, Grand Junction, Colorado, 3 feet east along the south property line to the beginning of the permit area. The easement area then proceeds on an arc with a 12' 6" radius and a mid-point extending 3' 6" out from the property line to a point of intersection with the property, then west along the property line approximately 16' 8" to the point of beginning. The above area is a minimum elevation above the existing sidewalk of 12' and a maximum of 25'. See attached Exhibit A.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2011-706 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Attest:

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

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

## REVOCABLE PERMIT

### Recitals.

A. Amber Floral, Inc. Inc, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lot 28 Block 104 City of Grand Junction and identified by Mesa County Tax Schedule Number 2945-143-17-014.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair 2<sup>nd</sup> story balcony within the following described public right-of-way:

The balcony and canopy extend over the sidewalk on the front of the building as follows:

From the Southwest corner of Lot 28 Block 104, Grand Junction, Colorado, 3 feet east along the south property line to the beginning of the permit area. The easement area then proceeds on an arc with a 12' 6" radius and a mid-point extending 3' 6" out from the property line to a point of intersection with the property, then west along the property line approximately 16' 8" to the point of beginning. The above area is a minimum elevation above the existing sidewalk of 12' and a maximum of 25'. See attached Exhibit A.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2011-706 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

The City of Grand Junction,  
a Colorado home rule municipality

Attest:

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

\_\_\_\_\_  
City Manager

Acceptance by the Petitioner:

\_\_\_\_\_  
Amber Floral, Inc. Inc

**AGREEMENT**

Amber Floral, Inc. Inc, for itself and for its successors and assigns, does hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Amber Floral, Inc. Inc

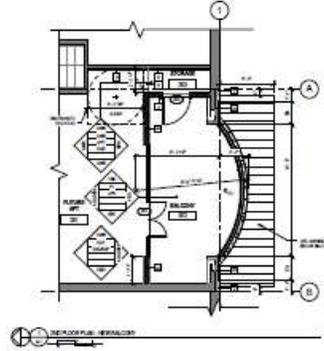
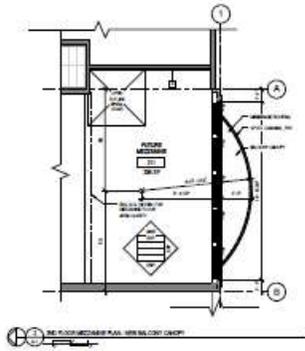
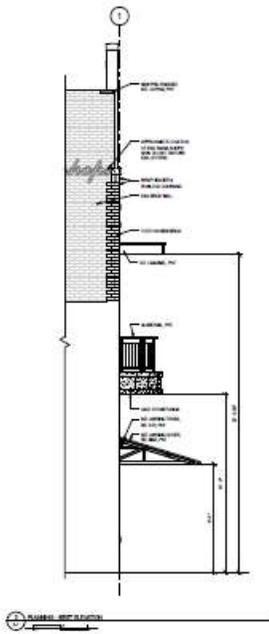
By: \_\_\_\_\_  
Scott Miller, Managing Member

State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing Agreement was acknowledged before me this\_\_\_ day of \_\_\_\_\_, 2011, by Scott Miller, Managing Member of Amber Floral, Inc.

My Commission expires: \_\_\_\_\_  
Witness my hand and official seal.

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





Date: July 8, 2011  
 Author: David Thornton  
 Title/ Phone Ext: Principal Planner – x1450  
 Proposed Schedule: July 20, 2011 City Council meeting  
 2nd Reading (if applicable): N/A

**CITY COUNCIL AGENDA ITEM**

**Attach 4  
 Public Hearing for F Road Name Change to  
 Patterson Road**

<b>Subject:</b> Public Hearing for F Road Name Change to Patterson Road, Located between I-70B (west side) to 26 Road and between 28 Road and I-70B (east side)
<b>File # (if applicable):</b> SNC-2011-928
<b>Presenters Name &amp; Title:</b> David Thornton, Principal Planner Public Works and Planning

**Executive Summary:**

The City and County Addressing Committee recommends that the City of Grand Junction and Mesa County officially change the F Road/Patterson Road corridor from I-70 Business Loop on the West to I-70 Business Loop on the East (approximately 9 miles) to Patterson Road. Approval of this name change will require renumbering 378 of 454 addresses along the corridor according to Mesa County’s numbering grid.

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

The request relates to Goal 9 by helping to improve the City’s street system to safely and efficiently move traffic throughout the community.

**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.

Part of any transportation system is “wayfinding” which includes signage and other graphic communication that helps people find their destination. Having varying street names and address ranges on a given corridor creates confusion and difficulty for drivers including emergency responders, the US Postal Service, delivery services, utility servicers, clients of businesses and visitors to our community. Creating consistent street naming and a single addressing system on the F Road/Patterson Road corridor will improve the transportation system.

**Action Requested/Recommendation:**

Hold a Public Hearing and adopt Resolution Renaming F Road to Patterson Road, Located between I-70B (west side) and 26 Road and between 28 and I-70B (east side)

**Board or Committee Recommendation:**

Street name change requests are only heard by City Council; the change is recommended and supported by the City and County Addressing Committee.

**Background, Analysis and Options:**

See attached staff report.

**Financial Impact/Budget:**

Financial impacts to the City's 2012 Budget include the cost of approximately 90 new street name signs along the corridor. This cost is estimated by the City's Traffic/Transportation Division to be \$12,662 for material, labor and equipment.

**Legal issues:**

N/A

**Other issues:**

Since a portion of the change takes place in Mesa County, the change will be considered at a public hearing before the Mesa County Commissioners on August 9, 2011.

**Previously presented or discussed:**

The idea of renaming F Road to Patterson Road in this area was presented to City Council at a workshop on March 14, 2011. At that workshop staff was directed to move forward with the planning process, including conducting meetings with property owners, tenants, and others with affected interests. These meeting have been accomplished, and the proposed change is now ready for a public hearing before City Council.

**Attachments:**

1. Staff Report and Background Information
2. Location Map/Aerial Photo Map
3. Series of Corridor Maps
4. Public Comments (from open houses, letters and review agency comments received)
5. Informational handout at Open Houses
6. Letter (copy) sent to affected property owners notifying them of Open house
7. Letter (copy) sent to affected interests notifying them of public hearings
8. Resolution

## **Staff Report and Background Information**

### **Background**

The City and Mesa County have formed an Addressing Committee. The Committee which is made up of representatives of many agencies including the County Assessor's office, 911 Communications, US Postal Service, local Fire Departments and City and County departments including IT and GIS has studied and worked for the past year to improve addressing in our community, including along the F Road/Patterson Road corridor. Over the years many have complained about the confusion of this street corridor, where - City addressing numbers are mingled with Mesa County addressing numbers, and the street name changes from F Road to Patterson Road back again to F Road, with a mixture of Patterson Road addresses mingled in through the F Road stretches. The Committee's work has culminated in the current proposal to change the name of the street to Patterson Road along the entire nine mile section and readdress along the corridor using one consistent numbering system.

Currently Patterson Road officially runs two miles within the City limits from 26 Road to 28 Road. Within this two mile area, some addresses have been assigned City addressing numbers using the City's addressing numbering grid system with many addresses still using the County's addressing numbering grid system. Additionally some addresses were never changed from using F Road to using Patterson Road in their address. Outside of the two mile area there are a number of properties that have chosen (unofficially) to use Patterson Road in their address instead of F Road. As a result there is a checker board pattern of addressing along the corridor. This adds to the confusion of finding an address anywhere on the corridor.

The City numbering address system is different than the County's address numbering system. The City uses a grid system with one hundred numbers per city block, for example between 1<sup>st</sup> Street and 2<sup>nd</sup> Street the addresses go from 100 to 199. City blocks are around 400 feet in length. Mesa County uses an address numbering grid at one mile increments, for example 2601 through 2699 would be the address range between 26 Road and 27 Road.

### **Proposal**

The Addressing Committee is proposing that both the City of Grand Junction and Mesa County formally change the entire F Road/Patterson Road corridor from I-70 Business Loop on the West to I-70 Business Loop on the East (approximately 9 miles) to the street name of Patterson Road. Public hearings have been scheduled with the City Council on July 20, 2011 and with the Mesa County Board of County Commissioners on August 9, 2011.

The approval of the name change will necessitate renumbering some addresses. All address numbering will revert to the County's numbering grid. There are 454 properties that are addressed off of F Road and Patterson Road. A majority would see a change in their address, with some addresses seeing only a change in their street name, while others will see a change in their address number and a few with both changes.

### Summary of resulting address changes

There are 454 properties that are addressed off of this corridor. Of these 454 properties:

- 76 addresses will see no change;
- 72 addresses with a City address numbering system would be changed to a County numbering system;
- 292 addresses would have a street name change to Patterson Road, but no change in the address number;
- 7 addresses currently have a fractional address and would receive a new number and street name changed to Patterson Road.

### Grand Junction Municipal Code

Title 21.06.010(b)(6) of the Grand Junction Municipal Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

### **Public Process**

#### Open Houses

Three Open Houses were held in May 2011 to inform property owners, tenants and the general public of the addressing issues along the F Road/Patterson Road corridor and seek public input. Over 600 letters (example attached) were sent to all property owners and tenants with a Patterson Road or F Road Address along the nine mile corridor inviting them to any one of the open houses. Local media also helped advertise and inform our community of the addressing issues we face as a community and these proposed changes. Twenty-five people came to the open houses with most expressing their preference that the corridor have only one street name and the majority stated that the name be Patterson Road. Not everyone was supportive of this proposed change. Some expressed concern with the cost such as replacing business signage and additional work they would be required to do as part of their business, notifying business contacts, insurance companies, etc. to make this change. Written comments and follow up letters from those meetings are included with this staff report.

## Review Agencies/Affected Interests

City and County staff met during the planning process with the Utility Coordinating Committee, a committee made up of representatives from all of the utility and service providers in the valley. Discussion with them helped the Committee's understanding of current addressing and it included two-way communication on the issues and best solutions. They were very supportive of this proposal and saw the need to make the change.

In addition, a packet of information regarding this proposed street name change from F Road to Patterson Road was sent to 23 review agencies. Some of those review agencies included 911 Communications, Sanitation Districts, Fire Districts, Water Districts, Irrigation Districts, City and County departments, and other utility and service providers. We have received four responses to this review. None responded unfavorably to this proposal.

## Public Hearings

In addition to this public hearing before City Council, the public is also invited to attend a public hearing before the Mesa County Board of County Commissioners on August 9, 2011. The County Commissioners will be considering this street name change for those areas outside of the City limits in the eastern section of the corridor. A letter (example attached) was also sent to affected property owners and tenants inviting them to these public hearings.

## **Findings of Fact/ Conclusion:**

After reviewing the proposed street name change of F Road between I-70 B on the west and 26 Road and between 28 Road and I-70 B to Patterson Road, SNC-2011-928, staff makes the following findings of fact, conclusions:

1. Having different names and different addressing schemes on the Patterson Road/F Road corridor creates confusion and difficulty in finding addresses by the community, including emergency responders, US Postal Service, delivery services, utility locations, clients of businesses and visitors to our community.
2. The proposal to rename the street consistently to "Patterson Road" between I-70 B on the west and 26 Road and between 28 Road and I-70 B on the east is in conformance with the goals and policies of the Comprehensive Plan and requirements of the Zoning and Development Code.

## **STAFF RECOMMENDATION:**

Staff recommends that the City Council approve the Resolution renaming F Road between I-70 B on the west to 26 Road and 28 Road to I-70 B.

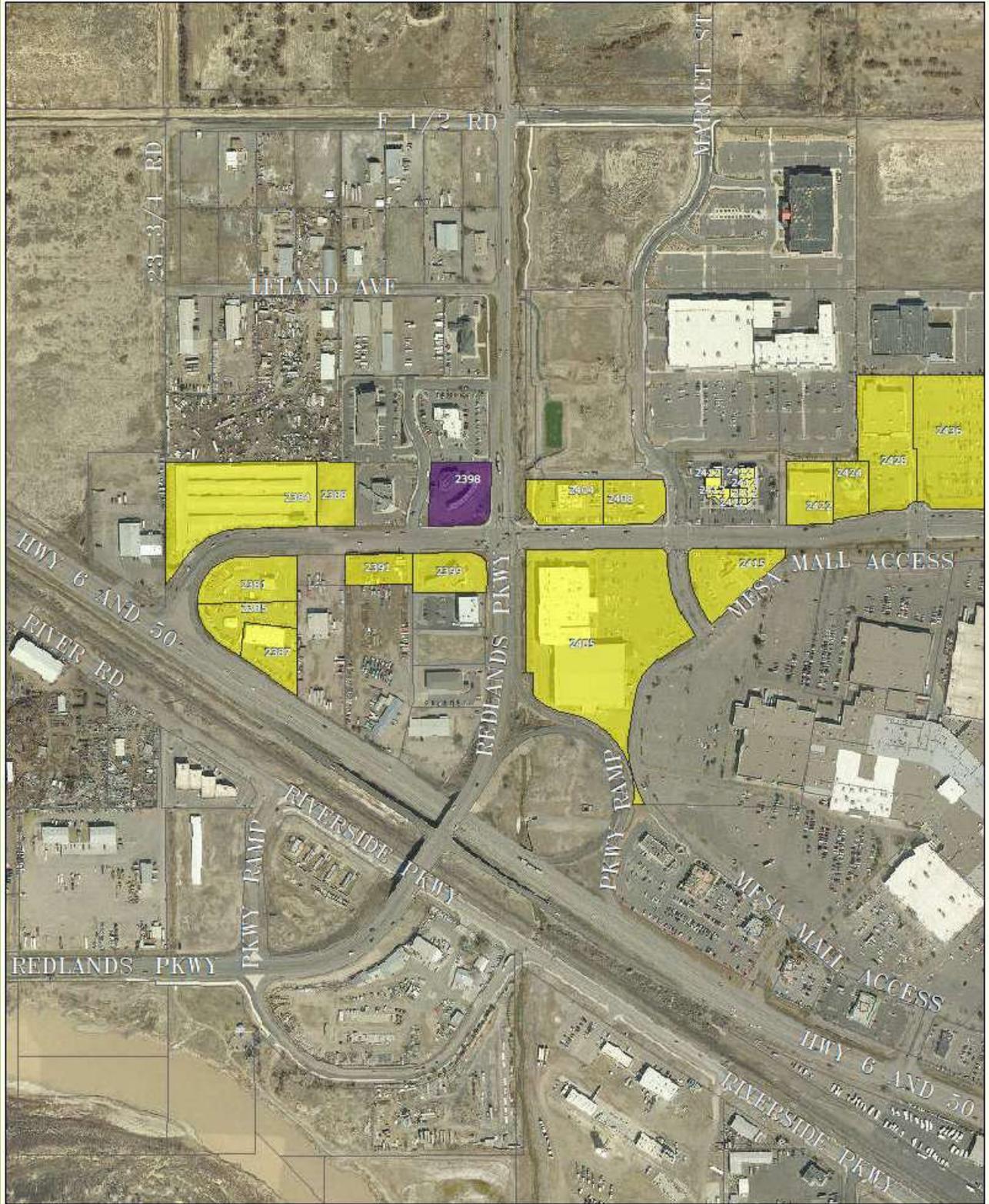
## Location Map/Aerial Photo Map



9 Miles

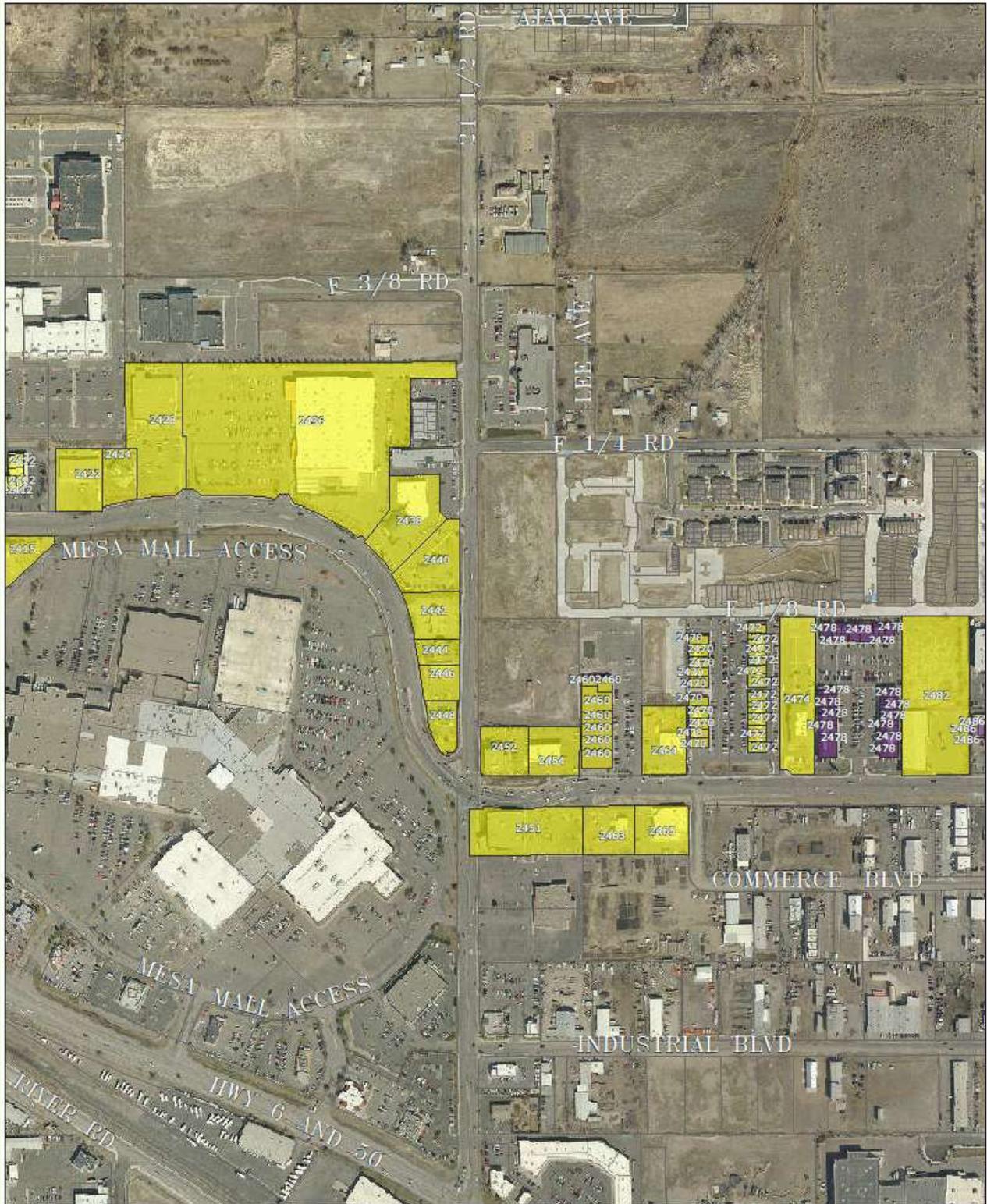
Beginning at I-70 B on the west, the following 17 pages maps the entire corridor going east showing existing addressing. Only properties highlighted in yellow or purple are addressed off F Road/Patterson Road. Yellow = F Road & Purple = Patterson Rd Address.

# Re-Address Project Patterson & F Rd



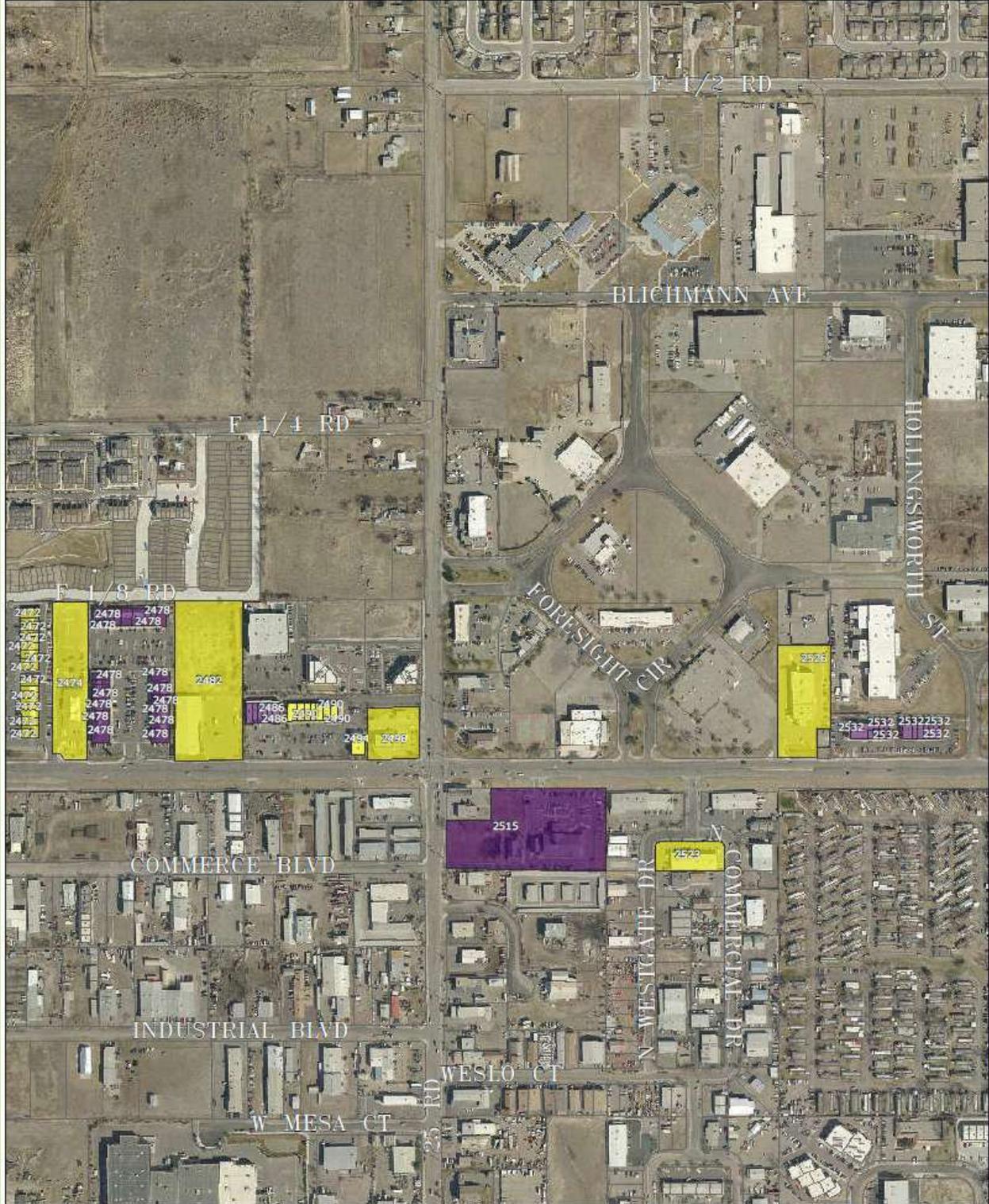
Yellow = F Rd Address    Purple = Patterson Address    Light Blue = Currently not Addressed

# Re-Address Project Patterson & F Rd



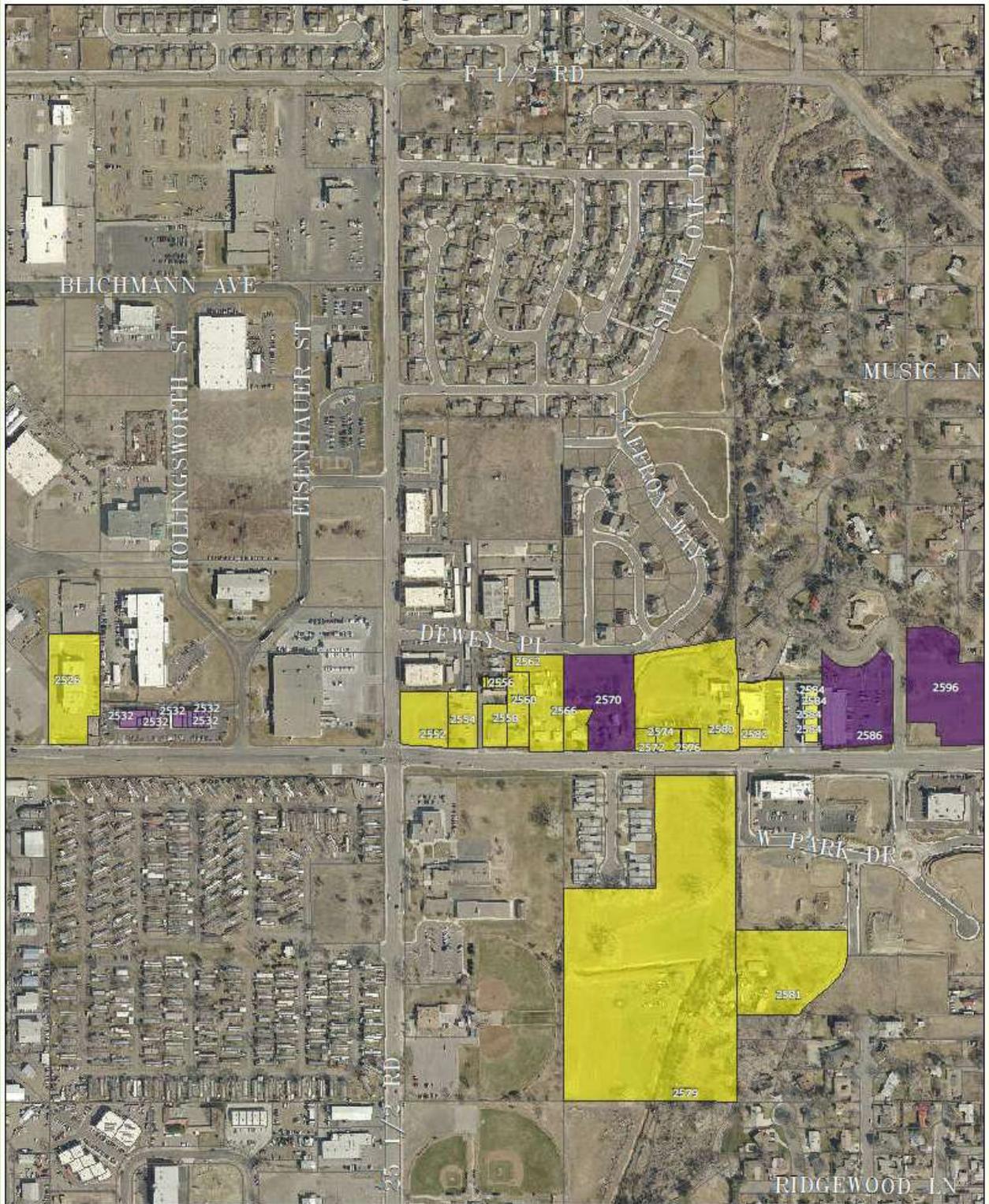
F Rd Address
  Patterson Address
  Currently not Addressed

# Re-Address Project Patterson & F Rd



F Rd Address
  Patterson Address
  Currently not Addressed

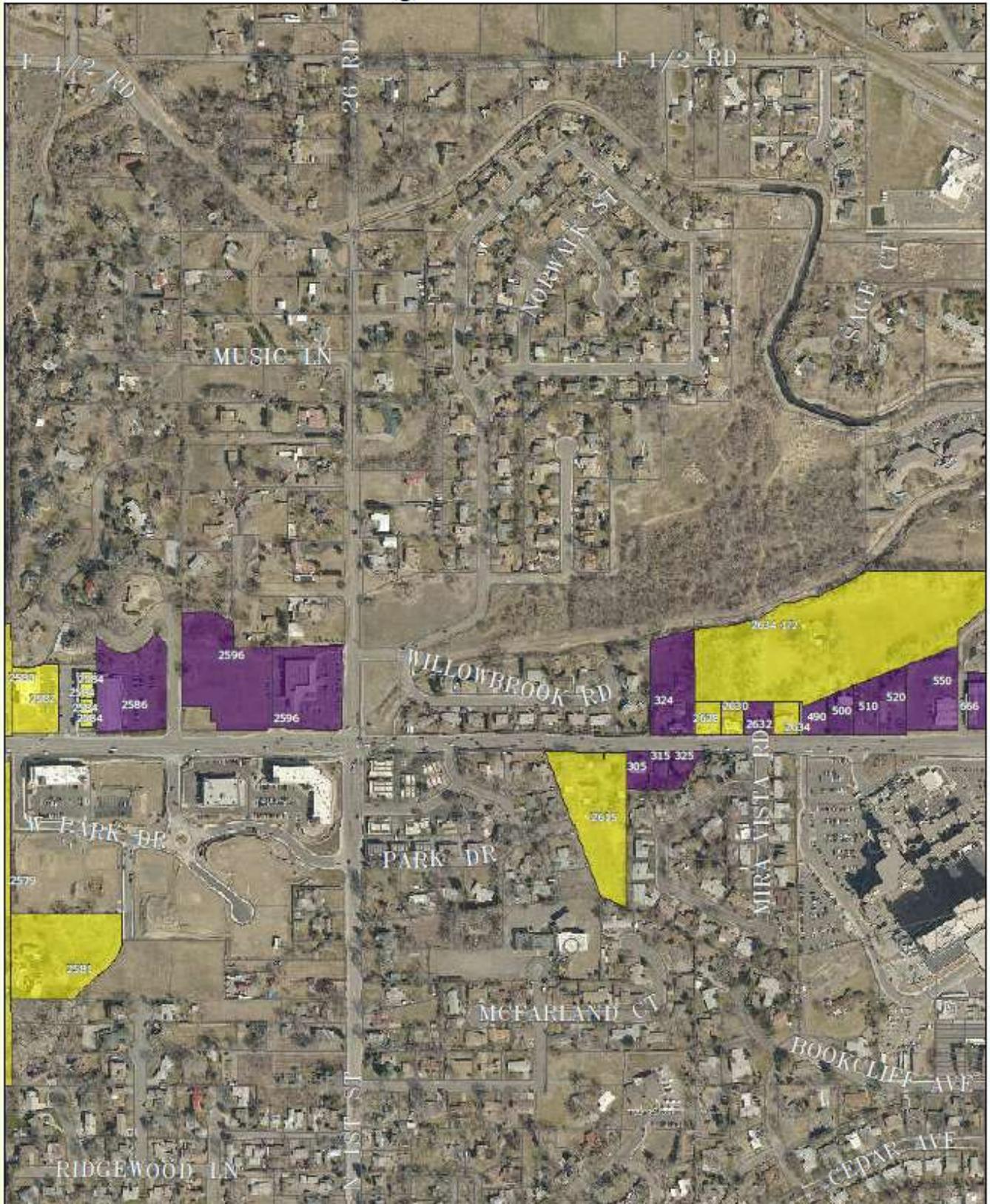
# Re-Address Project Patterson & F Rd



F Rd Address
  Patterson Address
  Currently not Addressed

Published: FEBRUARY 11, 2011  
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# Re-Address Project Patterson & F Rd



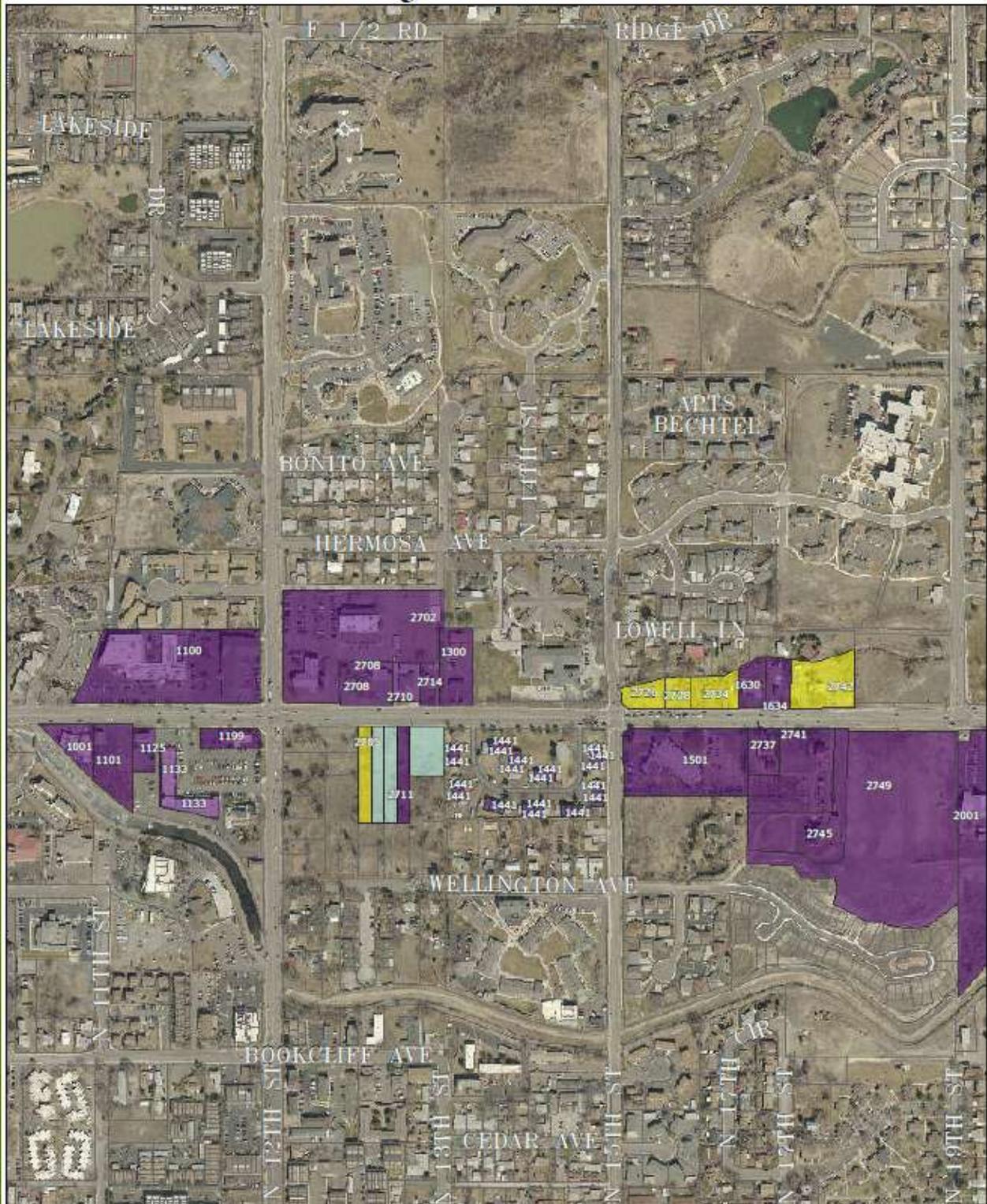
F Rd Address
  Patterson Address
  Currently not Addressed

# Re-Address Project Patterson & F Rd



F Rd Address
  Patterson Address
  Currently not Addressed

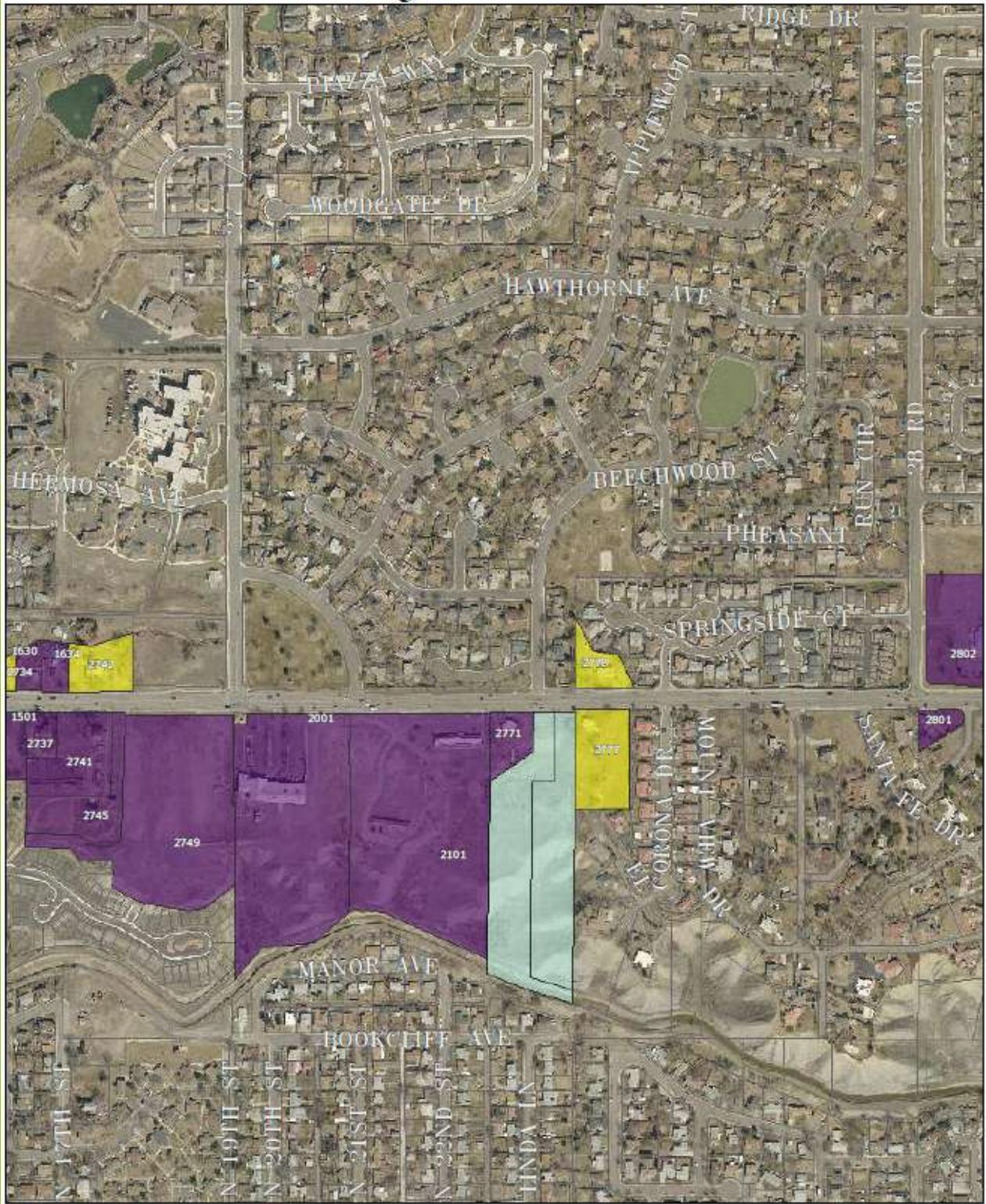
# Re-Address Project Patterson & F Rd



■ F Rd Address
 ■ Patterson Address
 ■ Currently not Addressed

Published: FEBRUARY 11, 2011  
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# Re-Address Project Patterson & F Rd



F Rd Address
  Patterson Address
  Currently not Addressed

# Re-Address Project Patterson & F Rd

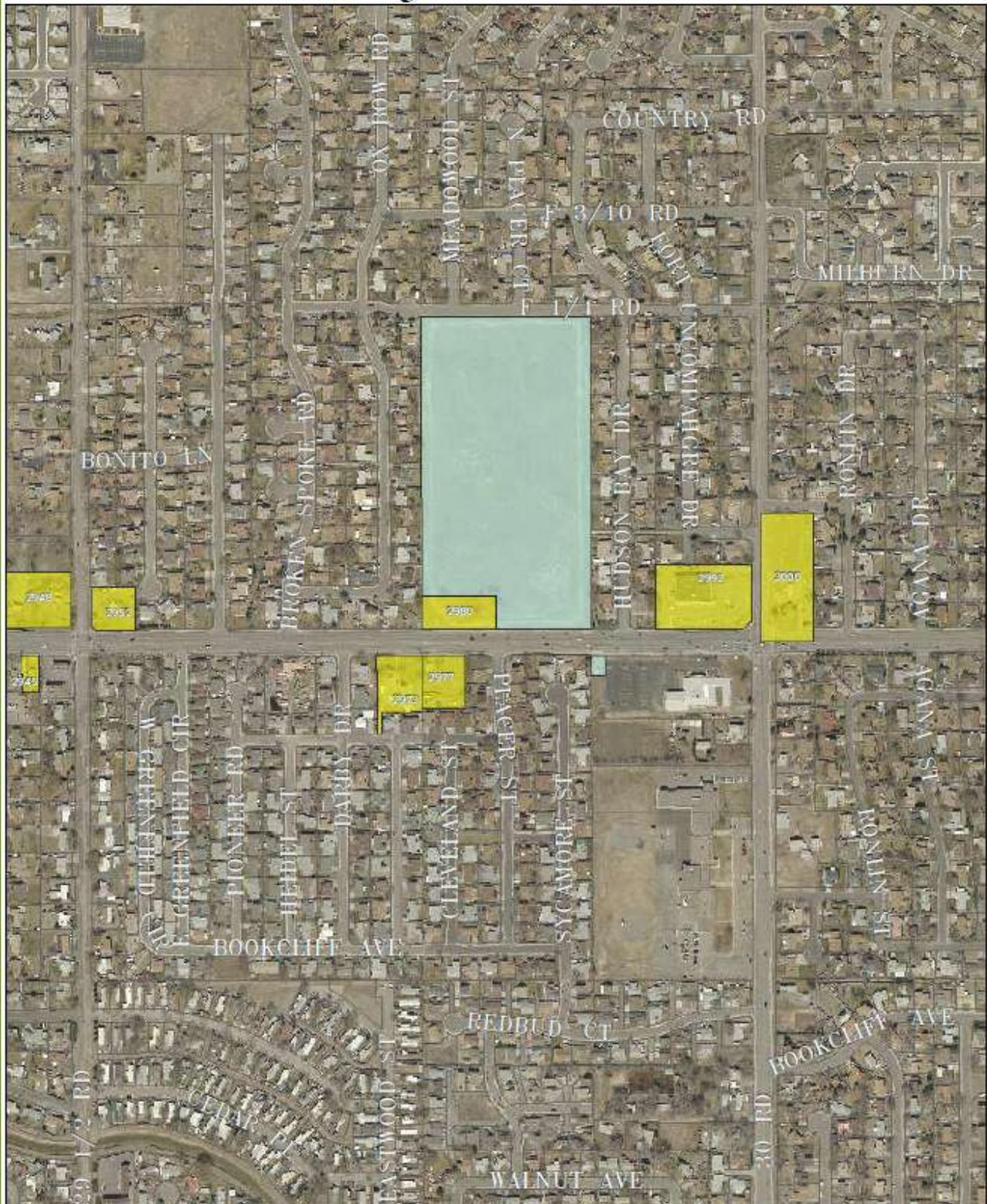


Yellow F Rd Address   Purple Patterson Address   Light Blue Currently not Addressed





# Re-Address Project Patterson & F Rd



Yellow F Rd Address    Purple Patterson Address    Light Blue Currently not Addressed

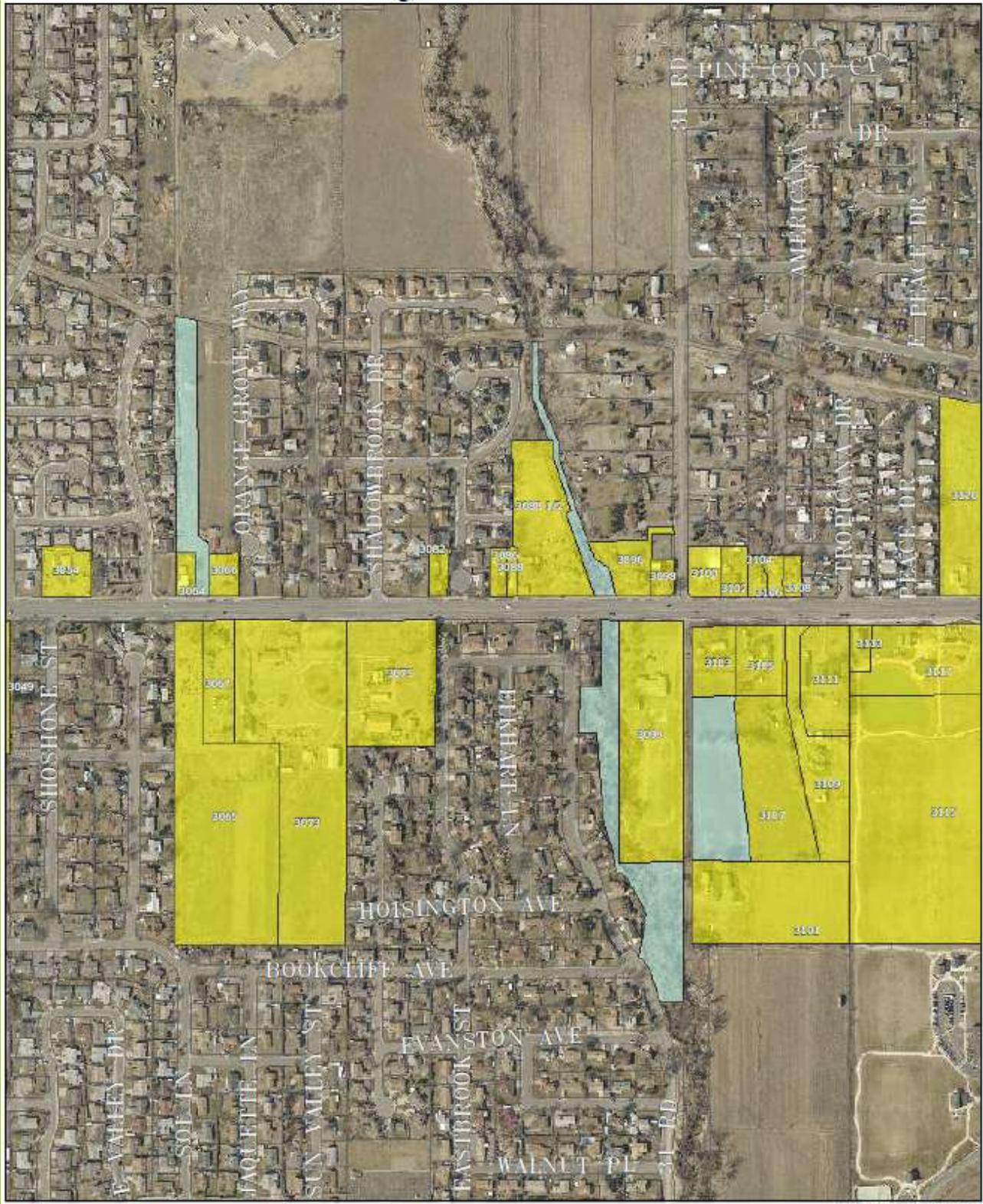
# Re-Address Project Patterson & F Rd



F Rd Address
  Patterson Address
  Currently not Addressed

Published: FEBRUARY 11, 2011  
 G:\GIS\DEPARTMENT\PLANNING\RE-ADDRESS PROJECT\PATTERSON\_F\_RD\_PARCELS.mxd

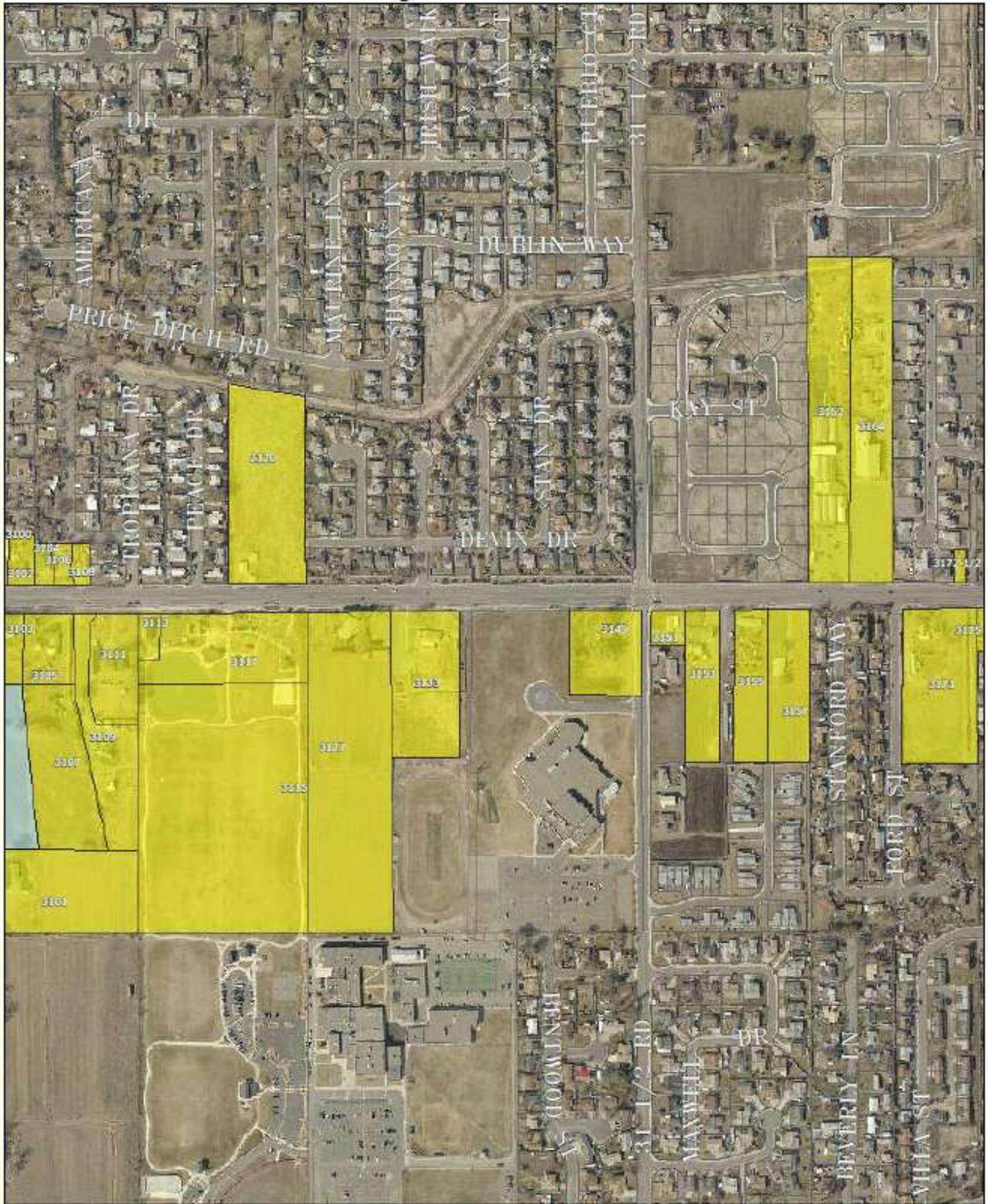
# Re-Address Project Patterson & F Rd



Yellow F Rd Address    Purple Patterson Address    Light Blue Currently not Addressed

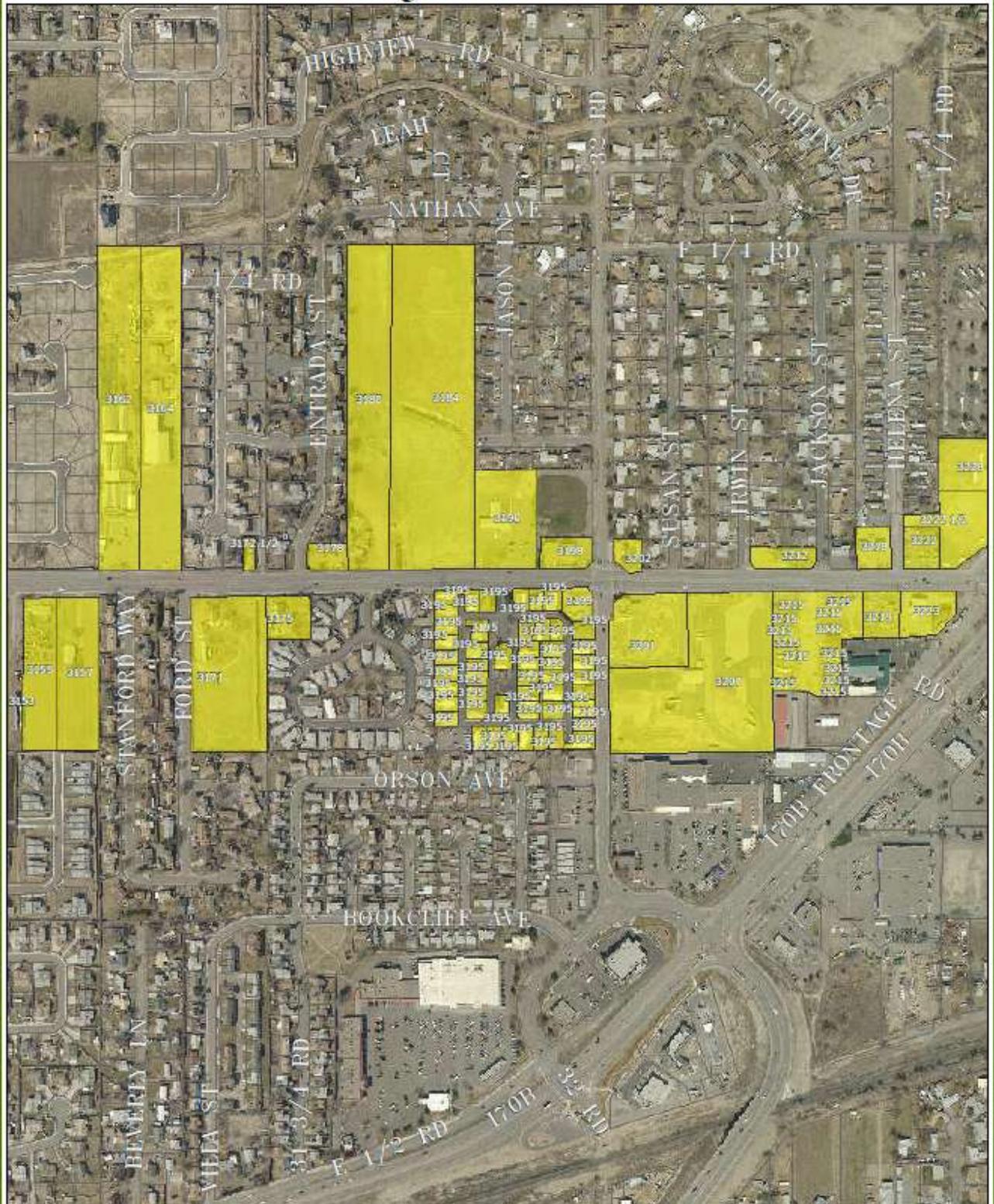
Published: FEBRUARY 11, 2011  
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# Re-Address Project Patterson & F Rd



Legend: Yellow = F Rd Address, Purple = Patterson Address, Light Blue = Currently not Addressed

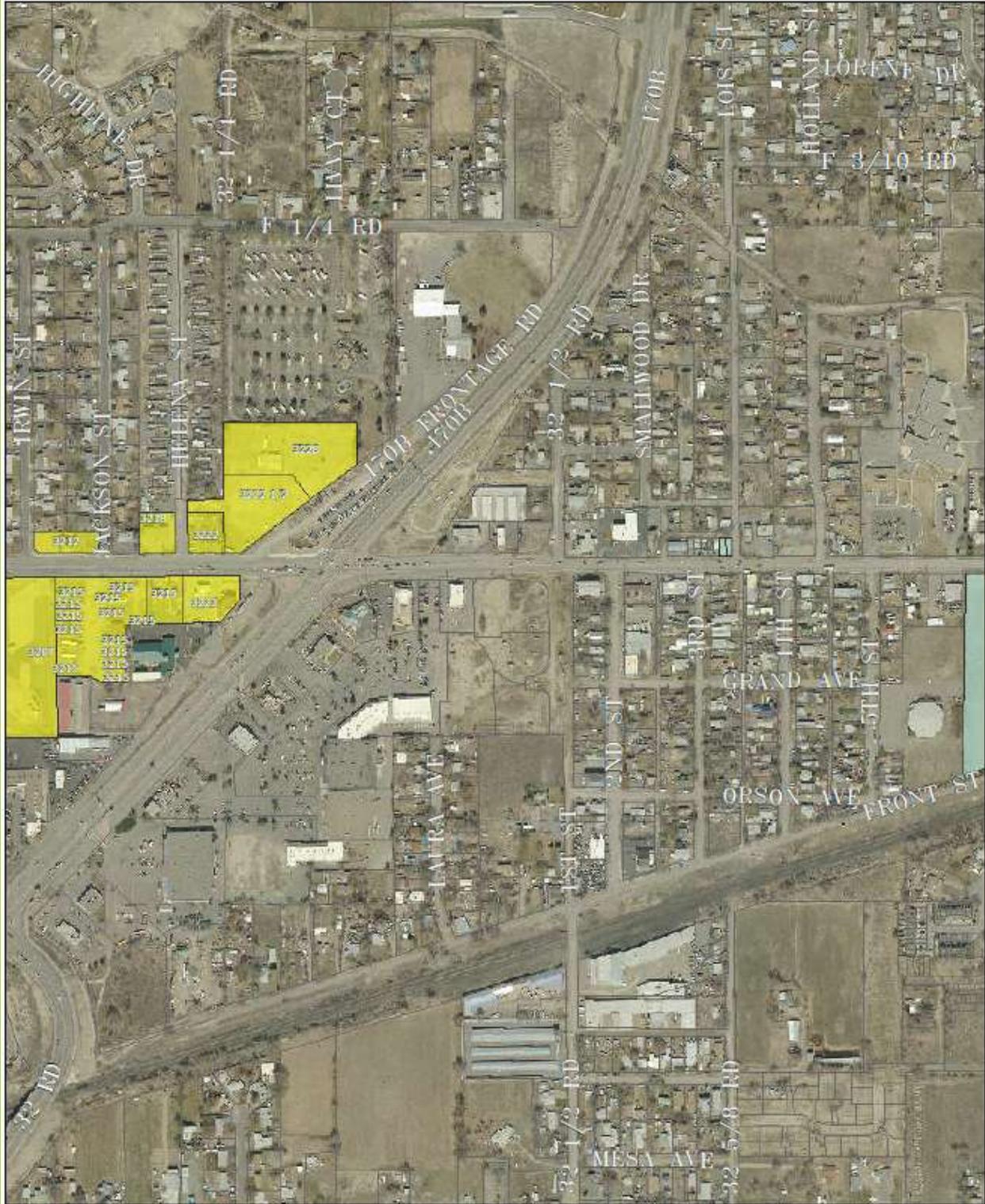
# Re-Address Project Patterson & F Rd



F Rd Address
  Patterson Address
  Currently not Addressed

Published: FEBRUARY 11, 2011  
 G:\GIS\DEPARTMENT\PLANNING\RE-ADDRESS PROJECT\PATTERSON\_F\_RD\_PARCELS.mxd

# Re-Address Project Patterson & F Rd



Yellow F Rd Address Purple Patterson Address Light Blue Currently not Addressed

Public Comments (from open houses and letters)

All comments received from open houses, news reports and mailings.

- I am opposed to the change
- Patterson all the way along the corridor will be much easier for out of town visitors to recognize. Currently, it is very confusing for those who are not familiar with our area. Patterson has more historic value to our area. It is always nice to have a story or a person to reflect on the name of a major street. F Road has no meaning but for the map coordinates.
- A “no brainer” situation! Just fine...do it!
- I agree with making it Patterson all the way and renumbering. Also, need to fix the rest of the valley.
- I agree with changing the name from F Road to Patterson. Glad to have it changed since we are in the city. Good luck! Glad to get rid of the ½!!
- I like the idea of consistency. I currently tell new and existing customers our address is Patterson Road.
- I think Patterson is a better name and is better recognized by people who don't have a business on the street. I think some people are unsure of where F Road is located. I already use Patterson even though it is not correct.
- Having been a Real Estate Broker for almost 40 years and guiding so many people to learn their way around Grand Junction, "F Road" means something whereas Patterson means nothing. That being said, we have A Rd, B Rd, C Rd etc., every letter in the alphabet starting on the south of the county running east and west i.e. A Rd is 100, B Rd is 200 on to F Road is 600 and so on. Each road being one mile apart so therefore you know where you are in the alphabet system because roads running North and South from the Utah line east are numbered i.e. 1 Rd, 10 Rd, 26 Rd being 1st street in the city and so on. Again said, the lettered and number roads make it so very easy to find your way around. My address being 839 26 Rd, I know that 800 is H Rd and I am .39 mile north of H Road and 26 miles from the Utah line. The street name Patterson means nothing to a new comer. Salt Lake is an example of a city very easy to find your way around. An address like 3199 South 540 East, as an example, is easy to find.
- Thanks Linda, I think Patterson would work just fine. (3117 Patterson Road)

Public Comments (from open houses and letters)



RECEIVED

MAY 23 2011

**Patterson / F Road Corridor Readdressing Project**

A joint project by the City of Grand Junction and Mesa County

COMMUNITY DEVELOPMENT DEPT.



## Comment Sheet

I have reviewed the proposed name change for the 9-mile stretch of F Road and the address change for those of us who live or have businesses on the current Patterson Road between 1st and 28th Streets.

I established my business at 500 Patterson Rd. in 1968 after buying the lot, having the lot annexed to the city and rezoned, and forming the sewer district. I did all of the footwork for the city in getting the petitions, required signatures, etc.

I think that the city and county are going to create much more confusion and problems than they are trying to solve in changing F Road to Patterson Road for a 9-mile stretch while leaving 28th, 15th, 12th, 7th, and 1st streets, but giving businesses and homes within this stretch county numbers.

This not only creates more confusion, but creates unneeded and unwarranted expenses to the city, all tax payers in the city and county, and to the businesses within the historic city map.

City planning and prior councils have not made it easier and less confusing to get around in Grand Junction by closing 2nd Street downtown; making Rood St. between two City Market parking lots; and making 7th St. a single lane to the city core.

Please leave the 2-mile stretch of Patterson Road from 28th to 1st Streets with city addresses. Everyone understands this or can adapt to this with little confusion. The city and county tax payers do not need money wasted on this. Use the money instead to correct all of the reverse parking spaces in the city core; develop the parks that have been promised for years; and maintain and clean up the city and county properties that are in poor condition.

What happens when 1st, 7th, and 12th Streets turn into 26, 26½, and 27 Roads North of Patterson Road?

Robert L. Orr

Please leave your comments with us tonight or send comments to:

Attention: Dave Thomson, AICP  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO 81501

Public Comments (from open houses and letters)

Trudy J. Cannon  
2472 F Road, Unit 6  
Grand Junction, CO 81505

Linda Dannenberger, Director of Land Use & Development Division  
Mesa County Dept. of Planning & Economic Development  
750 Main Street – P.O. Box 20000  
Grand Junction, CO 81502



May 16, 2011

Dear Linda,

Thank you for taking so much of your time on May 10, 2011, to visit with me and listen to my concerns regarding the readdressing of the F Road/Patterson Road corridor. It was refreshing to hear that your committee is willing to listen to the thoughts of those affected by the proposed change. I'd like to reiterate our discussion, in hopes that it can better be presented to the committee.

A successful, long standing business never takes a change in address or location lightly. It is a large expense and creates confusion for our customers and associates. Among other considerations when we bought our unit, was the fact that the west end of this corridor was becoming heavily populated with health care businesses and facilities. Since our business is a one doctor, chiropractic practice, I can best view this situation from a health care point of view. My first concern is the financial impact a change will have on the business. This office has a patient mailing list of approximately one thousand mailing labels and an insurance data base of approximately 400 claim centers. The patient list will require a post card mailing, at the very least. Printing, postage and staff time for preparation of a mailing is significant! I also have to allow for the extra time staff will take in scheduling patient appointments following the mailing. Due to human nature, I can guarantee that at least one third of those receiving post cards will say "I got a card, saying you moved. Where are you now?" The extra time staff will take on the telephone to explain, will actually affect the way in which we are able to schedule patients.

The insurance notification process can be overwhelming. Very few of those 400 claim centers will be satisfied with a simple post card and many will have their own policies regarding a change of address for one of their providers. All notifications will have to be handled by the "provider service center", for each company. The requirements will range from a letter explaining the change to a 35 page enrollment packet being filled out. I should mention, we have one major insurance company we are still struggling with over an address change in 2007! Again, please consider the financial impact. Remember, that as a business owner, I do not pay a simple hourly wage for my employees. I must consider the "hidden" employee costs of each hour paid, in employee taxes as well as additional hours and utility costs to complete the extra work load.

Address changes for our vendors will be a much simpler process but will also contribute to the expense. Those businesses that have advertising contracts will be "out of sync" until the end of the contract; phone directories come to mind. Web site changes or host notification and search engine indexing may also need to be considered.

---

During the open house, I recall Dr. Robert Orr mentioning his concern "in the poor timing of this" in light of the current economic situation. He's right, the amount of vacant commercial property alone should be witness to the fact that business is struggling in the valley. Why put additional demands in place?

I understand the complaints of those who are having difficulty with the current situation, however, the emergency responders have moved to using a system of finding addresses based on geographic coordinates, rather than physical addresses. I believe the Postal Service may have the biggest issue under the existing addresses. It seems what should or should have happened is official notification to each parcel using the wrong address. One of my questions that remains has to do with the address numbering problems in the central part of the corridor. Why someone using the wrong street name was allowed to continue doing so is beyond my comprehension. Is this really an example of the private sector being expected to pay for government mistakes?

As a member of the general public, I would be saddened to see one of the major roads in the Grand Valley which was named as part of a very unique system, has seen significant historic changes and served this valley well for over a century renamed simply to cover mistakes that have not been corrected properly. It seems to me the best solution would be to keep the old historic area from 1<sup>st</sup> to 12<sup>th</sup> Streets as "Patterson Road" to honor the city's historic part of the corridor and allow the remaining sections to keep the historic label of "F Road". Review of your maps and satellite images indicates this would require the minimum amount of correction and/or change. If the city and county feel the need to spend additional money on this project, perhaps it would best be spent on public education of the amazingly simple grid system that the valley's founders put in place.

Linda, feel free to contact me should you have any questions. I truly appreciate your time.

Sincerely,



Trudy J. Cannon

## Review Agency Comments Received

- This project is not in our service area.
- No issues or concerns
- No comments at this time
- The District's only comment would be "It's about time!"



## Patterson / F Road Corridor Readdressing Project

A joint project by the City of Grand Junction and Mesa County



### History

#### PATTERSON ROAD

**Patterson Road** addresses run 2 miles within the City limits from 26 Road (1<sup>st</sup> St.) to 28 Road (28<sup>th</sup> St.).

- Some addresses have been assigned City addressing numbers using the City's addressing numbering grid system.
- Many addresses still use the County addressing numbering grid system.
- Some addresses never changed from using F Road to using Patterson Road in their address.

#### F ROAD

**F Road** is the official address for all properties west of 26 Road and east of 28 Road

- Some property owners have adopted a Patterson Road address within the F Road sections of the corridor.

### Why are we changing property addresses?

#### • Inconsistencies in addressing

Some property owners have adopted and use a Patterson Road address in areas that are suppose to have an F Road address.

Having a variety of address ranges creates confusion and difficulties in finding addresses by:

- Emergency responders;
- Delivery services;
- US Postal Service and other mail deliveries;
- Utility locations;
- Clients of businesses; and
- Visitors to the community.

#### • Fractional addresses

These continue to be an issue for postal and private carrier delivery. The US Postal Service cited a large amount of misaddressed and poorly addressed mail due to the high usage of fractions in road names and house numbers. Many private carriers such as UPS, Federal Express use the Postal Service's database and internet vendors often reject addresses with fractional numbering or street names.

### Proposal

- Readdress F Road / Patterson Road from I-70 Business Loop to I-70 Business Loop.
- Change all addresses in the corridor to Patterson Road and use the County's address numbering.
- Eliminate all addresses with a fractional address number.

#### Quick Facts

**454** Addresses are *under review* along this 9 mile long corridor.

**76** Addresses will see no change; they already have a County address number and a Patterson Road street name.

**72** Addresses with a City addressing numbering system would be changed to a county addressing numbering system.

**292** Addresses would have a street address name change to Patterson Road, but no change in the address number.

**7** addresses currently have a fractional address and would receive a new number and street name changed to Patterson Road.



**Open Houses Scheduled (4 to 7 PM) May 10<sup>th</sup>, 11<sup>th</sup>, & 12<sup>th</sup>**

Locations: May 10<sup>th</sup> – Pomona Elementary (588 25 ½ Rd)  
May 11<sup>th</sup> – Fruitvale Elementary (585 30 Rd)  
May 12<sup>th</sup> – Grand Mesa Middle School (585 31 ½ Rd)

April 11, 2011

To Property Owners and Tenants

Re: Correction of addresses along Patterson/F Road Corridor

Dear Property Owners and Tenants:

The addressing system in unincorporated Mesa County, as many of you know, is fairly unique, and is based on numbered and lettered streets. The City of Grand Junction uses a different system in accordance with a historical reference point that was set when the City was first established. Over time as the City and County grew, the different addressing systems created street name and number inconsistencies that need to be coordinated.

Recently the City and County created an addressing committee to tackle this problem. The committee is a joint-effort team consisting of Mesa County, the City of Grand Junction, 911 Emergency Services, the US Postal Service, the elections office, and the assessor's office. They were given the task of establishing road name and address consistency along the Patterson/F Road Corridor.

For many of you, the inconsistencies along this corridor have created confusion and difficulties over the years in finding addresses by emergency responders, product delivery services, postal services, and utility locators, not to mention your visitors and clients.

The Addressing Committee is proposing some changes to addressing and is holding an Open House at three different locations along the corridor to provide information, answer questions and get your input. We urge you and your neighbors to attend to learn more about the process and get answers to your questions.

The duration of this project is approximately one year so that all changes will be in place by summer 2012. The team is prepared to work diligently to make this transition with as little interruption as possible to all residents and businesses with the intention of making your daily activities and business dealings much easier in the future.

We look forward to seeing you at the Open House in your area (see date and location above). Thank you for your participation and patience during this important transition for our community.

Sincerely,

The Addressing Committee

Co-Chair, Linda Dannenberger  
County of Mesa  
Public Works and Planning  
(970) 244-1636 [www.mesacounty.us](http://www.mesacounty.us)

Co-Chair, Dave Thornton  
City of Grand Junction  
Public Works and Planning  
(970) 244-1430 [www.gjcity.org](http://www.gjcity.org)



June 16, 2011

{Address Merge fields}

-  
-

Dear {Owner Merge fields}:

The County and City addressing team is excited to be making great progress with the readdressing/renaming project along the Patterson Road/F Road corridor. This project includes establishing a consistent address numbering system for all properties in the corridor and clarifying the street name between I-70 Business Loop on the west to I-70 Business Loop on the east, approximately nine miles in length. The proposed name for the entire nine miles is Patterson Road. We would like to update you on your proposed new address assignment and dates of the Public Hearings for the renaming of the street within the corridor.

New assignments will go into effect if the road name change is approved by the Grand Junction City Council and the Mesa County Board of County Commissioners on July 20 and August 9, 2011, respectively. At that time you will have one year to completely transition to your new address, which is listed below. Your current address will remain in effect along with the new address for the entire one-year transition period. This will allow you time to notify all contacts, business and personal, of your new information and become accustomed to your new address without an interruption of delivery and mail service.

Your proposed new address is {merge field}.

Public Hearings regarding the F Road name change are scheduled as follows (please note that these dates vary from the first mailing):

**GRAND JUNCTION CITY COUNCIL  
AUDITORIUM  
250 N 5<sup>th</sup> ST  
GRAND JUNCTION  
WEDNESDAY, JULY 20, 2011, 7:00 PM**

**MESA COUNTY BOARD OF COUNTY COMMISSIONERS  
MESA COUNTY COURTHOUSE PUBLIC HEARING ROOM  
544 ROOD AVE, 2<sup>ND</sup> FLOOR  
GRAND JUNCTION  
TUESDAY, AUGUST 9, 2011, 9:05 AM**

*DO NOT START NOTIFYING YET of any potential address change. You will receive an additional notification from us if final approval occurs. It will then be time to begin using your new address and notifying your individual contacts. Again, you will have one year to get all entities notified of your new address.*

*We appreciate your patience and support as we move toward implementation of consistent addresses along the Patterson Road/F Road corridor. We believe you the citizens will enjoy the security and benefits of these clarifications.*

Sincerely,

The Addressing Committee

Co-Chair, Linda Dannenberger  
County of Mesa  
Public Works and Planning  
(970) 244-1636 [www.mesacounty.us](http://www.mesacounty.us)

Co-Chair, Dave Thornton  
City of Grand Junction  
Public Works and Planning  
(970) 244-1430 [www.gjcity.org](http://www.gjcity.org)

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_\_\_-11**

**A RESOLUTION RENAMING F ROAD TO PATTERSON ROAD  
BETWEEN I-70 B (ON THE WEST) TO 26 ROAD AND  
BETWEEN 28 ROAD AND I-70 B (ON THE EAST)**

Recitals.

A request originated from the City and County Addressing Committee to change the name of F Road between I-70 B on the west and 26 Road and between 28 Road and I-70 B on the east to Patterson Road.

At present the street name changes from F Road to Patterson Road and back to F Road, creating a variety of address ranges and resulting in confusion and difficulty in finding addresses by the community, including emergency responders, US Postal Service, delivery services, utility locations, clients of businesses and visitors to our community.

The Addressing Committee has studied the problem and has facilitated and considered public input on the problem and on possible solutions.

Title 21.06.010(b)(6) of the Grand Junction Municipal Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

The proposal to rename F Road to Patterson Road creates consistency in the street naming system, facilitates provision of public services and efficient movement of traffic, and conforms with the goals and policies of the Comprehensive Plan and requirements of the Zoning and Development Code.

The proposal to rename F Road to Patterson Road is in the best interests of the community.

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

That F Road between I-70 B on the west and 26 Road and between 28 Road and to I-70 B on the east is hereby changed to Patterson Road within the City limits of Grand Junction.

ADOPTED AND APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

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

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



Date: July 1, 2011  
Author: Brian Rusche  
Title/ Phone Ext: Sr. Planner/4058  
Proposed Schedule: \_\_\_\_\_ Notice  
of Intent to Annex – June 1, 2011  
2nd Reading  
(if applicable): Wednesday, July  
20, 2011

## CITY COUNCIL AGENDA ITEM

### Attach 5 Public Hearing - JR Enclave Annexation and Zoning

<b>Subject:</b> JR Enclave Annexation and Zoning, Located at 247 Arlington Drive
<b>File #:</b> ANX-2011-755
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:** A request to annex 6.80 acres of enclaved property known as the JR Enclave and to zone the annexation, consisting of one (1) parcel to an R-5 (Residential 5 du/ac) zone district.

#### 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.

Annexation of this enclave will create consistent land use jurisdiction and allow for efficient provision of municipal services.

**Action Requested/Recommendation:** Hold a Public Hearing to Consider Final Passage and Final Publication of the Proposed Annexation and Zoning Ordinances.

**Board or Committee Recommendation:** On June 14, 2011 the Planning Commission forwarded a recommendation of approval of the R-5 (Residential 5 du/ac) zone district.

**Background, Analysis and Options:** See attached Staff Report/Background Information

**Financial Impact/Budget:** The provision of municipal services will be consistent with adjacent neighborhoods already in the City. Property tax levies and municipal sales/use taxes will be collected within the enclaved area upon annexation.

**Legal issues:** Under the 1998 Persigo Agreement with Mesa County, the City is required to annex all enclaved areas within five (5) years. The JR Enclave has been enclaved since July 9, 2006.

**Other issues:** There are none.

**Previously presented or discussed:** A Resolution of Intent to Annex was adopted June 1, 2011. First reading of the Zoning Ordinance was July 6, 2011.

**Attachments:**

1. Staff report/Background information
2. Annexation Map
3. Future Land Use Map
4. Blended Residential Map
5. Existing City and County Zoning Map
6. Annexation Ordinance
7. Zoning Ordinance

<b>STAFF REPORT / BACKGROUND INFORMATION</b>				
<b>Location:</b>		247 Arlington Drive		
<b>Applicants:</b>		City of Grand Junction		
<b>Existing Land Use:</b>		Agricultural		
<b>Proposed Land Use:</b>		Residential		
<b>Surrounding Land Use:</b>	<b>North</b>	Residential		
	<b>South</b>	Undeveloped		
	<b>East</b>	Residential		
	<b>West</b>	Undeveloped		
<b>Existing Zoning:</b>		County RSF-4 (Residential Single Family 4 du/ac)		
<b>Proposed Zoning:</b>		R-5 (Residential 5 du/ac)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-4 (Residential 4 du/ac)		
	<b>South</b>	R-5 (Residential 5 du/ac)		
	<b>East</b>	R-5 (Residential 5 du/ac)		
	<b>West</b>	R-5 (Residential 5 du/ac)		
<b>Future Land Use Designation:</b>		Residential Medium (4-8 du/ac)		
<b>Zoning within density range?</b>		X	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 6.80 acres, with no public right-of-way. Under the 1998 Persigo Agreement with Mesa County, the City is to annex all Enclave areas within five (5) years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The JR Enclave has been enclaved since July 9, 2006.

The following annexation and zoning schedule is being proposed:

<b>JR ENCLAVE ANNEXATION SCHEDULE</b>	
June 1, 2011	Notice of Intent to Annex (30 Day Notice), Exercising Land Use
June 14, 2011	Planning Commission considers Zone of Annexation
July 6, 2011	Introduction of a Proposed Ordinance on Zoning by City Council
July 20, 2011	Public Hearing on Annexation and Zoning by City Council
August 19, 2011	Effective date of Annexation and Zoning

<b>JR ENCLAVE ANNEXATION SUMMARY</b>		
<b>File Number:</b>		ANX-2011-755
<b>Location:</b>		247 Arlington Drive
<b>Tax ID Numbers:</b>		2943-303-00-242
<b># of Parcels:</b>		1
<b>Estimated Population:</b>		2
<b># of Parcels (owner occupied):</b>		1
<b># of Dwelling Units:</b>		1
<b>Acres land annexed:</b>		6.80 acres
<b>Developable Acres Remaining:</b>		6.80 acres
<b>Right-of-way in Annexation:</b>		None
<b>Previous County Zoning:</b>		County RSF-4 (Residential Single Family 4 du/ac)
<b>Proposed City Zoning:</b>		R-5 (Residential 5 du/ac)
<b>Current Land Use:</b>		Agricultural
<b>Future Land Use:</b>		Residential
<b>Values:</b>	<b>Assessed:</b>	\$14,700
	<b>Actual:</b>	\$174,580
<b>Address Ranges:</b>		247 Arlington Drive
<b>Special Districts:</b>	<b>Water:</b>	Ute Water Conservancy District
	<b>Sewer:</b>	Orchard Mesa Sanitation District
	<b>Fire:</b>	Grand Junction Rural Fire District
	<b>Irrigation/ Drainage:</b>	Orchard Mesa Irrigation District
	<b>School:</b>	Mesa County Valley School District #51
	<b>Pest:</b>	Grand River Mosquito Control District

**ZONE OF ANNEXATION:**

1. Background:

The 6.80 acre JR Enclave Annexation consists of one (1) parcel, located at 247 Arlington Drive. The JR Enclave was enclaved by the Charlesworth Annexation on July 9, 2006. The property is in agricultural production and is zoned County RSF-4 (Residential Single Family 4 du/ac). Refer to the County Zoning Map included in this report.

The enclave is designated as Residential Medium (4-8 du/ac) by the Comprehensive Plan - Future Land Use Map. The Blended Residential Map designates the area as Residential Medium (4-16 du/ac). The Blended Residential Map was adopted as part of

the 2010 Comprehensive Plan and “allows an appropriate mix of density for a specific area without being limited to a specific land use designation” (Comprehensive Plan Page 36).

Under the 1998 Persigo Agreement with Mesa County, the City has agreed to zone newly annexed areas using either the current County zoning or conforming to the Comprehensive Plan. The proposed zoning of R-5 (Residential 5 du/ac) conforms to the Comprehensive Plan - Blended Residential Map, which has designated the property as Residential Medium (4-16 du/ac).

2. Grand Junction Municipal Code – Chapter 21.02 – Administration and Procedures:

Section 21.02.160(f) of the Grand Junction Municipal Code states:

“Land annexed to the City shall be zoned in accordance with GJMC 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.”

The requested zone of annexation to an R-5 (Residential 5 du/ac) zone district is consistent with the Comprehensive Plan – Blended Residential Map designation of Residential-Medium (4-16 du/ac).

Section 21.02.140(a) states: In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or

**Response:** The subject area has been enclaved by the City of Grand Junction for five (5) years and is in the process of annexation.

The City and County adopted a joint Comprehensive Plan for land within the Urban Development Area. This plan anticipates a density of four (4) to sixteen (16) dwelling units per acre (du/ac) for this property.

In addition, the proposed annexation and zoning furthers Goal #1 of the Comprehensive Plan: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

**Response:** While the property remains in agricultural production, the surrounding properties have been developed or were planned to be developed into residential subdivisions.

The property is bordered by the Durango Acres subdivision on the north, which was platted in 2002 and 2003 and is zoned R-4. The Arrowhead Acres II subdivision, platted beginning in 1999 through 2002, borders the property on the east and is zoned

R-5. A proposed subdivision, High Meadows, was granted Preliminary Plan approval on January 13, 2009 and borders the south and west of the property. The High Meadows property is also zoned R-5. The proposed R-5 zone district, therefore, would be consistent with the majority of the surrounding single-family subdivisions.

The Comprehensive Plan, adopted in 2010, identifies through the Blended Residential Map an increase in residential density west of 28 ½ Road, which includes the enclaved property.

Until residential development occurs, agricultural use of the property can continue as a legal nonconforming use, including the keeping of agricultural animals pursuant to Section 21.04.030(a) of the Grand Junction Municipal Code. The owner has provided evidence of existing agricultural use prior to annexation. Refer to the letter from the owner attached to this report, as well as correspondence with a citizen about the continued agricultural use.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

**Response:** The adjacent neighborhood is already served by public utilities, including sanitary sewer, domestic water, irrigation water, electric, gas, telecommunications, streets, etc. Extensions of these services to future development would be concurrent with that development. The City already provides services, such as police and fire protection, in the developed subdivisions surrounding the enclaved area.

Commercial uses, including a supermarket, restaurant(s), other retail and office uses, and a library are located along US Highway 50 at the intersection of 27 ¾ Road, approximately ½ mile from the enclaved property.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

**Response:** The R-5 zone district is the predominant zoning designation of the adjacent properties. With the exception of the proposed subdivision to the south and west (High Meadows) that has not yet developed, there is no other similarly designated lands available west of 28 ½ Road between Unawep and US Highway 50.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

**Response:** The annexation of enclaved areas is critical to providing efficient urban services to existing neighborhoods. The proposed zoning designation will ensure a consistent set of development standards in anticipation of future development.

Alternatives: The following zone districts would also be consistent with the Comprehensive Plan – Blended Residential Map designation for the enclaved area:

1. R-4 (Residential 4 du/ac)

2. R-8 (Residential 8 du/ac)
3. R-12 (Residential 12 du/ac)
4. R-16 (Residential 16 du/ac)

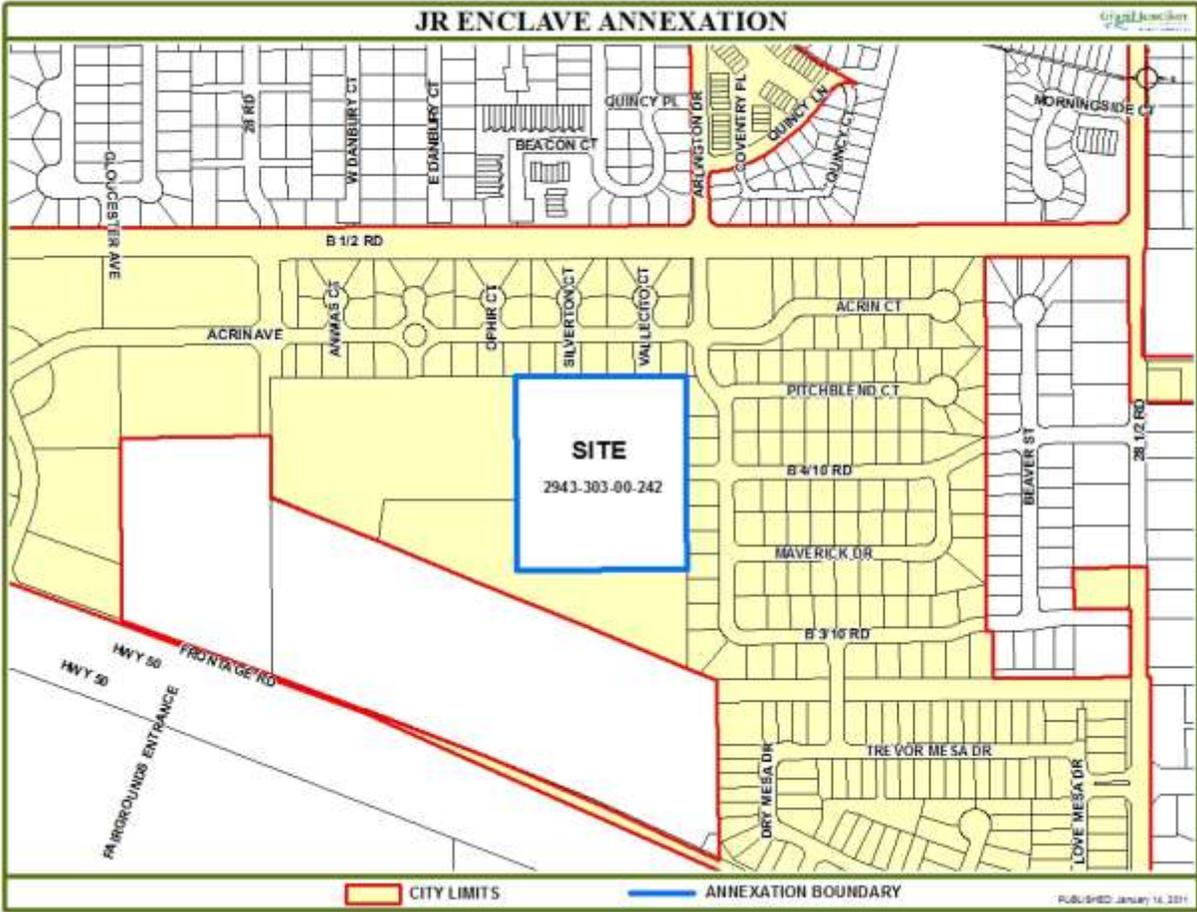
PLANNING COMMISSION RECOMMENDATION:

After reviewing the JR Enclave Annexation, ANX-2011-755, for a Zone of Annexation, the Planning Commission made the following findings of fact and conclusions:

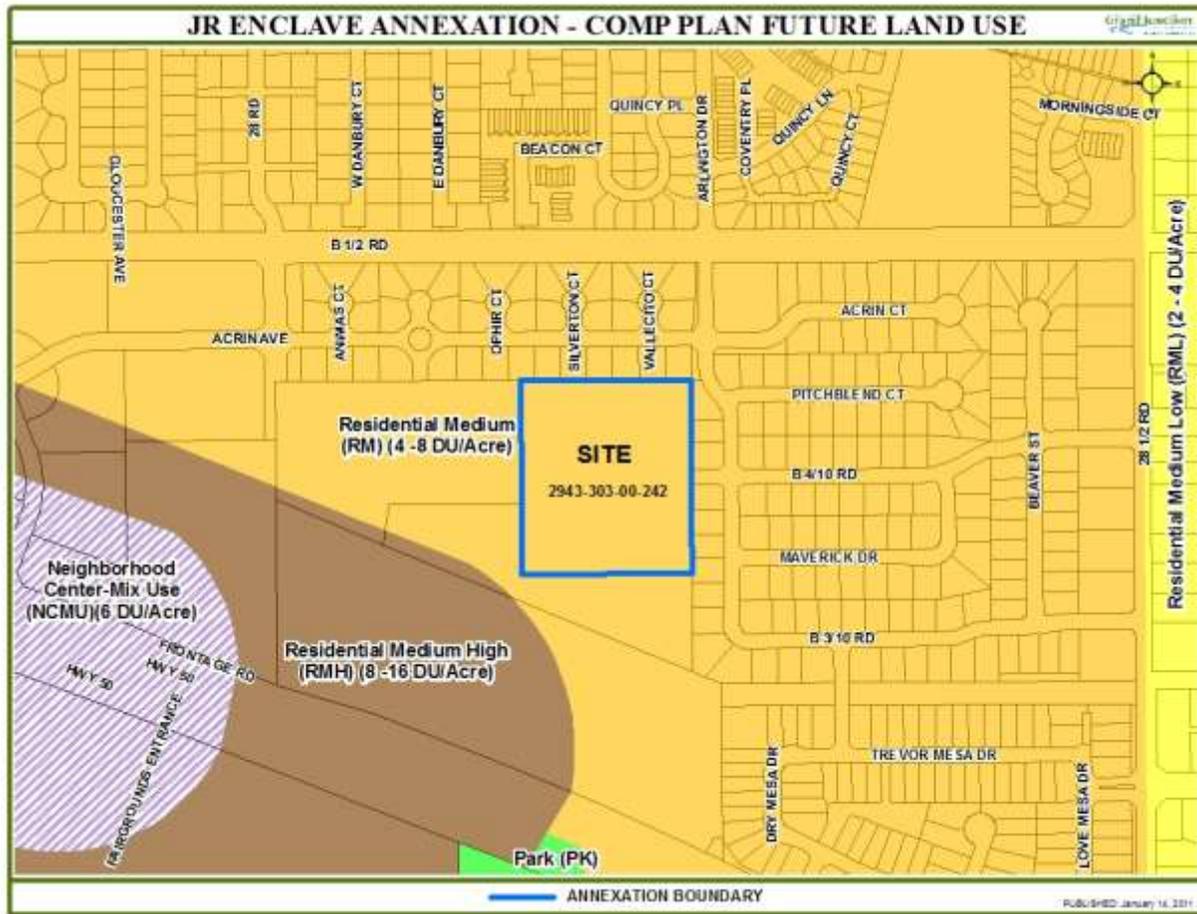
1. The R-5 (Residential 5 du/ac) zone district is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

If the Council chooses to not approve the request and instead approves one of the alternative zone designations, specific alternative findings must be made as to why the Council is approving an alternative zone designation.

# ANNEXATION MAP



# FUTURE LAND USE MAP



# BLENDED RESIDENTIAL MAP



**Note:** The Blended Residential Map designates the area as Residential Medium (4-16 du/ac). The Blended Residential Map was adopted as part of the 2010 Comprehensive Plan and “allows an appropriate mix of density for a specific area without being limited to a specific land use designation” (Comprehensive Plan Page 36).



**CITY OF GRAND JUNCTION, COLORADO**

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

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

**JR ENCLAVE ANNEXATION**

**LOCATED AT 247 ARLINGTON DRIVE**

**CONSISTING OF APPROXIMATELY 6.80 ACRES**

WHEREAS, on the 1<sup>st</sup> day of June, 2011, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the JR Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 18<sup>th</sup> day of July, 2011; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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

That the property situate in Mesa County, Colorado, and described to wit:

**JR ENCLAVE ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being bounded as follows:

Bounded on the South and West by the Charlesworth Annexation, City of Grand Junction Ordinance 3902, as same is recorded in Book 4187, Page 71, Public Records of Mesa County, Colorado; Bounded on the North by the Rinderle Annexation, City of Grand Junction Ordinance 3411, as same is recorded in Book 3073, Page 654, Public Records of Mesa County, Colorado and Bounded on the East by the Arrowhead Acres Annexation No. 2, City of Grand Junction Ordinance 3117, as same is recorded in Book 2575, Page 337, Public Records of Mesa County, Colorado.

CONTAINING 296,288 Square Feet or 6.80 Acres, more or less, as described.

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

**INTRODUCED** on first reading the 1<sup>st</sup> day of June, 2011 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2011 and ordered published in pamphlet form.

Attest:

---

President of the Council

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City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE JR ENCLAVE ANNEXATION  
TO R-5 (RESIDENTIAL 5 DU/AC)**

**LOCATED AT 247 ARLINGTON DRIVE**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the JR Enclave Annexation to the R-5 (Residential 5 du/ac) zone district, finding conformance with the recommended land use category as shown on the Blended Residential map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 (Residential 5 du/ac) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned R-5 (Residential 5 du/ac):

**JR ENCLAVE ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being bounded as follows:

Bounded on the South and West by the Charlesworth Annexation, City of Grand Junction Ordinance 3902, as same is recorded in Book 4187, Page 71, Public Records of Mesa County, Colorado; Bounded on the North by the Rinderle Annexation, City of Grand Junction Ordinance 3411, as same is recorded in Book 3073, Page 654, Public Records of Mesa County, Colorado and Bounded on the East by the Arrowhead Acres Annexation No. 2, City of Grand Junction Ordinance 3117, as same is recorded in Book 2575, Page 337, Public Records of Mesa County, Colorado.

CONTAINING 296,288 Square Feet or 6.80 Acres, more or less, as described.

**INTRODUCED** on first reading the 6<sup>th</sup> day of July, 2011 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2011 and ordered published in pamphlet form.

ATTEST:

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

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



Date: July 7, 2011  
 Author: Scott D. Peterson  
 Title/ Phone Ext: Senior  
Planner/1447  
 Proposed Schedule: July 6, 2011  
 2nd Reading  
 (if applicable): July 20, 2011

**CITY COUNCIL AGENDA ITEM**

**Attach 6  
 Public Hearing – Zoning the Hatch Annexation**

<b>Subject:</b> Zoning the Hatch Annexation, Located at 2063 S. Broadway
<b>File #:</b> ANX-2011-698
<b>Presenters Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

Request to zone the 4.39 acre Hatch Annexation that will consist of two (2) parcels, located at 2063 S. Broadway to an R-12 (Residential – 12 du/ac) and B-1, (Neighborhood Business) zone district in anticipation of future residential and optional small commercial development.

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

The proposed zone(s) of annexation meets with Goals 3 and 5 of the Comprehensive Plan by creating the potential for a broader mix of housing types in the community and creating balanced and future growth spread within the community.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

**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.

**Action Requested/Recommendation:**

Hold a Public Hearing to Consider Final Passage of the Proposed Zoning Ordinance

**Board or Committee Recommendation:**

The Planning Commission recommended approval of the requested Zone(s) of Annexation at their June 28, 2011 meeting.

**Background, Analysis and Options:**

See attached Staff Report.

**Financial Impact/Budget:**

N/A.

**Legal issues:**

N/A.

**Other issues:**

None.

**Previously presented or discussed:**

City Council approved the Hatch Annexation at their June 13, 2011 meeting. First Reading of the Zoning Ordinance was July 6, 2011.

**Attachments:**

Site Location Map / Aerial Photo Map  
Comprehensive Plan Map / Blended Residential Map  
Existing City and County Zoning Map  
Ordinance

<b>STAFF REPORT / BACKGROUND INFORMATION</b>				
<b>Location:</b>		2063 S. Broadway		
<b>Applicants:</b>		Robert C. and Suzanne M. Hatch		
<b>Existing Land Use:</b>		Vacant land and the “old Beach property”		
<b>Proposed Land Use:</b>		Two-Family and Multi-Family Residential and potential small Commercial Development		
<b>Surrounding Land Use:</b>	<b>North</b>	Driving range for Tiara Rado Golf Course		
	<b>South</b>	10 <sup>th</sup> Hole at Tiara Rado Golf Course		
	<b>East</b>	Residential subdivision – Fairway Villas		
	<b>West</b>	Clubhouse for Tiara Rado Golf Course and Six Single-Family Attached Dwelling Units		
<b>Existing Zoning:</b>		County PUD, (Planned Unit Development)		
<b>Proposed Zoning:</b>		R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business)		
<b>Surrounding Zoning:</b>	<b>North</b>	City CSR, (Community Services and Recreation)		
	<b>South</b>	City CSR, (Community Services and Recreation)		
	<b>East</b>	City PD, (Planned Development)		
	<b>West</b>	City CSR, (Community Services and Recreation) and County PUD, (Planned Unit Development)		
<b>Future Land Use Designation:</b>		Residential Medium High (8 – 16 du/ac) and Commercial		
<b>Zoning within density range?</b>		X	<b>Yes</b>	<b>No</b>

**1. Background:**

The 4.39 acre Hatch Annexation currently consists of five (5) parcels of land located at 2063 S. Broadway. The 5 parcels will become two (2) platted parcels upon review and approval of the submitted Simple Subdivision Plat application (City file # SSU-2011-732), the boundary of which will generally follow the existing Comprehensive Plan Future Land Use boundary. The property owners have requested annexation into the City with zoning designations of R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business). Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City. The properties are split by two different Comprehensive Plan Future Land Use Map designations -- Residential Medium High (8 – 16 du/ac) and Commercial. Therefore the applicant requests two (2) separate zoning designations on the property in order to implement the Comprehensive Plan.

The applicants, Robert and Suzanne Hatch, propose to develop the existing five (5) parcels of land for a residential subdivision/condominium development that will be named “Vistas at Tiara Rado” and will consist of 39 dwelling units constructed in two (2) phases, as proposed in City file # SPN-2011-711. First phase (1.23 +/- acres) will be a

total of five (5) buildings containing 10 dwelling units (two-family dwellings). The second phase (3.16 +/- acres) will be a total of 29 multi-family dwelling units constructed in two (2) buildings. Proposed density will be 8.1 dwelling units an acre for Phase I and 9.1 dwelling units an acre for Phase 2. The applicants are requesting a B-1, (Neighborhood Business) zoning designation for Phase 2 in order to comply with the Comprehensive Plan Future Land Use Map designation of Commercial while accommodating their proposed use of multi-family residential development. No commercial development is proposed by the applicants at this time, but the zoning proposed by the applicants leaves that option as a possibility in the future. The purpose of the B-1 zoning district is to provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the City's Comprehensive Plan Future Land Use Map. The proposed zoning of R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business) conforms to the Future Land Use Map, which has designated the properties as Residential Medium High (8 – 16 du/ac) and Commercial.

**2. Section 21.02.160 and Section 21.02.140 of the Grand Junction Municipal Code:**

Zone of Annexation: The requested zone of annexation to the R-12, (Residential – 12 du/ac) and the B-1, (Neighborhood Business) zone districts are consistent with the Comprehensive Plan designation of Residential Medium High (8 – 16 du/ac) and Commercial. The existing County zoning is PUD, (Planned Unit Development). Section 21.02.160 GJMC states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. The request is consistent with the Comprehensive Plan Future Land Use Map designations for the area.

In order for a rezoning to occur, the applicant must establish one or more of the following criteria from Section 21.02.140 GJMC:

- (1) Subsequent events have invalidated the original premises and findings; and/or

**Response:** The existing five (5) parcels of land are currently designated as Residential Medium High (8 – 16 du/ac) and Commercial on the Comprehensive Plan Future Land Use Map. The proposed zoning of R-12 and B-1 are consistent with these Comprehensive Plan designations. Since the property was originally zoned, a new Comprehensive Plan has been adopted and the requested zoning implements the Comprehensive Plan. Otherwise, this criterion does not apply.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

**Response:** The character and/or condition of the area have not changed. The 1996 Growth Plan Future Land Use Map indicated these properties as Residential Medium High (8 -12 du/ac) and Commercial. Therefore, the proposed zoning of R-12 and B-1 is consistent with the former and current Future Land Use Map designations.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

**Response:** Adequate public facilities and services are currently available to the properties to serve the proposed residential and potential small commercial land uses. Sewer is currently stubbed to the property and Ute water is also stubbed to the property with both available in S. Broadway/20 ½ Road.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

**Response:** The zoning request is in conjunction with the annexation request, and the request is also in conformance with the Comprehensive Plan Future Land Use Map designations, therefore this criterion is not applicable.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

**Response:** The proposed zoning is in conformance with Goals 3 and 5 from the Comprehensive Plan by creating the potential for a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages and also creating ordered and balanced growth spread throughout the community. The amendment creates the potential for mixed use in the area, which will benefit the community as described in the Comprehensive Plan.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone district(s) would also be consistent with the Comprehensive Plan designation for the subject properties.

Residential Medium High (8 – 16 du/ac)

- a. R-8, (Residential – 8 du/ac)
- b. R-16, (Residential – 16 du/ac)
- c. R-O, (Residential – Office)
- d. R-24, (Residential – 24 du/ac)
- e. MXR, (Mixed Use Residential)
- f. MXG, (Mixed Use General)

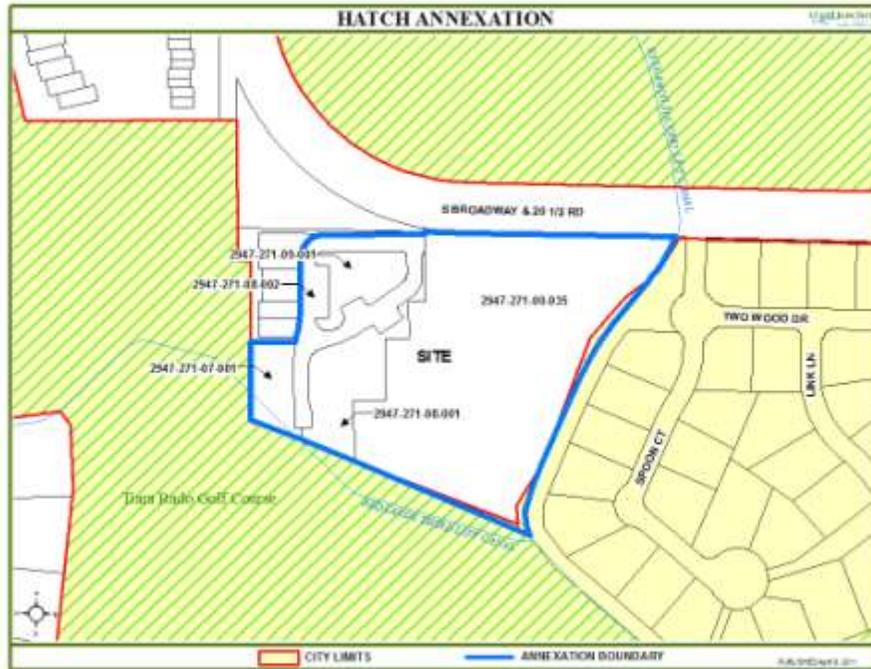
Commercial

- a. C-1, (Light Commercial)
- b. C-2, (General Commercial)
- c. I-O, (Industrial Office)
- d. R-O, (Residential Office)

The Planning Commission recommends the R-12 and B-1 zone designations. If the City Council chooses to approve one of the alternative zone designations, specific alternative findings must be made as to why the City Council is approving an alternative zone designation.

# Site Location Map

Figure 1



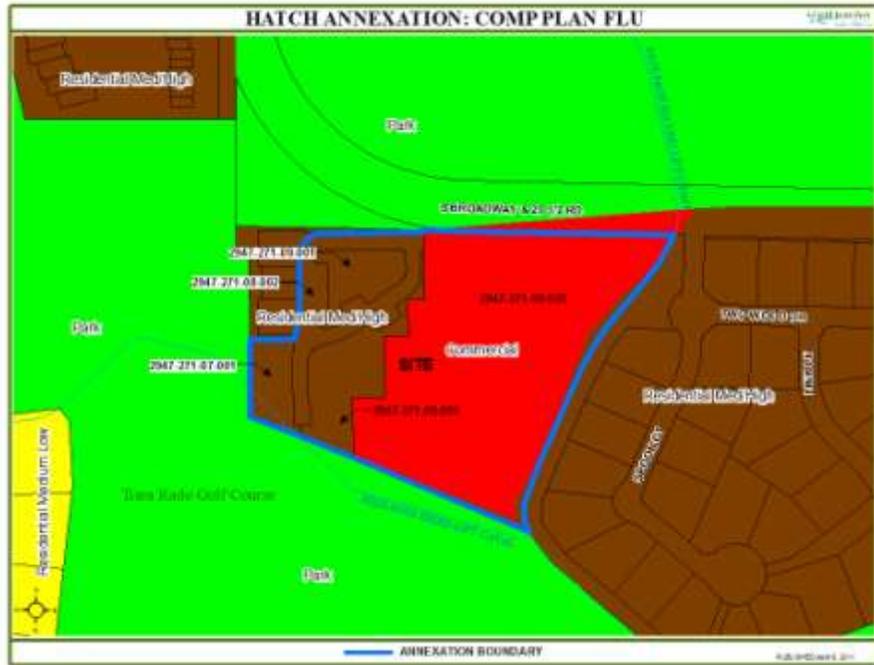
# Aerial Photo Map

Figure 2



# Comprehensive Plan

Figure 3



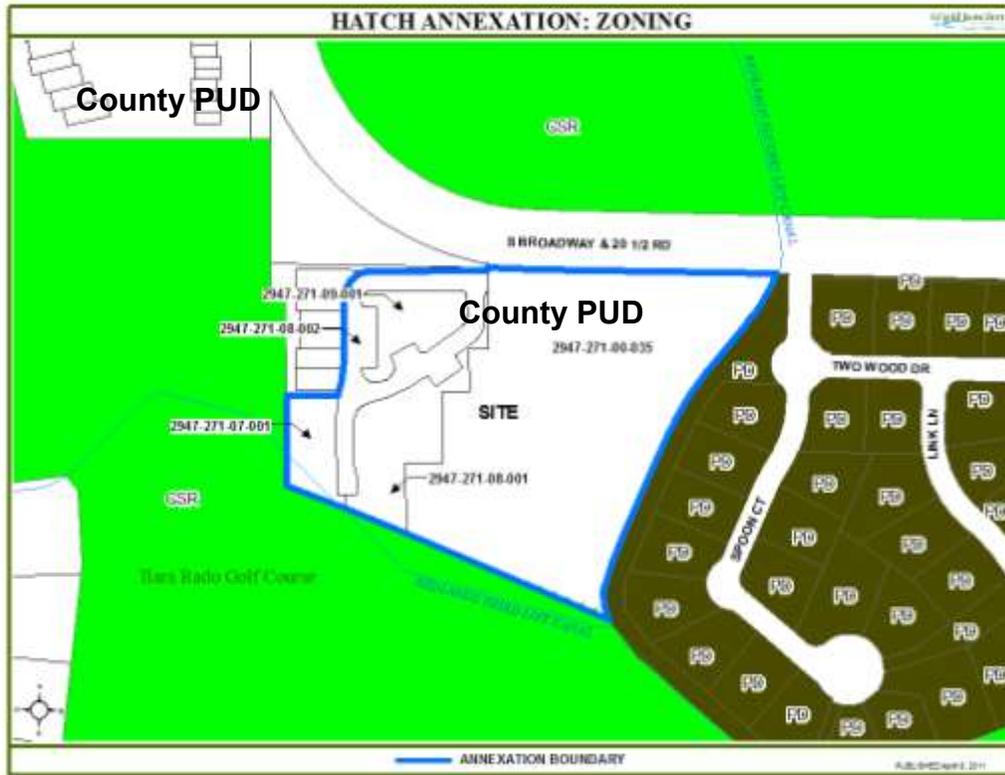
# Blended Residential Map

Figure 4



# Existing City and County Zoning

Figure 5



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE HATCH ANNEXATION  
TO R-12, (RESIDENTIAL – 12 DU/AC) AND B-1, (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 2063 S. BROADWAY**

Recitals:

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Hatch Annexation to the R-12, (Residential – 12 du/ac) and the B-1, (Neighborhood Business) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone districts meet the criteria found in Sections 21.02.140 and Section 21.02.160 of the Grand Junction Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-12, (Residential – 12 du/ac) and the B-1, (Neighborhood Business) zone districts are in conformance with the stated criteria of Sections 21.02.140 and Section 22.02.160 of the Grand Junction Zoning and Development Code.

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

**HATCH ANNEXATION**

The following property be zoned R-12, (Residential – 12 du/ac).

That real property being a portion of all of Replat of The Fairway, EXCEPT Lots 1-6 and Tract A of Block One, as recorded at Plat Book 13, Page 243, Mesa County records and an unplatted parcel being located in part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 Section 27, whence the Northeast corner of said NW 1/4 NE 1/4 Section 27 bears South 88°20'02" East, a distance of 1329.43 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said NW 1/4 NE 1/4 Section 27, South 88°20'02" East, a distance of 292.86 feet; thence South 00°03'39" East, a distance of 4.00 feet; thence North 89°44'02" West, a distance of 15.09 feet to the POINT OF BEGINNING; thence South 00°15'58" West, a distance of 119.31 feet; thence North 89°44'02" West, a distance of 12.56 feet; thence South 28°43'43" West, a distance of 45.24 feet; thence

North 90°00'00" West, a distance of 24.51 feet; thence South 00°00'00" East, a distance of 26.56 feet; thence South 28°02'14" West, a distance of 82.36 feet; thence South 21°56'58" West, a distance of 87.46 feet; thence North 68°03'02" West, a distance of 138.21 feet; thence North 00°14'58" East, a distance of 121.69 feet; thence South 89°44'02" East, a distance of 70.55 feet; thence along a non-tangent curve to the right, having a delta angle of 04°28'40", a radius of 212.58 feet, an arc length of 16.61 feet, a chord length of 16.61 feet, and a chord bearing of North 11°28'32" East; thence with a reverse curve to the left, having a delta angle of 13°26'54", a radius of 188.58 feet, an arc length of 44.26 feet, a chord length of 44.16 feet, and a chord bearing of North 06°59'25" East; thence North 00°15'58" East, a distance of 70.00 feet; thence along a curve to the right, having a delta angle of 90°00'03", a radius of 37.00 feet, an arc length of 58.12 feet, a chord length of 52.33 feet, and a chord bearing of North 45°16'00" East; thence South 89°44'02" East, a distance of 141.71 feet to the POINT OF BEGINNING.

Said parcel having an area of 1.232 Acres, as described.

The following property be zoned B-1, (Neighborhood Business).

That real property being a portion of all of Replat of The Fairway, EXCEPT Lots 1-6 and Tract A of Block One, as recorded at Plat Book 13, Page 243, Mesa County records and an unplatted parcel being located in part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 NE 1/4 Section 27, whence the Northeast corner of said NW 1/4 NE 1/4 Section 27 bears South 88°20'02" East, a distance of 1329.43 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said NW 1/4 NE 1/4 Section 27, South 88°20'02" East, a distance of 292.86 feet to the POINT OF BEGINNING; thence South 88°20'02" East, a distance of 390.02 feet, along the North line of said NW 1/4 NE 1/4 Section 27, to a point on the centerline of the Redlands Mesa 2nd Lift Canal; thence along the centerline of said Redlands Mesa 2nd Lift Canal the following twenty-two (22) courses: (1) thence South 19°03'29" West, a distance of 6.62 feet; (2) thence along a curve to the right, having a delta angle of 10°07'54", a radius of 50.00 feet, an arc length of 8.84 feet, a chord length of 8.83 feet, and a chord bearing of South 24°07'17" West; (3) thence South 29°11'05" West, a distance of 23.17 feet; (4) thence along a curve to the right, having a delta angle of 7°15'17", a radius of 75.00 feet, an arc length of 9.50 feet, a chord length of 9.49 feet, and a chord bearing of South 32°48'38" West; (5) thence South 36°26'11" West, a distance of 18.10 feet; (6) thence along a curve to the right, having a delta angle of 03°27'01", a radius of 240.00 feet, an arc length of 14.45 feet, a chord length of 14.45 feet, and a chord bearing of South 38°09'41" West; (7) thence South 39°53'12" West, a distance of 73.37 feet; (8) thence along a curve to the left, having a delta angle of 03°04'57", a radius of 240.00 feet, an arc length of 12.91 feet, a chord length of 12.91 feet, and a chord bearing of South 38°20'43" West; (9) thence South 36°48'15" West, a distance of 28.54 feet; (10) thence along a curve to the left, having a delta angle of 06°54'26", a radius of 125.00 feet, an arc length of 15.07 feet, a chord length of 15.06 feet, and a chord bearing of South 33°21'01" West;

(11) thence South 29°53'48" West, a distance of 32.78 feet; (12) thence along a curve to the left, having a delta angle of 03°59'19", a radius of 200.00 feet, an arc length of 13.92 feet, a chord length of 13.92 feet, and a chord bearing of South 27°54'11" West; (13) thence South 25°54'34" West, a distance of 35.54 feet; (14) thence along a curve to the left, having a delta angle of 02°04'48", a radius of 100.00 feet, an arc length of 3.63 feet, a chord length of 3.63 feet, and a chord bearing of South 24°52'08" West; (15) thence South 23°49'41" West, a distance of 115.73 feet; (16) thence South 23°04'27" West, a distance of 35.45 feet; (17) thence along a curve to the left, having a delta angle of 04°30'58", a radius of 50.00 feet, an arc length of 3.94 feet, a chord length of 3.94 feet, and a chord bearing of South 20°48'57" West; (18) thence South 18°33'27" West, a distance of 32.34 feet; (19) thence along a curve to the left, having a delta angle of 18°28'19", a radius of 30.00 feet, an arc length of 9.67 feet, a chord length of 9.63 feet, and a chord bearing of South 09°19'11" West; (20) thence South 00°04'54" West, a distance of 13.57 feet; (21) thence along a non-tangent curve to the left, having a delta angle of 12°14'47", a radius of 30.00 feet, an arc length of 6.41 feet, a chord length of 6.40 feet, and a chord bearing of South 09°07'50" East; (22) thence South 18°20'35" East, a distance of 5.51 feet; thence North 68°03'02" West, a distance of 325.93 feet; thence North 21°56'58" East, a distance of 87.46 feet; thence North 28°02'14" East, a distance of 82.36 feet; thence North 00°00'00" East, a distance of 26.56 feet; thence North 90°00'00" East, a distance of 24.51 feet; thence North 28°43'43" East, a distance of 45.24 feet; thence South 89°44'02" East, a distance of 12.56 feet; thence North 00°15'58" East, a distance of 119.31 feet; thence South 89°44'02" East, a distance of 15.09 feet; thence North 00°03'39" West, a distance of 4.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 3.163 Acres, as described.

**INTRODUCED** on first reading the 6<sup>th</sup> day of July, 2011 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2011 and ordered published in pamphlet form.

ATTEST:

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

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



Date: July 8, 2011  
 Author: Lori V. Bowers  
 Title/ Phone Ext: Sr. Planner/4033  
 Proposed Schedule: Land Use  
Jurisdiction taken on June 1,  
2011  
 2nd Reading:  
Wednesday, July 20, 2011

**CITY COUNCIL AGENDA ITEM**

**Attach 7  
 Public Hearing – Crossroads United Methodist  
 Annexation and Zoning**

<b>Subject:</b> Crossroads United Methodist Annexation and Zoning, Located at 599 30 Road
<b>File #:</b> ANX-2011-712
<b>Presenters Name &amp; Title:</b> Lori V. Bowers, Senior Planner

**Executive Summary:**

A request to annex and zone 3.9 acres, to R-4 (Residential – 4 units/acre) located at 599 30 Road. The Crossroads United Methodist Annexation consists of one parcel, which includes 20,463 square feet of 30 Road Right-of-Way.

**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.

The proposed annexation is a requirement of the Persigo Agreement. The applicant has requested and the Director has approved the placement of a cell tower in the parking lot of the church. A CUP (Conditional Use Permit) is required in the County for the placement of any telecommunications tower. During the review of the application it was determined that a “stealth” tower may be approved by the Director. The tower is considered to be stealth and will have the appearance of a 45-foot tall light pole, therefore no CUP is required for this application.

**Action Requested/Recommendation:**

Adopt the Resolution Accepting the Petition for the Crossroads United Methodist Annexation and Hold a Public Hearing and Consider Final Passage of the Annexation and Zoning Ordinances.

**Board or Committee Recommendation:**

Planning Commission made the recommendation of approval of the R-4 zoning at their meeting held on June 14, 2011.

**Background, Analysis and Options:**

See attached Staff Report/Background Information

**Financial Impact/Budget:**

N/A

**Legal issues:**

N/A

**Other issues:**

N/A

**Previously presented or discussed:**

The Resolution Referring the Annexation Petition was on June 1, 2011. Consideration of the Zoning and Annexation Ordinances was on July 6, 2011.

**Attachments:**

1. Staff report/Background information
2. Annexation Map
3. Site Location Map / Aerial Photo Map
4. Comprehensive Plan Map / Existing City and County Zoning Map
5. Blended Residential Map
6. Resolution Accepting Petition
7. Annexation Ordinance
8. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
<b>Location:</b>		599 30 Road			
<b>Applicants:</b>		Crossroads United Methodist Church, owner; Quinn Kayser-Cochran, representative.			
<b>Existing Land Use:</b>		Church			
<b>Proposed Land Use:</b>		Addition of a cellular tower to the site.			
<b>Surrounding Land Use:</b>	<b>North</b>	Rite Aid			
	<b>South</b>	Residential			
	<b>East</b>	Residential			
	<b>West</b>	Residential			
<b>Existing Zoning:</b>		County RSF-4			
<b>Proposed Zoning:</b>		R-4			
<b>Surrounding Zoning:</b>	<b>North</b>	PD and County RSF-4			
	<b>South</b>	County RSF-4			
	<b>East</b>	County RSF-4			
	<b>West</b>	County PUD			
<b>Future Land Use Designation:</b>		Residential Medium (4 – 8 DU/Acre)			
<b>Zoning within density range?</b>		<b>X</b>	<b>Yes</b>		<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation area consists of 3.90 acres of land and is comprised of one parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Crossroads United Methodist Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;

- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The following annexation and zoning schedule is being proposed.

<b><i>ANNEXATION SCHEDULE</i></b>	
<b>June 1, 2011</b>	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
<b>June 14, 2011</b>	Planning Commission considers Zone of Annexation
<b>July 6, 2011</b>	Introduction Of A Proposed Ordinance on Zoning by City Council
<b>July 18, 2011</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>August 19, 2011</b>	Effective date of Annexation and Zoning

**CROSSROADS UNITED METHODIST ANNEXATION SUMMARY**

<b>File Number:</b>	ANX-2011-712
<b>Location:</b>	599 30 Road
<b>Tax ID Number:</b>	2943-081-00-951
<b># of Parcels:</b>	1
<b>Estimated Population:</b>	0
<b># of Parcels (owner occupied):</b>	1
<b># of Dwelling Units:</b>	0
<b>Acres land annexed:</b>	3.90
<b>Developable Acres Remaining:</b>	0
<b>Right-of-way in Annexation:</b>	20,463 square feet of 30 Road
<b>Previous County Zoning:</b>	RSF-4
<b>Proposed City Zoning:</b>	R-4 (Residential – 4 units/acre)
<b>Current Land Use:</b>	Church
<b>Future Land Use:</b>	Church and proposed cellular tower
<b>Values:</b>	<b>Assessed:</b> \$542,410.00
	<b>Actual:</b> \$1,870,370.00
<b>Address Ranges:</b>	599 30 Road
<b>Special Districts:</b>	<b>Water:</b> Ute Water
	<b>Sewer:</b> Central Grand Valley Sanitation
	<b>Fire:</b> Grand Junction Rural
	<b>Irrigation/ Drainage:</b> Palisade Irrigation District / Grand Valley Drainage District
	<b>School:</b> Fruitvale / Bookcliff / Central
	<b>Pest:</b> No

**Zone of Annexation:**

The requested zone of annexation to the R-4 (Residential – 4 du/ac) zone district is consistent with the Comprehensive Plan designation of Residential Medium (4 – 8 du/ac). The existing County zoning is RSF-4. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Comprehensive Plan or the existing County zoning.

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

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: The property is being annexed into the City due to the Persigo Agreement.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character and the condition of the area has not changed. The requested zoning of R-4 is similar to the current County zoning of RSF-4.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Adequate public facilities and services are currently available to the site.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The zoning request is in conjunction with an annexation request. Therefore this criterion is not applicable.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

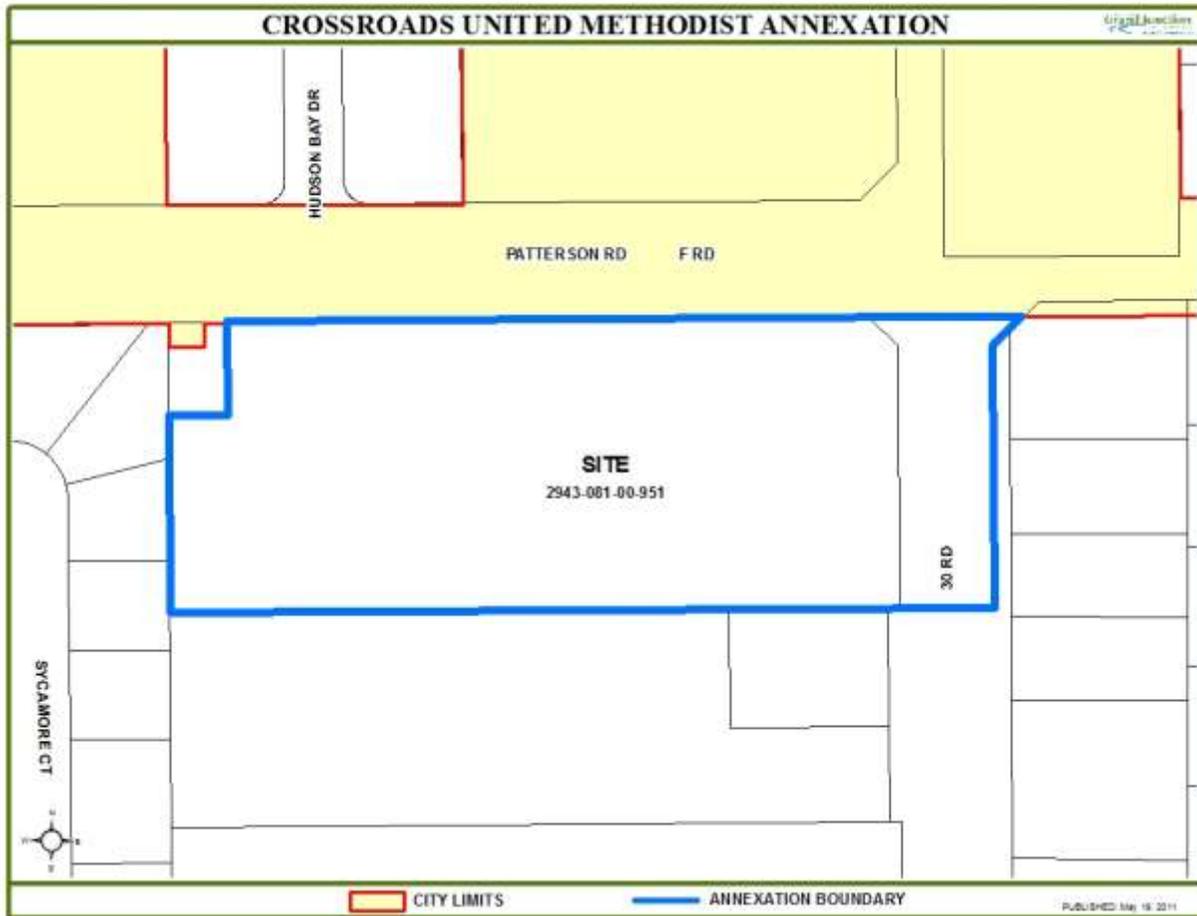
Response: The proposed amendment will meet the goals of the Comprehensive Plan thereby benefiting the community with continuity and conformance.

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

- a. R-5 (Residential 5 du/ac)
- b. R-8 (Residential 8 du/ac)
- c. R-12 (Residential 12 du/ac)
- d. R-16 (residential 16 du/ac)

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

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-4 district to be consistent with the Comprehensive Plan, the existing County Zoning and Sections 21.02.140 of the Grand Junction Municipal Code.



Annexation Map for 599 30 Road

# Site Location Map

599 30 Road



# Aerial Photo Map

599 30 Road



# Comprehensive Plan Map

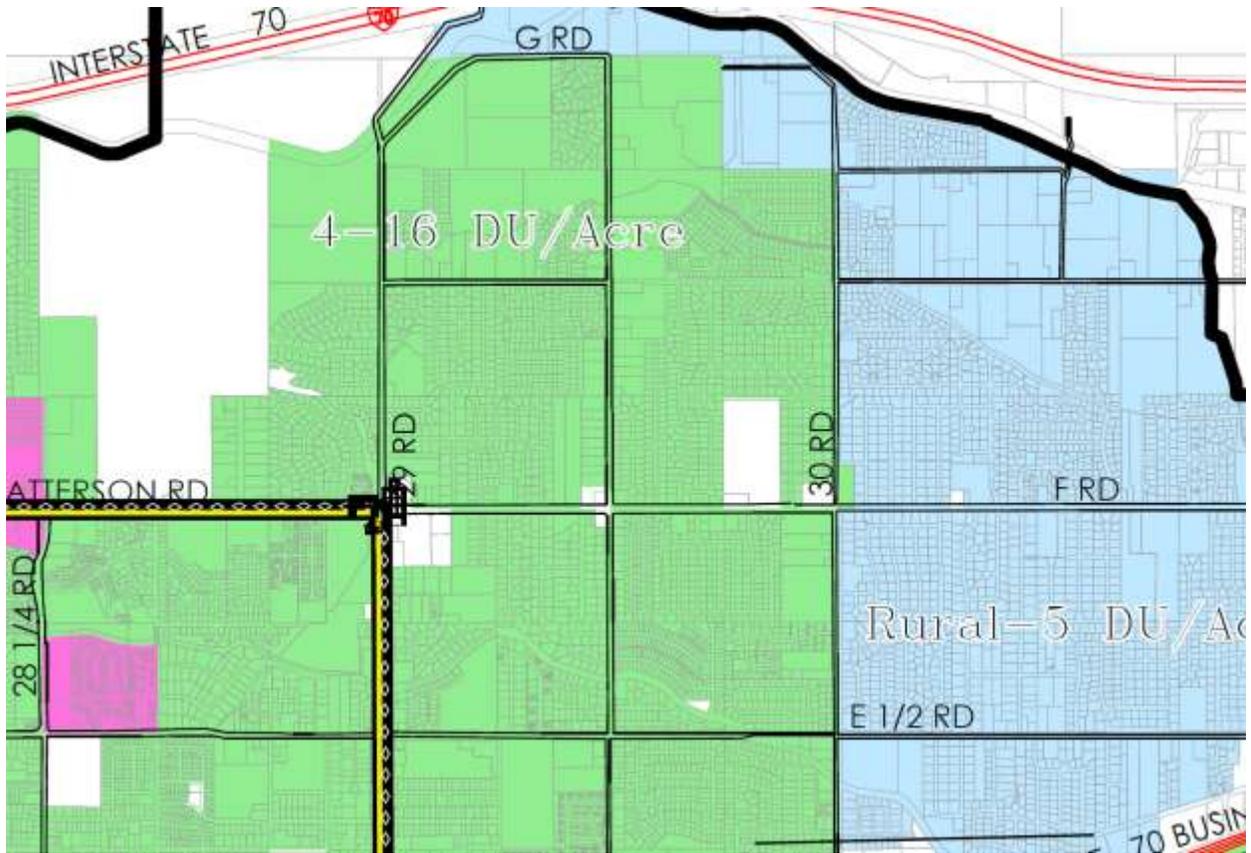
599 30 Road



# Existing City and County Zoning Map

Figure 4





BLENDED RESIDENTIAL MAP

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_-11**

**A RESOLUTION  
ACCEPTING A PETITION FOR THE ANNEXATION, MAKING CERTAIN  
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE  
CROSSROADS UNITED METHODIST ANNEXATION  
LOCATED AT 599 30 ROAD  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 1<sup>st</sup> day of June, 2011, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**CROSSROADS UNITED METHODIST ANNEXATION**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8 and assuming the North line of the NE 1/4 of said Section 8 bears N 89°58'34" E with all other bearings contained herein being relative thereto; thence S 00°06'07" E along the East line of the NE 1/4 of said Section 8, a distance of 50.00 feet to the Point of Beginning; thence from said Point of Beginning, S 89°55'10" E along a line 50.00 feet South of and parallel with the North line of the NW 1/4 of said Section 9, a distance of 65.00 feet; thence S 44°59'20" W a distance of 35.30 feet; thence S 00°06'07" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 of said Section 9, a distance of 222.93 feet; thence S 89°58'34" W along the South line of the North 298.0 feet of said Section 8, a distance of 700.71 feet to a point on the East line of Sunny Meadows Subdivision, as same is recorded in Plat Book 13, Page 50, Public Records of Mesa County, Colorado; thence N 00°06'19" W along the East line of said Sunny Meadows Subdivision, a distance of 168.00 feet; thence N 89°58'36" E, along the South line of that certain parcel of land described in Book 1284, Page 168, Public Records of Mesa County, Colorado, a distance of 50.00 feet; thence N 00°06'20" W along the East line of said parcel, a distance of 80.00 feet to a point on the South line of Patterson Road (F Road); thence N 89°58'34" E along the South line of said Patterson Road, being a line 50.00 feet South of and parallel with the North line of the NE 1/4 of said Section 8, a distance of 610.72 feet, more or less, to the Point of Beginning.

CONTAINING 170,089 Square Feet or 3.90 Acres, more or less, as described.

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

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

1. That a hearing will be held on the 20<sup>th</sup> day of July, 2011, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Public Works and Planning Department of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**CROSSROADS UNITED METHODIST ANNEXATION**

**APPROXIMATELY 3.90 ACRES**

**LOCATED AT 599 30 ROAD**

**WHEREAS**, on the 1<sup>st</sup> day of June, 2011, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 20<sup>th</sup> day of July, 2011; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**CROSSROADS UNITED METHODIST ANNEXATION**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8 and assuming the North line of the NE 1/4 of said Section 8 bears N 89°58'34" E with all other bearings contained herein being relative thereto; thence S 00°06'07" E along the East line of the NE 1/4 of said Section 8, a distance of 50.00 feet to the Point of Beginning; thence from said Point of Beginning, S 89°55'10" E along a line 50.00 feet South of and parallel with the North line of the NW 1/4 of said Section 9, a distance of 65.00 feet; thence S 44°59'20" W a distance of 35.30 feet; thence S 00°06'07" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 of said Section 9, a distance of 222.93 feet; thence S 89°58'34" W along the South line of the North 298.0 feet of said Section 8, a distance of 700.71 feet to a point on the East

line of Sunny Meadows Subdivision, as same is recorded in Plat Book 13, Page 50, Public Records of Mesa County, Colorado; thence N 00°06'19" W along the East line of said Sunny Meadows Subdivision, a distance of 168.00 feet; thence N 89°58'36" E, along the South line of that certain parcel of land described in Book 1284, Page 168, Public Records of Mesa County, Colorado, a distance of 50.00 feet; thence N 00°06'20" W along the East line of said parcel, a distance of 80.00 feet to a point on the South line of Patterson Road (F Road); thence N 89°58'34" E along the South line of said Patterson Road, being a line 50.00 feet South of and parallel with the North line of the NE 1/4 of said Section 8, a distance of 610.72 feet, more or less, to the Point of Beginning.

CONTAINING 170,089 Square Feet or 3.90 Acres, more or less, as described.

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

**INTRODUCED** on first reading the 1<sup>st</sup> day of June, 2011 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2011 and ordered published in pamphlet form.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE CROSSROADS UNITED METHODIST ANNEXATION  
TO R-4 (RESIDENTIAL – 4 DU/AC)**

**LOCATED AT 599 30 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Crossroads United Methodist Annexation to the R-4 (Residential – 4 du/ac) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned R-4 (Residential – 4 du/ac).

**CROSSROADS UNITED METHODIST ANNEXATION**

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8 and assuming the North line of the NE 1/4 of said Section 8 bears N 89°58'34" E with all other bearings contained herein being relative thereto; thence S 00°06'07" E along the East line of the NE 1/4 of said Section 8, a distance of 50.00 feet to the Point of Beginning; thence from said Point of Beginning, S 89°55'10" E along a line 50.00 feet South of and parallel with the North line of the NW 1/4 of said Section 9, a distance of 65.00 feet; thence S 44°59'20" W a distance of 35.30 feet; thence S 00°06'07" E along the East right of way for 30 Road, being a line 40.00 feet East of and parallel with, the West line of the NW 1/4 of said Section 9, a distance of 222.93 feet; thence S 89°58'34" W along the South line of the North 298.0 feet of said Section 8, a distance of 700.71 feet to a point on the East line of Sunny Meadows Subdivision, as same is recorded in Plat Book 13, Page 50, Public Records of Mesa County, Colorado; thence N 00°06'19" W along the East line of

said Sunny Meadows Subdivision, a distance of 168.00 feet; thence N 89°58'36" E, along the South line of that certain parcel of land described in Book 1284, Page 168, Public Records of Mesa County, Colorado, a distance of 50.00 feet; thence N 00°06'20" W along the East line of said parcel, a distance of 80.00 feet to a point on the South line of Patterson Road (F Road); thence N 89°58'34" E along the South line of said Patterson Road, being a line 50.00 feet South of and parallel with the North line of the NE 1/4 of said Section 8, a distance of 610.72 feet, more or less, to the Point of Beginning.

CONTAINING 170,089 Square Feet or 3.90 Acres, more or less, as described.

**INTRODUCED** on first reading the 6<sup>th</sup> day of July, 2011 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2011 and ordered published in pamphlet form.

ATTEST:

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

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



Date: July 8, 2011  
 Author: Eileen List  
 Title/ Phone Ext: 4164  
 Proposed Schedule: July 6, 2011  
 2nd Reading  
 (if applicable): July 20, 2011

**CITY COUNCIL AGENDA ITEM**

**Attach 8  
 Public Hearing – Amending the Code Regarding  
 the Waste Hauler Service Charge**

<b>Subject:</b> Amending the Grand Junction Municipal Code Regarding the Waste Hauler Service Charge
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> Dan Tonello, Wastewater Services Manager John Shaver, City Attorney

**Executive Summary:**

Section 13.04.300(h) of the Grand Junction Municipal Code, Wastewater Section, allows for the assessment of service charges to tank truck operators (waste haulers) for septage and grease disposal at the Persigo Wastewater Treatment Facility. The current Code assesses service charges based on the tank size of the waste hauler truck. The proposed revision would allow charges to be assessed on either tank size or gallons discharged, not just truck tank size.

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

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

The Persigo Wastewater Treatment Plant provides sewer services to much of the valley and this change will improve the way waste haulers are charged for waste discharge into the Persigo Plant.

**Action Requested/Recommendation:**

Hold a Public Hearing and Consider Final Passage of Proposed Ordinance.

**Board or Committee Recommendation:**

N/A

**Background, Analysis and Options:**

Wastewater staff has installed devices to accurately measure gallons of grease, septage and porta-potty wastes discharged to the wastewater treatment plant. The

devices measure the actual gallons of waste discharged, resulting in more accurate charges to waste haulers instead of basing charges on truck tank size.

The current Code only allows for the assessment of service charges based on truck tank size as there were not devices installed to measure gallons discharged in the past. Section 13.04.300(h) should be revised to read:

“Tank truck operators disposing of wastewater will be assessed a treatment charge based on tank size or gallons discharged. Loads are measured by tank size ~~and not~~ or gallons.”

The option to retain the charge by tank size as well as gallons ensures an alternate means to charge haulers if the measuring devices need repair or servicing.

**Financial Impact/Budget:**

N/A

**Legal issues:**

N/A

**Other issues:**

N/A

**Previously presented or discussed:**

N/A

**Attachments:**

Proposed Ordinance

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

**AN ORDINANCE AMENDING SECTION 13.04.300(H) OF THE GRAND JUNCTION MUNICIPAL CODE CONCERNING WASTE HAULER SERVICE CHARGES**

**RECITALS:**

Wastewater staff has installed devices to accurately measure gallons of grease, septage and porta-potty wastes discharged to the wastewater treatment plant. The devices measure the actual gallons of waste discharged, resulting in more accurate charges to waste haulers instead of basing charges on truck tank size.

The current Code only allows for the assessment of service charges based on truck tank size as there were not devices installed to measure gallons discharged in the past.

The option to retain the charge by tank size as well as gallons ensures an alternate means to charge haulers if the measuring devices need repair or servicing.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:** (Additions are shown in ALL CAPS)

That Section **13.04.300(h)** of the Grand Junction Municipal Code is amended as follows:

(h) Tank truck operators disposing of wastewater will be assessed a treatment charge based on tank size OR GALLONS DISCHARGED. Loads are measured by tank size OR GALLONS. Acceptable water and waste for disposal shall exclude waste enumerated in GJMC 13.04.240 or which is otherwise regulated by a valid permit or similar regulated guideline.

Introduced on first reading this 8<sup>th</sup> day of July, 2011 and ordered published in pamphlet form.

Passed and adopted on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011 and ordered published in pamphlet form.

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

ATTEST:

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



Date: July 8, 2011  
 Author: John P. Shaver  
 Title/ Phone Ext: City Attorney  
Ext. 1503  
 Proposed Schedule: First  
Reading July 6, 2011;  
Second Reading: July 20, 2011

**CITY COUNCIL AGENDA ITEM**

**Attach 9  
 Public Hearing – Amending the Code to Provide  
 Limited Free Parking to Purple Heart Medal  
 Veterans**

<b>Subject:</b> Amending the Grand Junction Municipal Code to Provide Limited Free Parking to Purple Heart Medal Veterans
<b>File # (if applicable):</b>
<b>Presenters Name &amp; Title:</b> John Shaver, City Attorney

**Executive Summary:**

This ordinance proposes to extend to Purple Heart medal veterans limited free City parking. The City Council requested that the ordinance be drafted.

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

The Comprehensive Plan/consideration of the Plan is not applicable to this action.

**Action Requested/Recommendation:**

Hold a Public Hearing and Consider Final Passage of Proposed Ordinance.

**Background, Analysis and Options:**

This ordinance proposes to extend free parking at City parking meters and in the municipal parking structure to Purple Heart medal veterans.

By State law special license plates may be attached to the vehicles of certain veterans. One such category of recognition is for veterans that have received the Purple Heart. As a means of honoring those persons that have been physically wounded in service to our country, the City Council has determined that it should consider passing an ordinance that provides some limited exemption from parking fees to them.

**Financial Impact/Budget:**

There will be a minimal financial impact to the City by approving this ordinance.

**Legal issues:**

The State process ensures that no special license plate is granted until sufficient proof of service or affiliation is shown; the standards employed by other states may be different yet the ordinance recognizes any “purple heart” license plate as qualifying.

There are other categories of special plates for which no exemption is created. If Council is to adopt the proposed ordinance the City Attorney would recommend that the Council specifically find that the benefit of limited free parking is conferred because of the unique nature of the service provided, to wit, service to our country with a physical injury received during combat with said wound inflicted by or resulting from an enemy of the United States.

**Attachments:**

Proposed Ordinance

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

**AN ORDINANCE ADDING SECTION 10.040.380 TO THE GRAND JUNCTION MUNICIPAL CODE CONCERNING LIMITED FREE PARKING FOR PURPLE HEART MEDAL VETERANS**

**RECITALS:**

The City Council has recently considered a modification to the City's parking code. The proposed change is to provide to Purple Heart medal veterans, the privilege to park in certain locations in the City for free.

The privilege does not apply to privately-owned parking facilities or restricted parking (time limited, "no parking" or signed handicap parking spaces unless the vehicle also bears a handicap parking placard.)

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:** (Additions are shown in ALL CAPS)

That Section 10.040.380 of the Grand Junction Municipal Code is adopted as follows:

**10.040.380 PARKING PRIVILEGES FOR PURPLE HEART MEDAL VETERANS:**

**A VEHICLE MAY BE PARKED FOR AN UNLIMITED PERIOD IN A METERED PUBLIC PARKING SPACE IF:**

(1) THERE ARE DISPLAYED ON THE VEHICLE SPECIAL LICENSE PLATES ISSUED UNDER C.R.S. 42-3-213.

(2) A VEHICLE ON WHICH SAID SPECIAL LICENSE PLATES ARE DISPLAYED IS EXEMPT FROM THE PAYMENT OF A PARKING FEE CHARGED BY THE CITY AND COLLECTED THROUGH A PARKING METER WHEN THE VEHICLE IS BEING OPERATED BY OR FOR THE TRANSPORTATION OF THE PERSON TO WHOM THE VEHICLE IS REGISTERED.

(3) THE EXEMPTION PROVIDED BY SUBSECTION (2) ALSO APPLIES TO PAYMENT OF A FEE IMPOSED BY THE CITY FOR PARKING IN THE MUNICIPAL PARKING GARAGE.

(4) THIS SECTION DOES NOT PERMIT A VEHICLE TO BE PARKED AT A TIME WHEN OR A PLACE WHERE PARKING IS PROHIBITED OR LIMITED BY SIGNS OR MARKINGS OR A MEANS OF REGULATION OTHER THAN A METER.

Introduced on first reading this 6<sup>th</sup> day of July, 2011 and ordered published in pamphlet form.

Passed and adopted on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011  
and ordered published in pamphlet form.

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

ATTEST:

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